



Weber County



W2384851

Rebuild Notice

December 23, 2008

EN 2384851 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
14-JAN-09 1232 PM FEE \$.00 DEP SPY
REC FOR: WEBER COUNTY PLANNING

To Whom It May Concern,

Re: *1000* Land Serial # 22-015-0066 (Containing approximately 2.0 acres)

Description: PART OF THE SOUTHWEST QUARTER SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 0D07' EAST 1388.50 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION; RUNNING THENCE NORTH 0D07' EAST 151.00 FEET ALONG THE QUARTER SECTION LINE; THENCE NORTH 89D53' WEST 591.0 FEET, MORE OR LESS, TO THE EASTERLY LINE OF COUNTY ROAD; THENCE SOUTHERLY ALONG COUNTY ROAD TO A POINT NORTH 89D53' WEST OF THE POINT OF BEGINNING; THENCE SOUTH 89D53' EAST TO THE POINT OF BEGINNING.

The parcel of land with the above description lies within an Agricultural Valley-3 (AV-3) Zone which requires a minimum lot area of three (3) acres and a minimum lot width of 150 feet on a dedicated roadway. This parcel does not meet the current area requirement but does appear to have sufficient area to conform to the area requirements that were in place during the time period that the parcel was created. The parcel also appears to have sufficient width and road frontage.

The Weber County Planning Division could not issue a Land Use Permit for a structure to be built on this parcel as it is currently described above and represented on the attached Exhibit A, however, Chapter 28-14.3 of the Weber County Zoning Ordinance does provide a possible way to make this parcel a legal building lot. It states:

Parcels nonconforming as to area and frontage requirements which:

- a. Were created and recorded prior to July 1992 changes to the Utah State Code, Subdivision Law; and
- b. Met area and frontage requirements for the zone in which they were created at the time they were created;

May submit an application for subdivision approval provided they meet all other requirements of the Subdivision and Zoning Ordinances.

This parcel was created prior to July 1992 and met area and frontage requirements for the A-1 Zone in which it was located at the time it was created. Therefore, it could become a legal building lot provided that it meets all other requirements of the Subdivision and Zoning Ordinances.

If you have any further questions please Weber County Planning Division at (801) 399-8791.

Sincerely,


Scott Mendoza, Planner
Weber County Planning Division

Weber County Planning Division | www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240 Ogden, Utah 84401-1473 | Voice: (801) 399-8791 | Fax: (801) 399-8862



Weber County

STATE OF UTAH }
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COUNTY OF WEBER }

On the 14 day of January, 2009 personally appeared before me Scott Mendoza the signer of the foregoing instrument, who duly acknowledge to me that he executed the same.

Notary Public
Residing at:

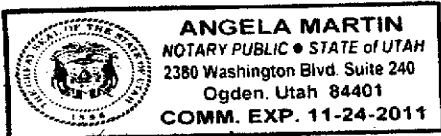


EXHIBIT A

S.W. 1/4 OF SECTION 21, T.7N., R.1E., S.L.B. & M.

15-3

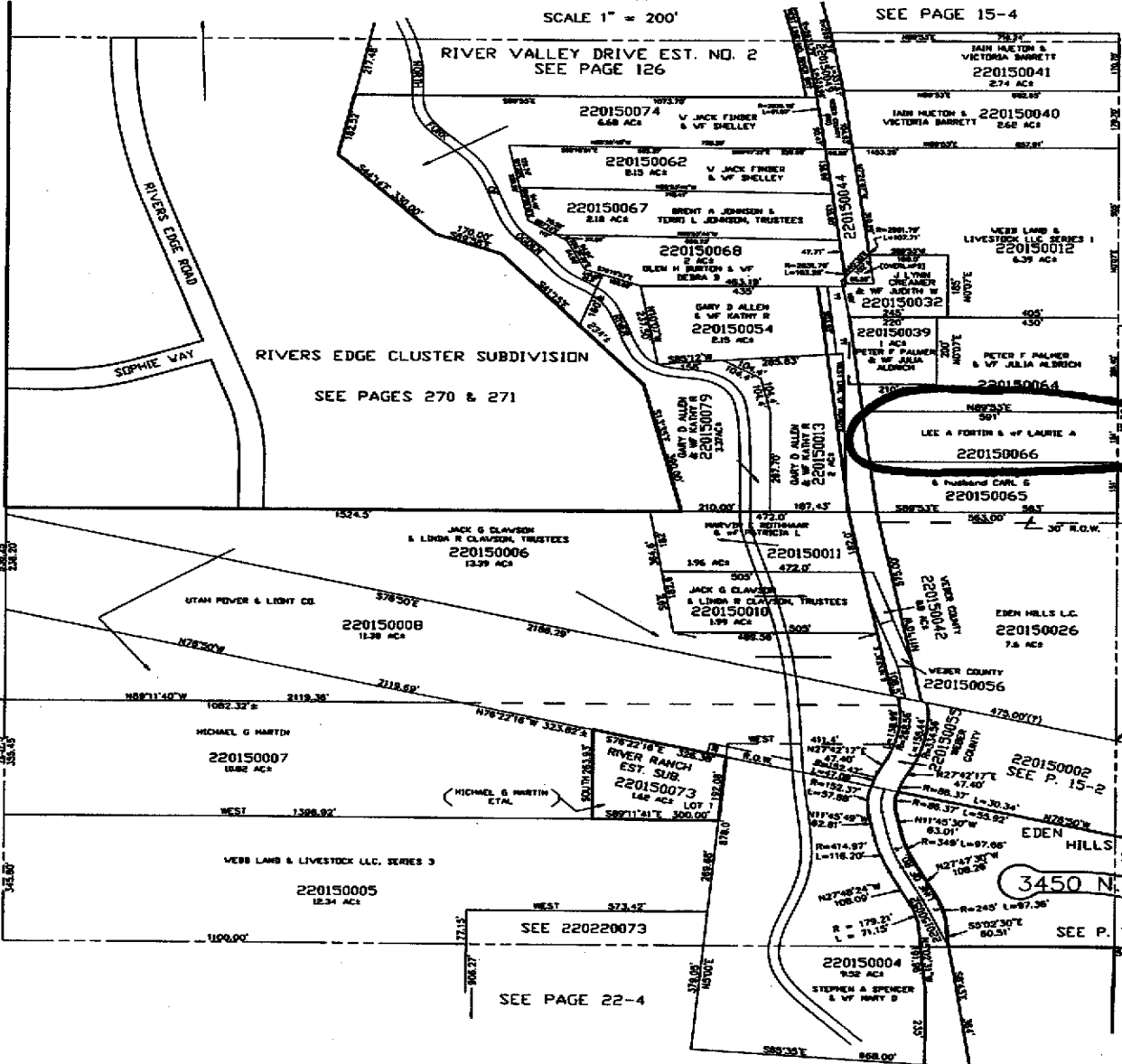
TAXING UNIT: 36

IN WEBER COUNTY

SCALE 1" = 200'

SEE PAGE 15-4

RIVER VALLEY DRIVE EST. NO. 2
SEE PAGE 126



SEE PAGE 13

SEE PAGE 15-2