



Weber County

September 7, 2011



"W2540383"

EN 2540383 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
07-SEP-11 1057 AM FEE \$1.00 DEP TDT
REC FOR: WEBER COUNTY PLANNING

Notice of Buildable Parcel

Legal Description

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 782.8 FEET AND EAST 770.4 FEET AND SOUTH 1D06' WEST 496 FEET FROM THE NORTHWEST CORNER OF LOT 2, SAID SECTION 36, AND RUNNING THENCE SOUTH 88D54' EAST 123.7 FEET; THENCE SOUTH 1D06' WEST 120 FEET; THENCE NORTH 88D54' WEST 123.7 FEET; THENCE NORTH 1D06' EAST 120 FEET TO THE POINT OF BEGINNING. CONTAINING 0.34 ACRE, MORE OR LESS.

RE: Land Serial # 15-101-0011 Notice of Buildable Parcel

The parcel of land with the Land Serial Number 15-101-0011 is currently zoned Manufacturing (M-1) which requires a minimum lot size of five acres and a minimum lot width of 100 feet on a dedicated right of way for a single family dwelling. This parcel contains 0.34 of an acre, which does not meet the requirement of the M-1 Zone, and has a lot width of 120 feet. However, this parcel meets the requirements of the Weber County Zoning Ordinance Chapter 28 Section 10 which states: "Any legally created lot and/or parcel of land, which existed prior to adoption of the Weber County Zoning Ordinance/Zoning Map may apply to develop any of the permitted or conditional uses for which the lot and/or parcel qualifies, in the zone where the lot and/or parcel of land is located. In Western Weber County the 1962 ownership plats are used as the legal reference point, and in the Ogden Valley, the 1966 ownership plats are used as the legal reference point."

This parcel of land is shown on the 1962 ownership plat and, therefore, the Weber County Planning Division does consider this a nonconforming (legal) building parcel with the legal description shown above.

This letter addresses the legal status of the parcel based on area and frontage requirements only. 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 a Building Permit being issued.

A. Wilk
Sean Wilkinson
Weber County Planning Division

Dated this 7 day of Sept, 2011

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 7 day of Sept, 2011, personally appeared before me Sean Wilkinson the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public
Angela Martin
Residing at:



2011 ownership plat

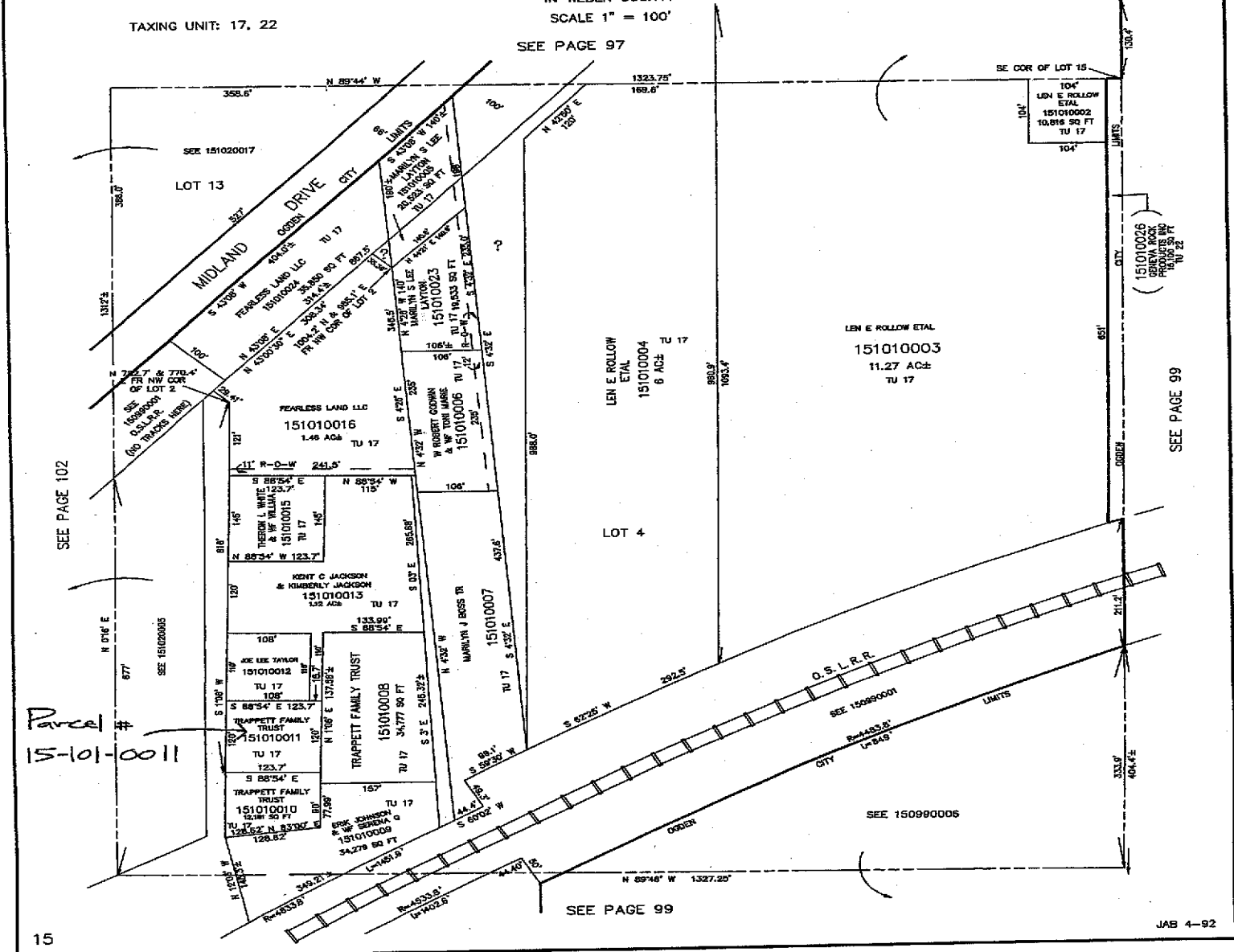
101

NW 1/4 OF SE 1/4 OF SECTION 36, T.6N., R.2W., S.L.B. & M.

IN WEBER COUNTY SCALE 1" = 100'

TAXING UNIT: 17. 22

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Parcel # 15-01-0011

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JAB 4-92

