



Weber County

Notice of Non-buildable Parcel

April 25, 2023

Re: Property identified as Parcel # 15-048-0047



W3282007

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 15-048-0047 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 Title 101 of the Weber County Land Use Code (LUC). Following historical research of the parcel (see Exhibit "B"), the subject parcel has been found to **NOT** meet any of the definitions of a "Lot of Record" as listed below and found in LUC§101-1-7:

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

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

- a) 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
- b) 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
- c) A parcel or lot described in a deed, sales contract or survey that was recorded in the office of the Weber County Recorder on or before December 31, 1992, which complied with the zoning requirements in effect on the same date; or
- d) A parcel or lot that was created in its current size and configuration and contained a lawfully permitted single-family dwelling prior to December 31, 1992; or
- e) A parcel of real property that contains at least 100 acres; or
- f) 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; or
- g) A reconfigured parcel or lot that met any one of (a) through (g) of this definition prior to its reconfiguration, as long as:
 - 1. The reconfiguration did not make the parcel or lot more nonconforming;
 - 2. No new lot or parcel was created; and
 - 3. All affected property was outside of a platted subdivision.

The Weber County Planning Division cannot issue a Land Use Permit to develop this parcel until the parcel meets one of the above described circumstances.

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.



Weber County

Dated this 25 day of April, 2023

Planner Technician
Weber County Planning Division

STATE OF UTAH)
:ss
COUNTY OF WEBER)

On this 25 day of April, 2023 personally appeared before me,
Marta Borchert, the signer of the foregoing instrument, who duly acknowledged to me
that he executed the same.

Notary Public
Residing at:



Weber County

Exhibit "A"

Parcel # 15-048-00047

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF MARYANN ESTATES SUBDIVISION 1ST AMENDMENT BEING LOCATED NORTH 0°54'26" EAST 2242.65 FEET ALONG THE EAST LINE OF SAID SECTION AND NORTH 90°00'00" WEST 1035.24 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION RUNNING THENCE SOUTH 0°24'30" WEST 170.91 FEET, THENCE NORTH 89°00'00" WEST 286.66 FEET, THENCE NORTH 1°00'00" EAST 170.90 TO SAID SOUTH BOUNDARY LINE, THENCE ALONG SAID SOUTH BOUNDARY LINE SOUTH 89°00'00" EAST 284.89 FEET TO THE POINT OF BEGINNING. CONTAINING 48839 SQ FEET OR 1.121 ACRES.



Weber County

Exhibit "B"

The subject parcel was modified outside of a subdivision plat following platting requirements that enacted in 1992.

PROPERTY DESCRIPTION	
Nbr.	Description
11	PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH,
12	RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE
13	PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE
14	SOUTH BOUNDARY LINE OF MARYANN ESTATES SUBDIVISION 1ST
15	AMENDMENT BEING LOCATED NORTH 0D54'26" EAST 2242.65 FEET ALONG
16	THE EAST LINE OF SAID SECTION AND NORTH 90D00'00" WEST 1035.24
17	FEET FROM THE SOUTHEAST CORNER OF SAID SECTION RUNNING THENCE
18	SOUTH 0D24'30" WEST 170.91 FEET, THENCE NORTH 89D00'00" WEST
19	286.66 FEET, THENCE NORTH 1D00'00" EAST 170.90 TO SAID SOUTH
20	BOUNDARY LINE, THENCE ALONG SAID SOUTH BOUNDARY LINE SOUTH
21	89D00'00" EAST 284.89 FEET TO THE POINT OF BEGINNING.
22	CONTAINING 48839 SQ FEET OR 1.121 ACRES.

