



Weber County

Rebuild Notice



W3328636

6/6/2024

RE: Property with Parcel ID# 19-004-0004

Legal Description: See attached Exhibit "A"

E# 3328636 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
10-JUN-24 11:46 AM FEE \$.00 SED
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 19-004-0004 is currently zoned Agriculture (A-2) 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 10 day of June, 2024

Marta Borchert, Planning Technician
Weber County Planning Division

STATE OF UTAH)
:SS
COUNTY OF WEBER)

On this 10 day of June, 2024 personally appeared before me, Irís M. Hennon the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Irís Mabrey Hennon
Notary Public
Residing at:





Weber County

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Exhibit "A"

Parcel ID# 19-004-0004

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 16.5 FEET NORTH AND 437.20 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE EAST 210.35 FEET, THENCE NORTH 348.83 FEET TO THE COUNTY LINE, THENCE WEST 210.36 FEET, THENCE SOUTH 350.35 FEET TO THE POINT OF BEGINNING. [(SEE COUNTY LINE MAPS BOOK 33, PAGES 91 AND 92). SUBJECT TO A NON-EXCLUSIVE AND PERPETUAL RIGHT OF WAY OF INGRESS AND EGRESS OVER AND THROUGH THE FOLLOWING DESCRIBED PROPERTY: PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 16.5 FEET NORTH AND 647.55 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 348.83 FEET, THENCE WEST 12.00 FEET, THENCE SOUTH 348.83 FEET, THENCE EAST 12.00 FEET TO THE POINT OF BEGINNING. (E#2069777)] [NOTE: THE DESCRIPTION USED E# 3048773 APPEARS IN CONFLICT WITH THE BRACKETED INFORMATION SHOWN ABOVE.]

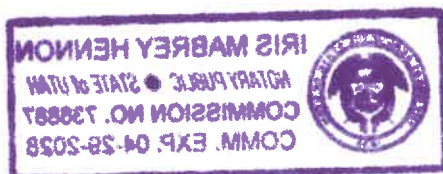




Exhibit B

