



Weber County

Notice of Buildable Parcel



W3157507

May 25, 2021

Re: Properties identified as Parcel #15-021-0022

Adjusted Legal Description: See attached Exhibit "A"

EH 3157507 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
01-JUN-21 254 PM FEE \$.00 DEP PV
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 15-021-00-22 is currently zoned Agricultural (A-1) 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 (3) 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 can issue a Land Use Permit to develop these parcels, as it exists today; 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.

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.



LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 109 RODS NORTH 255 FEET EAST, 12 RODS SOUTH TO CENTER OF STREET AND 432 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION; SAID POINT BEING THE BEGINNING POINT OF LAND TO BE CONVEYED; RUNNING THENCE EAST 10 RODS; THENCE NORTH 10 RODS; THENCE WEST 10 RODS; THENCE SOUTH 10 RODS TO THE POINT OF BEGINNING.



Weber County

EH 3157507 PG 3 OF 3

Dated this 1st day of June, 2021

Steve Burton, Principal Planner
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 1 day of June, 2021, personally appeared before me,
Ann J. Morby, the signer of the foregoing instrument, who duly
acknowledged to me that he executed the same.

Notary Public
Residing at:

