



Weber County

Notice of Buildable Parcel



W3299142

E# 3299142 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
21-SEP-23 439 PM FEE \$.00 SW
REC FOR: WEBER COUNTY PLANNING

9/19/2023

RE: Property with Parcel ID# 22-004-0009

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-004-0009 is currently zoned forest AV-3 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 19 day of September, 2023

Marta Borchert, Planning Technician
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 21 day of Sept, 2023 personally appeared before me, Ann J. Morby, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Ann J. Morby
Notary Public





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Residing at:

Exhibit "A"

Parcel ID# 22-004-0009

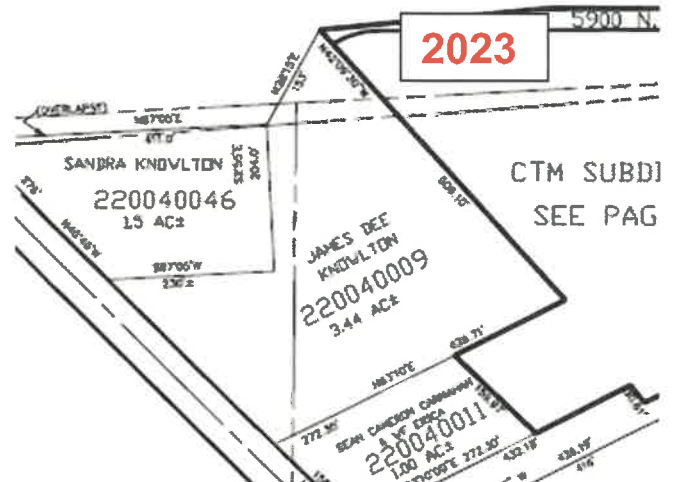
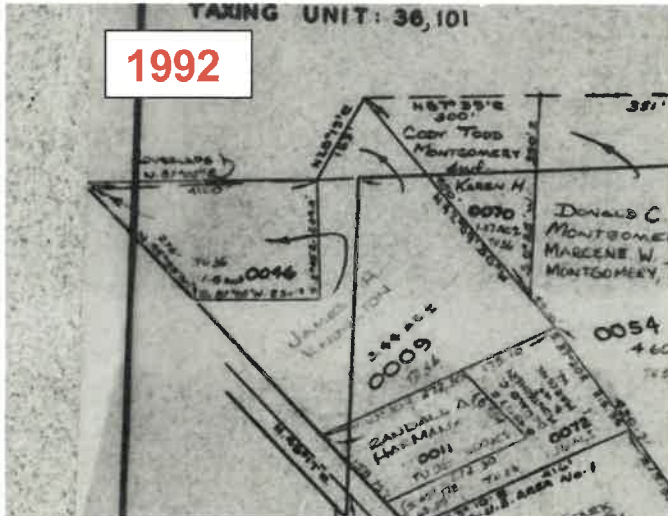
PART OF SECTIONS 6 AND 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 245.8 FEET AND EAST 345.0 FEET FROM THE NORTHQUARTER CORNER OF SAID SECTION 7, AND RUNNING THENCE NORTH 42°09'30" WEST 509.1 FEET TO AN EXISTING FENCE, BEING ON THE SOUTH LINE OF AN EXISTING ROAD; THENCE SOUTH 28°15' WEST 153.0 FEET; THENCE SOUTH 2°55' EAST 204.0 FEET; THENCE SOUTH 87°05' WEST 230 FEET, MORE OR LESS, TO THE EASTERLY LINE OF ROAD; THENCE SOUTH 45°05' EAST ALONG SAID EASTERLY LINE 324 FEET, MORE OR LESS, TO A POINT SOUTH 63°10' WEST OF BEGINNING; THENCE NORTH 63°10' EAST 447.4 FEET TO BEGINNING.



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Exhibit "B"



Legal Description

PROPERTY DESCRIPTION

Date Time: 19-SEP-2023 10:37 AM

Serial No. 22 004 0009 As of 04-AUG-1975 Charge Year and Code 1975 ORIG Acres 3.44

* The following description * SQ FT

* for taxation purposes only* **Renumber** **Enter/Edit**

Nbr.	Description
11	PART OF SECTIONS 6 AND 7, TOWNSHIP 7 NORTH, RANGE 1 EAST,
12	SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH
13	IS SOUTH 245.8 FEET AND EAST 345.0 FEET FROM THE NORTH
14	QUARTER CORNER OF SAID SECTION 7, AND RUNNING THENCE NORTH
15	42D09'30" WEST 509.1 FEET TO AN EXISTING FENCE, BEING ON THE
16	SOUTH LINE OF AN EXISTING ROAD; THENCE SOUTH 28D15' WEST 153.0
17	FEET; THENCE SOUTH 2D55' EAST 204.0 FEET; THENCE SOUTH 87D05'
18	WEST 230 FEET, MORE OR LESS, TO THE EASTERLY LINE OF ROAD;
19	THENCE SOUTH 45D05' EAST ALONG SAID EASTERLY LINE 324 FEET,
20	MORE OR LESS, TO A POINT SOUTH 63D10' WEST OF BEGINNING;
21	THENCE NORTH 63D10' EAST 447.4 FEET TO BEGINNING.