



Weber County

Rebuild Notice



W3183276

9/13/2021

RE: Property with Parcel ID# 11-014-0026

Legal Description: See attached Exhibit "A"

EH 3183276 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
13-SEP-21 3:30 PM FEE \$1.00 DEP DC
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 11-014-0026 is currently zoned Agricultural (A-1) 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 e) below (see Exhibits B & C):

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 in between January 1, 1966, and June 30, 1992, which complied with the zoning requirements in effect at the time of its creation and was shown to be the first or second division of a larger parent parcel; 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 July 1, 1992; or
f) 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.

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.

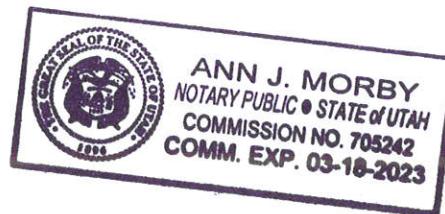
Dated this 13th day of September, 2021

[Signature]
Marta Borchert, Planning Technician
Weber County Planning Division

STATE OF UTAH)
:SS
COUNTY OF WEBER)

On this 13 day of Sept, 2021, personally appeared before me, Ann J. Morby, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

[Signature]
Notary Public
Residing at:





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Exhibit "A"

Parcel ID# 11-014-0026

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 681.38 FEET WEST AND 383.49 FEET NORTH 0D48' EAST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 89D06' WEST 186.80 FEET, THENCE NORTH 0D48' EAST 116.17 FEET, THENCE SOUTH 89D06' EAST 186.80 FEET, THENCE SOUTH 0D48' WEST 116.17 FEET TO PLACE OF BEGINNING. [SUBJECT TO A RIGHT-OF-WAY OVER THE NORTH 17.57 FEET OF THE ABOVE DESCRIBED PROPERTY.] [NOTE: THE DESCRIPTION USED IN E# 2750081 APPEARS TO BE IN CONFLICT WITH THE BRACKETED INFORMATION SHOWN ABOVE.]



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Exhibit "B"

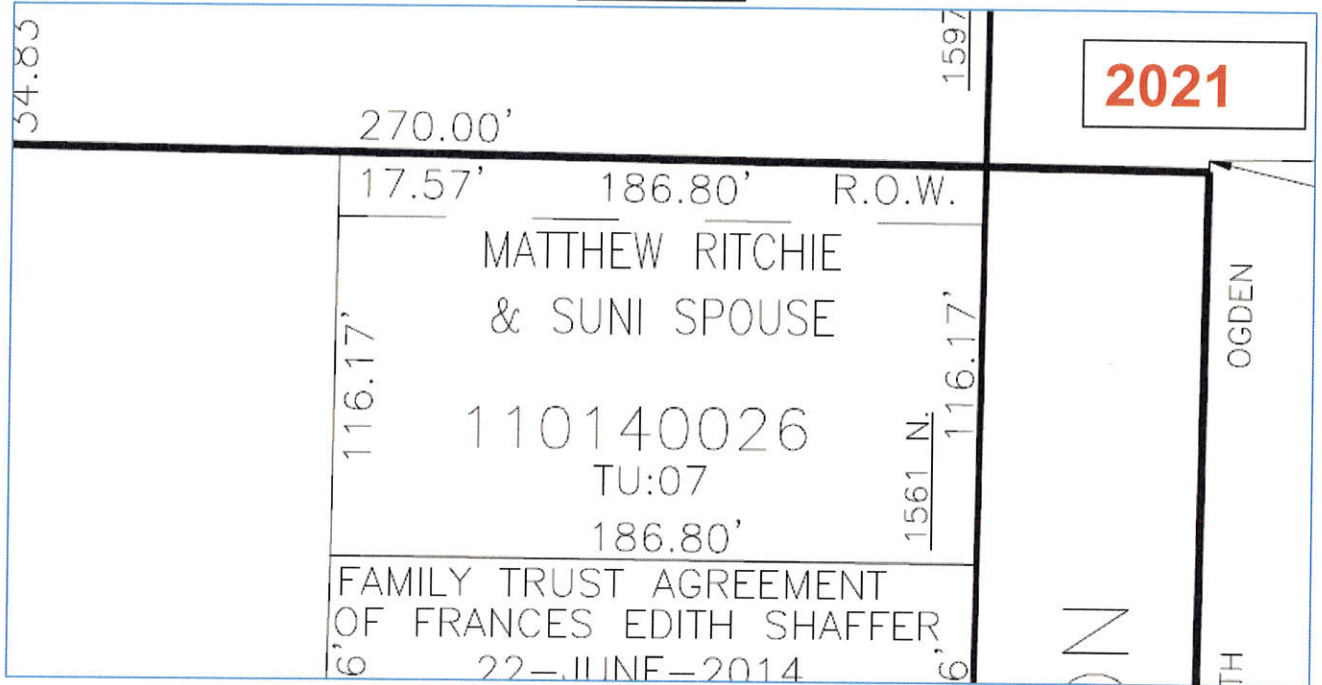


Exhibit "C"

