



**Weber County**



\*W3252096\*

## Notice of Buildable Parcel

E# 3252096 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER  
24-AUG-22 141 PM FEE \$ .00 TN  
REC FOR: WEBER COUNTY PLANNING

August 23, 2022

Re: Property identified as Parcel #15-091-0024

To Whom It May Concern,

The land identified as Tax Parcel #15-091-0024 is currently zoned Agricultural (A-1). This zone allows for a variety of uses, including a single-family dwelling, when located on a Lot of Record as defined by Section 101-2-13 (Definitions) of the Weber County Land Use Code. The subject parcel has been found to meet definitions listed as number 5 below:

*A Lot of Record is defined as any one of the following circumstances:*

1. 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
2. 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
3. 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
4. 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
5. **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**
6. A parcel of real property that contains at least 100 acres; or
7. 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
8. 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 or redevelop this parcel provided that all applicable standards are met and that the parcel's legal description is not altered in any manner without County approval hereafter.

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/or existing structures



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**Legal Description:** PART OF THE WEST 1/2 OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER SECTION; RUNNING THENCE EAST 175 FEET; THENCE SOUTH 150 FEET; THENCE WEST 175 FEET; THENCE NORTH 150 FEET TO THE PLACE OF BEGINNING.

### Including

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND REBAR ON THE SOUTHERLY RIGHT OF WAY LINE OF 2550 SOUTH STREET, SAID POINT BEING NORTH 89D10'15" WEST 877.13 FEET AND SOUTH 00D49'45" WEST 33.13 FEET AND NORTH 89D10'08" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 2550 SOUTH STREET, 212.89 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33 AND RUNNING THENCE SOUTH 00D26'19" WEST 388.96 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 50D59'45" WEST 304.90 FEET TO A FOUND REBAR; (2) NORTH 01D06'23" EAST 584.33 FEET TO A FOUND REBAR (NO CAP) AND SOUTHERLY RIGHT OF WAY LINE OF 2550 SOUTH STREET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89D09'09" EAST 174.98 FEET TO A FOUND REBAR (2) SOUTH 89D10'08" EAST 53.68 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING: PART OF THE WEST 1/2 OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER SECTION; RUNNING THENCE EAST 175 FEET; THENCE SOUTH 150 FEET; THENCE WEST 175 FEET; THENCE NORTH 150 FEET TO THE PLACE OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]



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meet required yard setbacks. These factors can affect a landowner'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.



Dated this 24 day of August, 2022

Steve Burton  
Weber County Planning Division

STATE OF UTAH            )  
                                  :SS  
COUNTY OF WEBER )

On the 24 day of August, 2022 personally appeared before me Steve Burton the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.



Notary Public  
Residing at:

