



Weber County

Notice of Buildable Parcel



W3152607

5/13/2021

Re: Properties identified as Parcel #22-011-0020

Adjusted Legal Description: See attached Exhibit "A"

EH 3152607 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
13-MAY-21 147 PM FEE \$1.00 DEP PV
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 20-011-0020 is currently zoned Agricultural Valley (AV-3) which allows for a variety of uses, including a single-family dwelling, when located on a "Lot of Record" as defined in Chapter 101-2 of the Weber County Land Use Code (LUC). The subject parcel is a "Lot of Record" as defined in LUC §101-2-13, and as provided in paragraph (5) below:

Lot of record. A lot of record is defined as any one of the following circumstances:

- (1) A parcel of real property identified as a building lot on an unrecorded subdivision plat that has been approved by Weber County and is on file in the Weber County Planning Office; or*
- (2) A parcel of real property identified as a building lot on a subdivision plat that has been approved by Weber County and recorded in the office of the Weber County Recorder; or*
- (3) A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder before January 1, 1966; or*
- (4) A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder in between January 1, 1966, and June 30, 1992, which complied with the zoning requirements in effect at the time of its creation and was shown to be the first or second division of a larger parent parcel; or*
- (5) A parcel or lot that was created in its current size and configuration and contained a lawfully permitted single family dwelling prior to July 1, 1992; or*
- (6) A parcel/lot that does not fall within any one of the previously listed circumstances but has received a variance from the Weber County Board of Adjustment which has otherwise deemed a particular parcel/lot as a lot of record.*

The Weber County Planning Division has reviewed each parcel as it exists today, and at the landowner's request, reviewed each parcel as each will exist after recording the attached lot line adjustment(s) described in Exhibit A and illustrated in Exhibit B. The Planning Division has determined that as long as the lot line adjustment does not make any lot more nonconforming, the legal nonconforming status of each lot is preserved.

The Weber County Planning Division can issue a Land Use Permit to develop these parcels, as it exists today or as it may exist in the attached lot line adjustment; provided that all applicable standards are met and that the parcel's legal description is not altered without receiving approval from the Land Use Authority.



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This letter addresses the legal nonconforming status of the parcel and the findings provided are based upon the parcel's conformance with the Weber County Land Use Code as described above. The site has not been inspected to ensure that existing uses are allowed and existing structures meet required yard setbacks. These factors can affect a land owner's ability to obtain a Land Use Permit and Building Permit. There may also be additional requirements that need to be met prior to the issuance of future permits.

Dated this 13th day of May, 2021

Felix Lleverino, Planner II
Weber County Planning Division

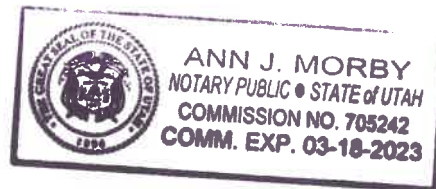
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 13th day of May, 2021, personally appeared before me, Felix Lleverino, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at:





Weber County

Exhibit "A"

22-011-0020

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS NORTH 333.59 FEET AND WEST 44.77 FEET FROM THE CENTER OF SAID SECTION 20, (SAID POINT IS ON AN OLD FENCE ON THE WEST LINE OF 3500 EAST STREET); RUNNING THENCE SOUTH 0D17' EAST 100.00 FEET ALONG SAID WEST LINE OF STREET; THENCE SOUTH 89D03' WEST 133.00 FEET; THENCE NORTH 0D17' WEST 100.00 FEET; THENCE NORTH 89D03' EAST 133.00 FEET ALONG A CHAINLINK FENCE TO THE POINT OF BEGINNING.

Exhibit "B"

