



Weber County



W3200553

Notice of Buildable Parcel

November 30, 2021

Re: Properties identified as Parcel # 21-031-0029

Adjusted Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 21-031-0029 is currently zoned FV-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 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 has reviewed the parcel as it exists today at the landowner's request. The Weber County Planning Division can issue a Land Use Permit to develop this parcel, 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.



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This letter addresses the legal 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 30 day of November 2021

[Signature]

Weber County Planning Division

STATE OF UTAH)

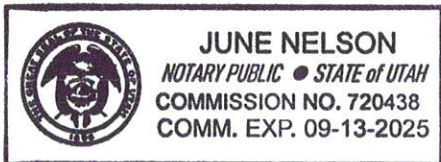
:SS

COUNTY OF WEBER)

On this 30 day of November 2021, personally appeared before me, June Nelson, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

June Nelson

Notary Public
Residing at:





Weber County

Exhibit "A"

Legal Description of Property

PORTION OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALLAKE BASE & MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE NORTH 89D21'27" EAST 2566.43 FEET ALONG SECTION LINE, THENCE SOUTH 10D27'31" WEST 1530.37 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 39 AND THE POINT OF BEGINNING. SAID POINT ALSO BEING A POINT ON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1969.59 FEET AND A CHORD THAT BEARS SOUTH 85D42'02" EAST 292.46 FEET, THENCE ALONG SAID CURVE A DISTANCE OF 292.73 FEET, THENCE SOUTH 194.34 FEET, THENCE NORTH 78D05'00" WEST 314.96 FEET TO THE EASTERLY LINE OF THE CHRIS L PETERSEN PROPERTY, THENCE NORTH 06D14'25" EAST 152.13 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. (E# 2556347) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THIS OFFICE FOR TAX PURPOSES.]