



**Weber County**



\*W3162553\*

**Notice of Buildable Parcel**

EA 3162553 PG 1 OF 2  
LEANN H KILTS, WEBER COUNTY RECORDER  
21-JUN-21 202 PM FEE \$4.00 DEF FU  
REC FOR: WEBER COUNTY PLANNING

June 21, 2021

Re: Property identified as Parcel # 22-396-0003

**Legal Description:**

*All of lot 3 of the Hillside Haven Subdivision, Weber County, Utah. Less and except: A part of the Hillside Haven Subdivision and a part of the Northwest Quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey described as follows: Beginning at a point on the North line of said Quarter Section South 89°31'08" East 825.34 feet from the Northwest Corner of said Quarter of Section; running thence South 89°31'08" East along said North Section line 34.47; thence South 17°16'52" West 787.67 feet; thence South 7°35'38" West 196.11 feet; thence South 17°16'52" West 260.94 feet to the North right-of-way line of County Road 3350 North Street; thence along said North line of road North 83°23'08" West 67.16 feet; thence North 17°16'52" East 1244.40 feet to the point of beginning.*

To Whom It May Concern,

The land identified as Tax Parcel # 22-396-0003 is currently zoned Agricultural, 3 acre (AV-3). This zone allows for a variety of uses, including a single-family dwelling, when located on a Lot of Record as defined by Section 101-2-13 (Definitions) of the Weber County Land Use Code. The subject parcel has been found to meet definition listed as number 2 below (see Exhibit A):

*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 or redevelop this parcel provided that all applicable standards are met and that the parcel's legal description is not altered in



# Weber County

any manner without County approval hereafter.

This letter addresses the legal status of the parcel based on area and frontage requirements only. The site has not been inspected to ensure that existing uses are allowed and/or existing structures meet required yard setbacks. These factors can affect a landowner's ability to obtain a Land Use Permit and Building Permit. There may also be additional requirements that need to be met prior to a Building Permit being issued.

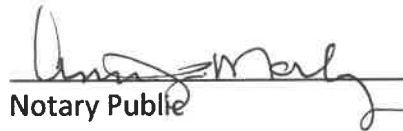
  
\_\_\_\_\_

Dated this 21 day of June, 2021

Scott Perkes, AICP  
Weber County Planning Division

STATE OF UTAH            )  
                                  :SS  
COUNTY OF WEBER )

On the 21 day of June, 2021, personally appeared before me Ann J Morby the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

  
\_\_\_\_\_

Notary Public

Residing at:

