



\*W3291588\*

E# 3291588 PG 1 OF 4

LEANN H KILTS, WEBER CTY. RECORDER  
21-JUL-23 11:54 AM FEE \$ .00 NNP  
REC FOR: WEBER COUNTY PLANNING

# Weber County

# Notice of Buildable Parcel

7/20/2023

RE: Property with Parcel ID# 19-056-0013

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 19-056-0013 is currently zoned Agriculture (A-2) 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). The subject parcel was found to be a "Lot of Record" as defined in LUC§101-2-13 paragraph d) below (see **Exhibit B**):

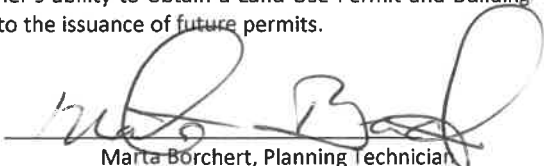
**Lot of record.** A lot of record is defined as any one of the following circumstances:

- a. 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
- b. 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
- c. 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
- d. **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**
- e. 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
- f. A parcel of real property that contains at least 100 acres; or
- g. 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
- h. 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 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.

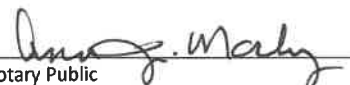
This letter addresses the legal status of the parcel and the findings provided are based upon the parcel's conformance with the Weber County Land Use Code as described above. The site has not been inspected to ensure that existing uses are allowed and existing structures meet required yard setbacks. 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 20 day of July, 2023

  
 Marta Borchert, Planning Technician  
 Weber County Planning Division

STATE OF UTAH)  
:SS  
COUNTY OF WEBER)

On this 21 day of July, 2023, 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:





**Weber County**

## Notice of Buildable Parcel

### Exhibit "A"

**Parcel ID# 19-056-0013**

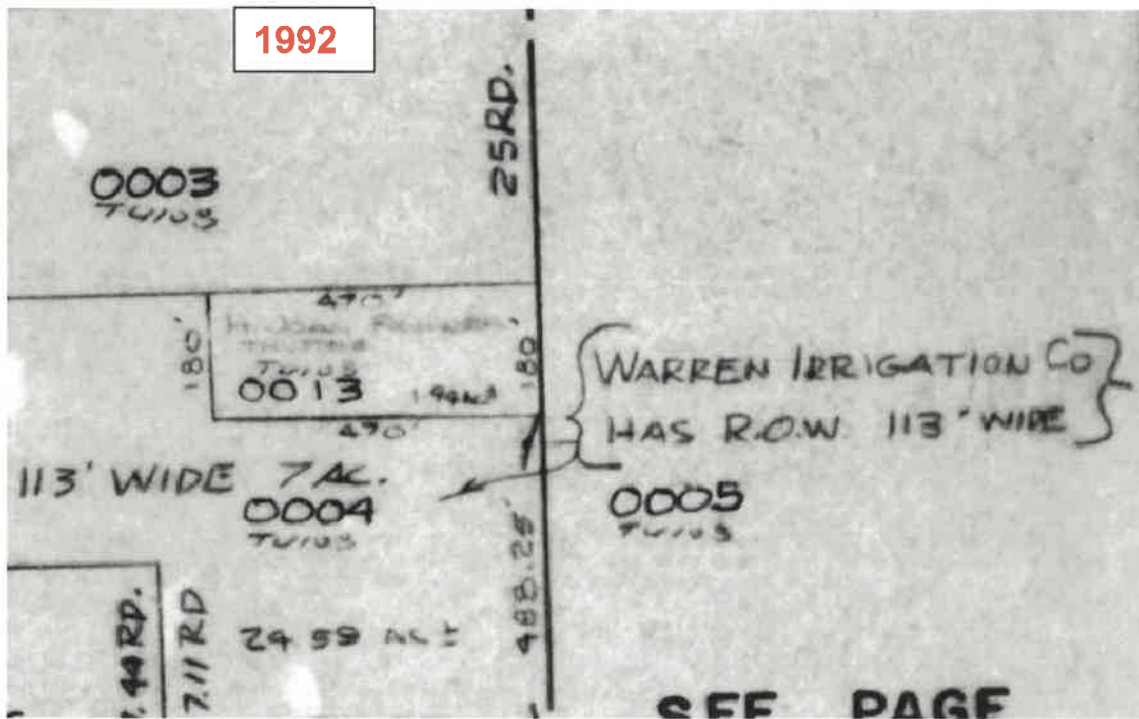
PART OF THE SOUTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 118 RODS SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 35; RUNNING THENCE WEST 470 FEET; THENCE SOUTH 180 FEET; THENCE EAST 470 FEET; THENCE NORTH 180 FEET TO THE PLACE OF BEGINNING.



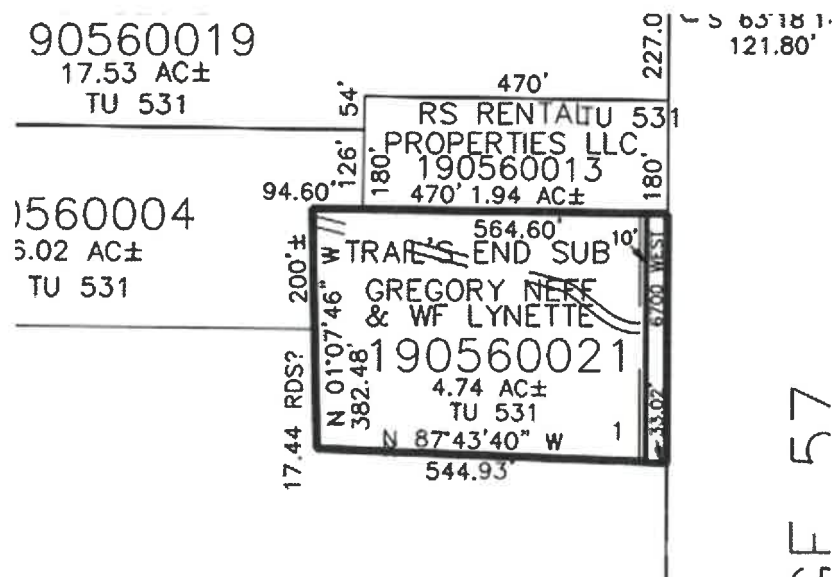
Weber County

# Notice of Buildable Parcel

## Exhibit B



**2023**





Legal Description

**PROPERTY DESCRIPTION** Date Time: 20-JUL-2023 02:35 PM

Serial No. 19 | 056 | 0013    As of 31-MAR-1980    Change Year and Code  ORIG    Acres 1.94

+   -      \* The following description \*    SQ FT

\* for taxation purposes only\*    **Remember**    **Enter/Edit**

Nbr.	Description
11	PART OF THE SOUTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 35,
12	TOWNSHIP 7 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S.
13	SURVEY: BEGINNING AT A POINT 118 RODS SOUTH FROM THE
14	NORTHEAST CORNER OF SAID SECTION 35; RUNNING THENCE WEST 470
15	FEET; THENCE SOUTH 180 FEET; THENCE EAST 470 FEET; THENCE
16	NORTH 180 FEET TO THE PLACE OF BEGINNING.