



Weber County

Rebuild Notice



W3306071

E# 3306071 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
21-NOV-23 352 PM FEE \$.00 SW
REC FOR: WEBER COUNTY PLANNING

11/21/2023

RE: Property with Parcel ID# 22-003-0056

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-003-0056 is currently zoned forest (FV-3) 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 h) 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 21th day of November, 2023

Marta Borchert, Planning Technician
Weber County Planning Division

STATE OF UTAH)

COUNTY OF WEBER)

On this 21 day of Nov, 2023 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# 22-003-0056

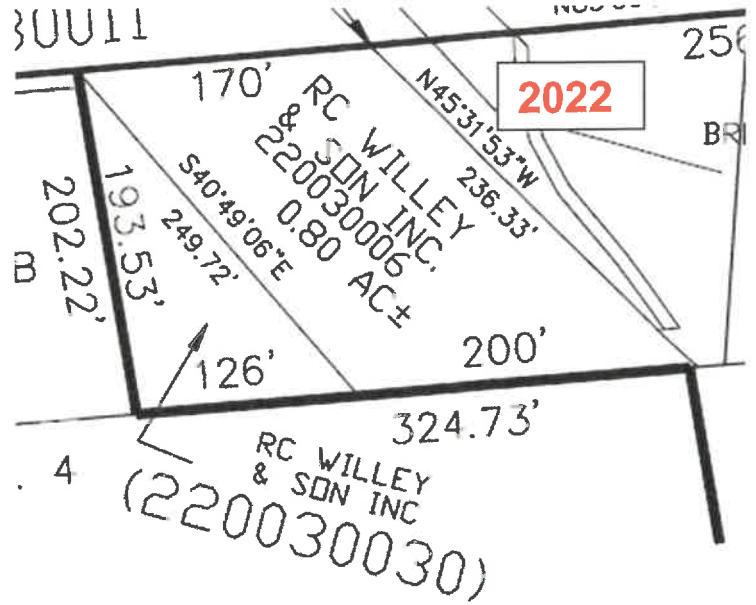
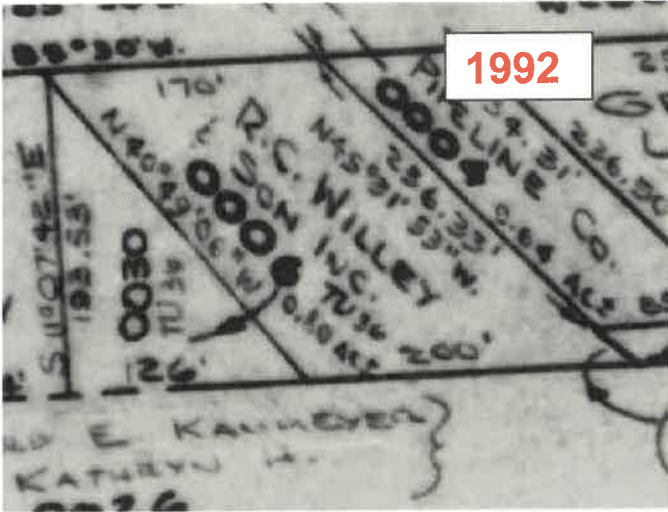
PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY, IN EDEN, WEBER COUNTY, UTAH: BEGINNING AT A NORTHEASTERLY CORNER OF BLACK SHEEP ESTATES SUBDIVISION, RECORDED MAY 8, 2001 AS ENTRY NO. 1769247 IN BOOK 53 AT PAGE 87 OF THE OFFICIAL RECORDS OF WEBER COUNTY, SAID POINT BEING ON THE SOUTH LINE OF SAID SECTION 6; SAID POINT IS LOCATED 628.29 FEET NORTH 86D53'13" EAST ALONG SAID SOUTH LINE; AND RUNNING THENCE NORTH 9D53'29" WEST 202.38 FEET ALONG THE EASTERLY LINE OF SAID SUBDIVISION TO A REBAR AND CAP STAMPED "LANDMARK" FOUND MARKING THE MOST NORTHERLY CORNER OF SAID SUBDIVISION; THENCE NORTH 86D44'13" EAST 170.09 FEET; THENCE SOUTH 44D17'40" EAST 236.33 FEET; THENCE SOUTH 47D20'27" EAST 32.85 FEET TO SAID SOUTH LINE OF SECTION 6; THENCE SOUTH 86D53'13" WEST 324.73 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.]



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Exhibit "B"



2023

