



Weber County

E# 3302767 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
25-OCT-23 9:32 AM FEE \$.00 DC
REC FOR: WEBER COUNTY PLANNING

Notice of Buildable Parcel

October 24, 2023

Re: Property identified as Parcel # 22-009-0097

Legal Description: See attached Exhibit "A"



W3302767

To whom it may concern,

The land with Parcel Number 22-009-0097 is currently zoned Agricultural Valley (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§101-1-7, paragraph C below:

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.



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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 25 day of October 2023

Steve Burton, Planner
Weber County Planning Division

STATE OF UTAH)
:ss
COUNTY OF WEBER)

On this 25 day of October 2023 personally appeared before me, Steve Burton, 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"

Parcel # 22-009-0097

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 4100 NORTH STREET WHICH IS 1411.09 FEET SOUTH 00D11'58" WEST ALONG THE SECTION LINE TO SAID RIGHT OF WAY AND 1004.09 FEET NORTH 89D48'02" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 19, (SAID POINT BEING IN DITCH); RUNNING THENCE FOUR (4) COURSES ALONG THE SAID DITCH AS FOLLOWS: (1) SOUTH 30D57'00" EAST 178.43 FEET, (2) SOUTH 17D28'00" WEST 230.00 FEET, (3) SOUTH 09D52'00" EAST 375.00 FEET, AND (4) SOUTH 21D22'00" WEST 152.31 FEET TO THE FENCE LINE BEING DESCRIBED IN A BOUNDARY LINE AGREEMENT; THENCE ALONG SAID FENCE AND AGREEMENT LINE THE FOLLOWING SIX (6) COURSES: (1) NORTH 79D13'28" EAST 146.33 FEET, (2) NORTH 77D38'55" EAST 379.22 FEET, (3) NORTH 77D52'16" EAST 430.52 FEET TO A FENCE CORNER, (4) NORTH 08D22'04" WEST 222.07 FEET, (5) NORTH 09D18'06" WEST 369.93 FEET, AND (6) NORTH 08D35'48" WEST 98.12 FEET TO THE SOUTH RIGHT OF WAY OF SAID STREET; THENCE NORTH 89D48'02' WEST 859.83 FEET TO THE POINT OF BEGINNING.