



Weber County

Rebuild Notice

E# 3353878 PG 1 OF 3

B RAHIMZADEGAN, WEBER CTY. RECORDER
10-JAN-25 1223 PM FEE \$.00 LC
REC FOR: WEBER COUNTY PLANNING

January 8, 2025

RE: Property with Parcel ID# 22-022-0126



W3353878

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-022-0126 is currently zoned Agriculture (AV-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 d) 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 8 day of January, 2025

Marta Borchert, Planning Technician
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 8 day of January 2025 personally appeared before me, IRIS MABREY HENNON, 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# 22-022-0126

PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT 534.93 FEET NORTH AND 503.72 FEET EAST AND NORTH 51°14'07.6" EAST 291.54 FEET AND NORTH 41°04' WEST 150 FEET AND SOUTH 47°30' WEST 291.4 FEET FROM THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER; THENCE NORTH 41°04' WEST 150 FEET; THENCE SOUTH 47°30' WEST 378.60 FEET; THENCE SOUTH 41°04' EAST 150 FEET; THENCE NORTH 47°30' EAST 378.60 FEET TO BEGINNING.



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Exhibit B

This is a historical plat map from 1894, showing land parcels and survey details. The map includes lot numbers (e.g., 0126, 0127, 0128), owner names (e.g., J. Rowley, J. W. Rowley), and area measurements (e.g., 378.60, 1.72 AC). The map is oriented with North at the top.

[illegible]