



Weber County

Rebuild Notice



W3205689

12/16/2021

RE: Property with Parcel ID# 15-021-0038

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 15-021-0038 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 Exhibit B):

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 16 day of December, 2021

Marta Borchert, Planning Technician
Weber County Planning Division

STATE OF UTAH)

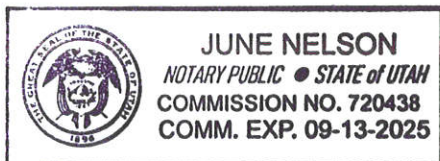
:SS

COUNTY OF WEBER)

On this 21 day of Dec, 2021 personally appeared before me, June Nelson the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

Residing at:





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Exhibit "A"

Parcel ID# 15-021-0038

PART OF THE SOUTHWEST QUARTER SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT IN THE CENTER OF THE STREET (1400 NORTH STREET) SAID POINT BEING 1598.76 FEET NORTH (97 RODS) ALONG SECTION LINE (BASIS OF BEARINGS) AND 1194.69 FEET SOUTH 88D52'47" EAST (EAST) TO THE CENTER OF SAID STREET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION (AS MONUMENTED), AND RUNNING THENCE SOUTH 88D52'47" EAST 134.02 FEET ALONG CENTERLINE OF SAID STREET, THENCE NORTH 0D04'40" EAST 146.10 FEET, THENCE NORTH 89D55'20" WEST 134.00 FEET TO A FENCE, THENCE SOUTH 0D04'40" WEST 143.66 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING. CONTAINING 0.45 ACRES, MORE OR LESS.

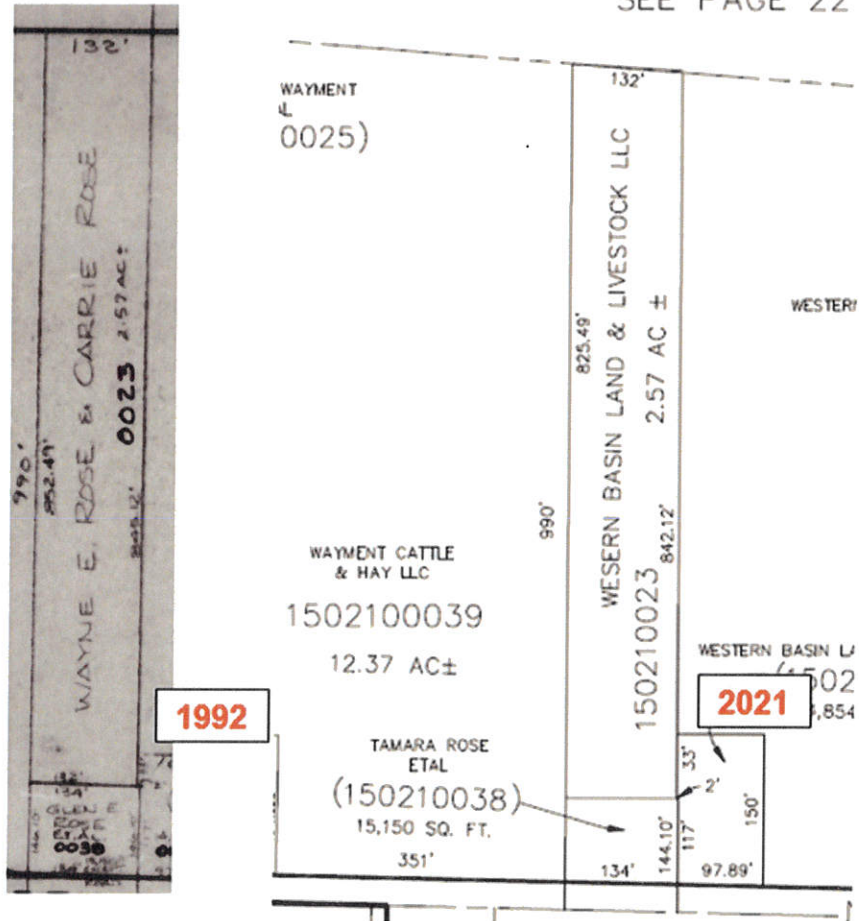


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Exhibit "B"

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Exhibit "C"

PROPERTY DESCRIPTION

Serial No. As of Change Year and Code Acres

+ - * The following description * SQ FT

* for taxation purposes only*

Nbr.	Description
11	PART OF THE SOUTHWEST QUARTER SECTION 6, TOWNSHIP 6 NORTH,
12	RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING
13	AT A POINT IN THE CENTER OF THE STREET (1400 NORTH STREET)
14	SAID POINT BEING 1598.76 FEET NORTH (97 RODS) ALONG SECTION
15	LINE (BASIS OF BEARINGS) AND 1194.69 FEET SOUTH 88D52'47"
16	EAST (EAST) TO THE CENTER OF SAID STREET FROM THE SOUTHWEST
17	CORNER OF SAID QUARTER SECTION (AS MONUMENTED), AND RUNNING
18	THENCE SOUTH 88D52'47" EAST 134.02 FEET ALONG CENTERLINE OF
19	SAID STREET, THENCE NORTH 0D04'40" EAST 146.10 FEET, THENCE
20	NORTH 89D55'20" WEST 134.00 FEET TO A FENCE, THENCE SOUTH
21	0D04'40" WEST 143.66 FEET ALONG SAID FENCE TO THE POINT OF
22	BEGINNING. CONTAINING 0.45 ACRES, MORE OR LESS.