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04/02/98 2:29 PM**NO FEE**
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SL CO COMMISSION CLERK
REC BY:R JORDAN DEPUTY - MF

NOTICE

This property is in a geographic area subject to the **Foothills and Canyons Overlay Zone** provisions (Chapter 19.72) of the **Zoning Ordinance** (Title 19) of the Salt Lake County Code of Ordinances.

It is a violation of Salt Lake County Ordinance No. 1417 (approved and adopted on January 21, 1998) to create a lot or parcel after said date that is less than one (1) acre in size, unless the lot or parcel is created through established County subdivision procedures in compliance with existing zoning.

It is also a violation of this ordinance to sell or use any portion of a lot or parcel that is subject to Consolidation of Substandard Lots provisions of the Foothills and Canyons Overlay Zone, as set forth below, if doing so renders compliance with the lot width and lot area requirements of the zone less feasible.

In the event this property is less than one acre in size, it may be subject to these provisions. An excerpt from these regulations (see Subsection 19.72.030.A.4) states in part that ...“Two or more lots or parcels located in the Foothills and Canyons Overlay Zone shall be considered to be a single, undivided lot or parcel ... if all the following factors apply:

- 1) The lots or parcels are contiguous;
- 2) The lots or parcels are in single and common ownership and are of record on the effective date of this ordinance;
- 3) No structures are located on the lots or parcels;
- 4) All or part of the lots or parcels do not meet the minimum lot area or lot width requirements set forth in this section; and
- 5) Such lots have not been improved with individual and separate connections to municipal water or sewer systems.

Questions regarding the effect of these provisions on the future availability of building permits for new construction should be directed to:

Salt Lake County Public Works Department
Development Services Division
Salt Lake County Government Center
2001 S. State Street, Suite N 3600
Salt Lake City, Utah 84190-4050

**BOARD OF COUNTY COMMISSIONERS
OF SALT LAKE COUNTY**

Mary Callaghan
Chair

ATTEST:

Lorena W. Delgado
Deputy Salt Lake County Clerk

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