



Weber County

Rebuild Notice



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E# 3240031 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
07 JUN-22 125 PM FEE \$.00 TN
REC FOR: WEBER COUNTY PLANNING

6/6/2022

RE: Property with Parcel ID# 20-023-0002

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-023-0002 is currently zoned forest (F-40) (FR-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 4) 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 on or before December 31, 1992, which complied with the zoning requirements in effect on the same date; 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 December 31, 1992; or
- f. A parcel of real property that contains at least 100 acres; or
- g. 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
- h. 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 6 day of June, 2022

Marta Borchert, Planning Technician
Weber County Planning Division

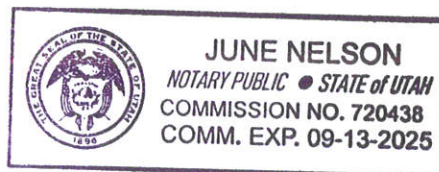
STATE OF UTAH)

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COUNTY OF WEBER)

On this 7 day of June, 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





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Residing at:

Exhibit "A"

Parcel ID# 20-023-0002

PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1329.28 FEET NORTH 1D22'04" WEST ALONG A QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 18; AND RUNNING THENCE NORTH 1D22'04" EAST 996.96 FEET ALONG SAID QUARTER SECTION LINE THENCE FOUR (4) COURSES ALONG THE CENTERLINE OF A 65 FOOT RIGHT OF WAY AS FOLLOWS: SOUTH 41D49'49" WEST 179.00 FEET; SOUTH 53D01'04" WEST 184.10 FEET; NORTH 88D13'38" WEST 148.39 FEET AND SOUTH 0D04'39" WEST TO THE NORTH LINE OF THE UTAH POWER & LIGHT COMPANY PIPE LINE RIGHT-OF-WAY; THENCE IN A WESTERLY AND SOUTHWESTERLY DIRECTION ALONG THE NORTH HALF OF SAID RIGHT-OF-WAY TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 82D24'10" WEST 543 FEET, MORE OR LESS, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. ALSO SUBJECT TO AND TOGETHER WITH A 65 FOOT RIGHT-OF-WAY, 32.5 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT 1329.28 FEET NORTH 1D22'04" EAST ALONG A QUARTER SECTION LINE, 1142.50 FEET NORTH 82D24'10" EAST, 164.20 FEET NORTH 0D04'39" EAST AND SOUTH 89D24'03" WEST 217.93 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 18; AND RUNNING THENCE NORTH 89D24'03" EAST 217.93 FEET; THENCE SOUTH 88D13'38" EAST 148.39 FEET; THENCE NORTH 53D01'04" EAST 184.10 FEET; THENCE NORTH 41D49'49" EAST 179.00 FEET; AND THENCE NORTH 27D14'26" WEST 307.40 FEET.



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Exhibit "B"

