



Weber County



W3307683

Notice of Buildable Parcel

E# 3307683 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
08-DEC-23 909 AM FEE \$.00 NNP
REC FOR: WEBER COUNTY PLANNING

11/21/2023

RE: Property with Parcel ID# 22-007-0024

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-007-0024 is currently zoned Agriculture (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) (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 21th day of November, 2023

Marta Borchert, Planning Technician
Weber County Planning Division

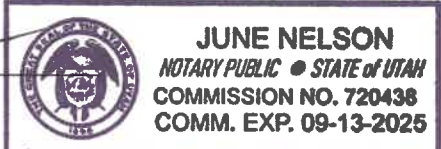
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 21 day of November 2023 personally appeared before me, Marta Borchert the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

June Nelson
Notary Public





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Residing at:

Exhibit "A"

Parcel ID# 22-007-0024

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1579.32 FEET WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST 145 FEET TO THE EAST LINE OF COUNTY ROAD; THENCE NORTH 17D12' WEST 213.98 FEET; THENCE NORTH 26D15' WEST 91.62 FEET; THENCE EAST 160.00 FEET; THENCE SOUTH 17D12' EAST 300.0 FEET TO THE SOUTHLINE OF SAID QUARTER SECTION AND POINT OF BEGINNING. CONTAINING 1 ACRE, MORE OR LESS. EXCEPT STATE HIGHWAY (617-239).

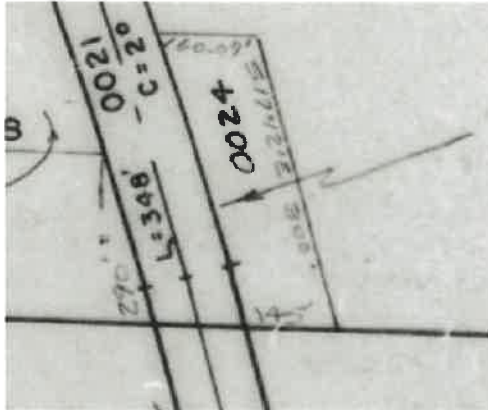


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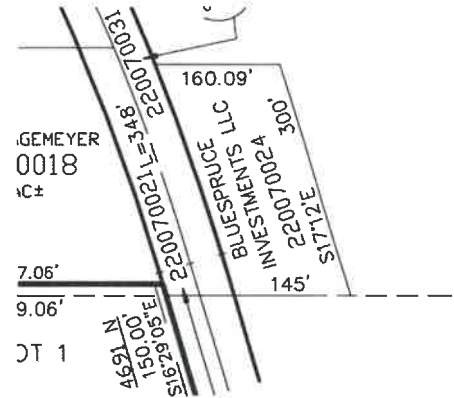
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Exhibit "B"

1992



2023



Legal Description

PROPERTY DESCRIPTION Date Time: 05-NOV-2023 03:41 AM

Serial No: 22 007 0024 As of 04-FEB-1981 Change Year and Code ORIG Acres 0.00

* The following description * SQ FT

* for taxation purposes only* Remember Enter/Edit

Nbr	Description
11	PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH,
12	RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
13	BEGINNING AT A POINT 1579.32 FEET WEST FROM THE SOUTHEAST
14	CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST 145 FEET
15	TO THE EAST LINE OF COUNTY ROAD; THENCE NORTH 17D12' WEST
16	213.98 FEET; THENCE NORTH 26D15' WEST 91.62 FEET; THENCE EAST
17	160.00 FEET; THENCE SOUTH 17D12' EAST 300.0 FEET TO THE SOUTH
18	LINE OF SAID QUARTER SECTION AND POINT OF BEGINNING.
19	CONTAINING 1 ACRE, MORE OR LESS.
20	EXCEPT STATE HIGHWAY (617-239).