



W3238825

Weber County

Rebuild Notice

E# 3238825 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
31-MAY-22 245 PM FEE \$.00 DC
REC FOR: WEBER COUNTY PLANNING

5/31/2022

RE: Property with Parcel ID# 07-091-0021

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 07-091-0021 is currently zoned Residential (RE-20) 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 4) below (see **Exhibit B**):

Lot of record. 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 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 31 day of May, 2022

Marta Borchert, Planning Technician
Weber County Planning Division

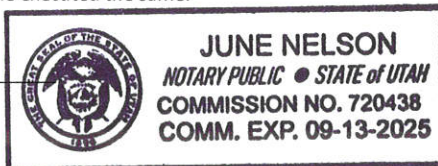
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 31 day of May, 2022, personally appeared before me, Marta Borchert, 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# 07-091-0021

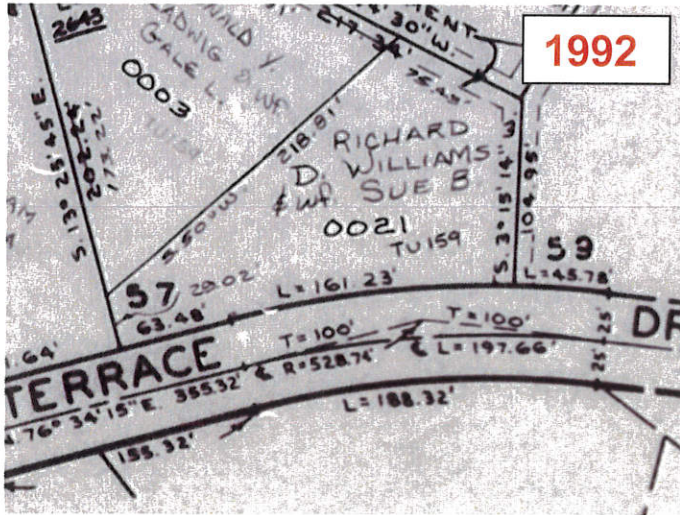
PART OF LOT 57, WOODLAND ESTATES UNIT 3, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 57, AND RUNNING THENCE NORTH $76^{\circ}34'15''$ EAST 63.48 FEET ALONG THE NORTH LINE OF BONNEVILLE TERRACE DRIVE, THENCE EASTERLY ALONG THE ARC OF A 553.74 FOOT RADIUS CURVE TO THE RIGHT 161.24 FEET (160.76 FEET) ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LOT 57, THENCE NORTH $3^{\circ}15'14''$ EAST 104.95 FEET ALONG SAID EAST LINE TO THE NORTHEASTERLY LINE OF SAID LOT 57, THENCE NORTH $61^{\circ}44'30''$ WEST 75.43 FEET ALONG SAID NORTHEASTERLY LINE, THENCE SOUTH $50^{\circ}00'$ WEST 218.81 FEET TO THE WEST LINE OF LOT 57, THENCE SOUTH $13^{\circ}25'45''$ EAST 29.02 FEET ALONG SAID WESTLINE TO THE POINT OF BEGINNING. CONTAINS 0.49 ACRE.



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Exhibit "B"



UNIT 2