

Weber County Rebuild Letter Request

Requests are recommended to be submitted with an appointment.
(801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed
12/14/2020

Fees (Office Use)

Receipt Number (Office Use)

Requesters Contact Information

Name
TREVOR NYE

Mailing Address
9005 E. 100 S.
HUNTSVILLE UT 84317

Phone
(801) 230-1299

Fax

Email Address
trevor.nye@gmail.com

Preferred Method of Written Correspondence
 Email Fax Mail

Property Information

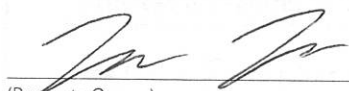
Address
9005 E. 100 S.
HUNTSVILLE UT 84317

Current Zoning
AV-3

Land Serial Number(s)
21025-0009

Property Owner Affidavit

I (We), TREVOR NYE, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.



(Property Owner)

(Property Owner)

Subscribed and sworn to me this 14 day of Dec., 20 20

(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)



Weber County



W3110505

Notice of Buildable Parcel

EH 3110505 PG 1 OF 3
LEANN H KILTS, WEBER COUNTY RECORDER
16-DEC-20 145 PM FEE \$.00 DEP TN
REC FOR: WEBER COUNTY PLANNING

December 16, 2020

Re: Property identified as Parcel # 21-025-0009

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 21-025-0009 is currently zoned agricultural Valley (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§101-1-7 paragraph 5 below:

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 in between January 1, 1966, and June 30, 1992, which complied with the zoning requirements in effect at the time of its creation and was shown to be the first or second division of a larger parent parcel; 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 July 1, 1992; or

(6) 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.


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.



Weber County

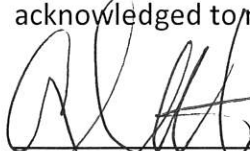
Dated this 16 day of Dec, 2020



Steve Burton, Planner
Weber County Planning Division

STATE OF UTAH)
:SS
COUNTY OF WEBER)

On this 16 day of Dec, 2020 personally appeared before me, Steve Burton, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



Notary Public
Residing at:





Weber County

Exhibit "A"

Parcel # 21-025-0009

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEGINNING IN THE CENTER OF A COUNTY ROAD AT A POINT WHICH IS SOUTH 0D45' EAST 12.78 CHAINS AND NORTH 89D15' WEST 693.4 FEET, MORE OR LESS, (SAID POINT ALSO BEING DESCRIBED BY DEED, AS BEGINNING IN THE CENTER OF A COUNTY ROAD 18.7 CHAINS WEST AND SOUTH 0D45' EAST 12.78 CHAINS AND SOUTH 89D15' EAST ALONG THE CENTER OF COUNTY ROAD 577.0 FEET TO THE POINT OF BEGINNING), FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 16, RUNNING THENCE SOUTH [0D45'] EAST 177 FEET; THENCE SOUTH 89D15' EAST 19.0 FEET; THENCE SOUTH 1D16' EAST 389.0 FEET; THENCE NORTH 89D15' WEST 150.53 FEET; THENCE NORTH 2D30' WEST 426.11 FEET; THENCE SOUTH 89D15' EAST 6.5 FEET; THENCE NORTH 2D30' WEST 140 FEET ALONG A FENCE LINE TO THE CENTERLINE OF SAID COUNTY ROAD, THENCE SOUTH 89D15' EAST 144.8 FEET ALONG THE CENTERLINE OF COUNTY ROAD TO THE PLACE OF BEGINNING. NOTE: THE DESCRIPTION USED E# 2928442 APPEARS IN CONFLICT WITH THE BRACKETED INFORMATION SHOWN ABOVE.]