



Weber County

Rebuild Notice



W3217215

2/11/2022

RE: Property with Parcel ID# 21-016-0013

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 21-016-0013 is currently zoned Forest Zone (F-5) 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 c) 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 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
e) 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
f) 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.

Dated this 11th day of February, 2022

[Handwritten signature of Marta Borchert]

Marta Borchert, Planning Technician
Weber County Planning Division

STATE OF UTAH)

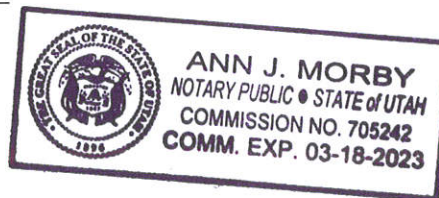
:SS

COUNTY OF WEBER)

On this 11 day of Feb, 2023 personally appeared before me, Ann J. Morby, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

[Handwritten signature of Ann J. Morby]

Notary Public
Residing at:





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Exhibit "A"

Parcel ID# 21-016-0013

PART OF THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT NORTHEAST CORNER OF SAID QUARTER OF QUARTER SECTION; THENCE SOUTH 331.5 FEET TO NORTH LINE OF ROGER BROWN PROPERTY; THENCE SOUTH 78 DEGREES WEST 79.72 FEET; THENCE SOUTH 14 DEGREES WEST 31.5 FEET TO A ROCK WALL; THENCE SOUTH 49 DEGREES 30' EAST 99.42 FEET, MORE OR LESS, TO EAST LINE OF SAID QUARTER OF QUARTER SECTION; THENCE SOUTH 876.81 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID QUARTER OF QUARTER SECTION; THENCE WEST 610 FEET; THENCE NORTH TO NORTH BANK OF SOUTH FORK; THENCE EASTERLY ALONG RIVER (AND ALONG THE SOUTHERLY LINES OF PROPERTIES ABUTTING SAID RIVER) TO A POINT WEST 95 FEET AND SOUTH 2 DEGREES 17' EAST 400 FEET AND SOUTH 30 DEGREES 32' EAST 135 FEET FROM BEGINNING; THENCE NORTH 30 DEGREES 32' WEST 135 FEET; THENCE SOUTH 59 DEGREES 28' WEST 150 FEET; THENCE NORTH 73 DEGREES 31' WEST 250 FEET; THENCE NORTH 87 DEGREES 22' WEST TO SOUTHERLY LINE OF THE NEW STATE ROAD; THENCE NORTHEASTERLY ALONG STATE ROAD TO NORTH LINE OF SAID QUARTER OF QUARTER SECTION, THENCE EAST TO BEGINNING.



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Exhibit "B"

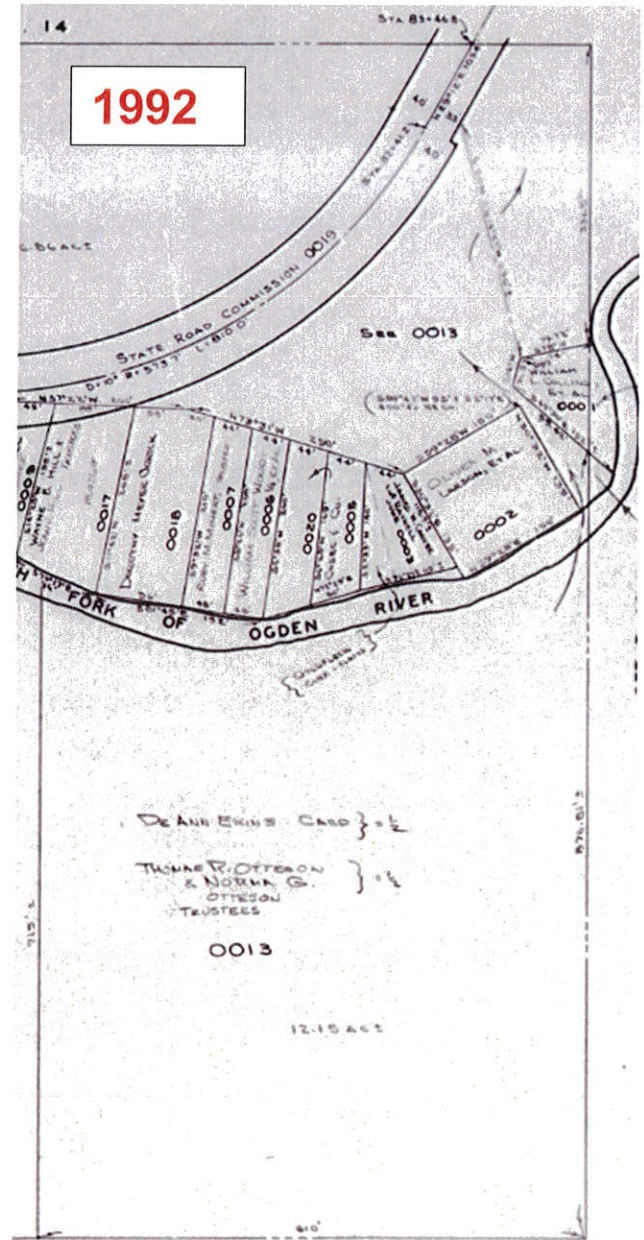
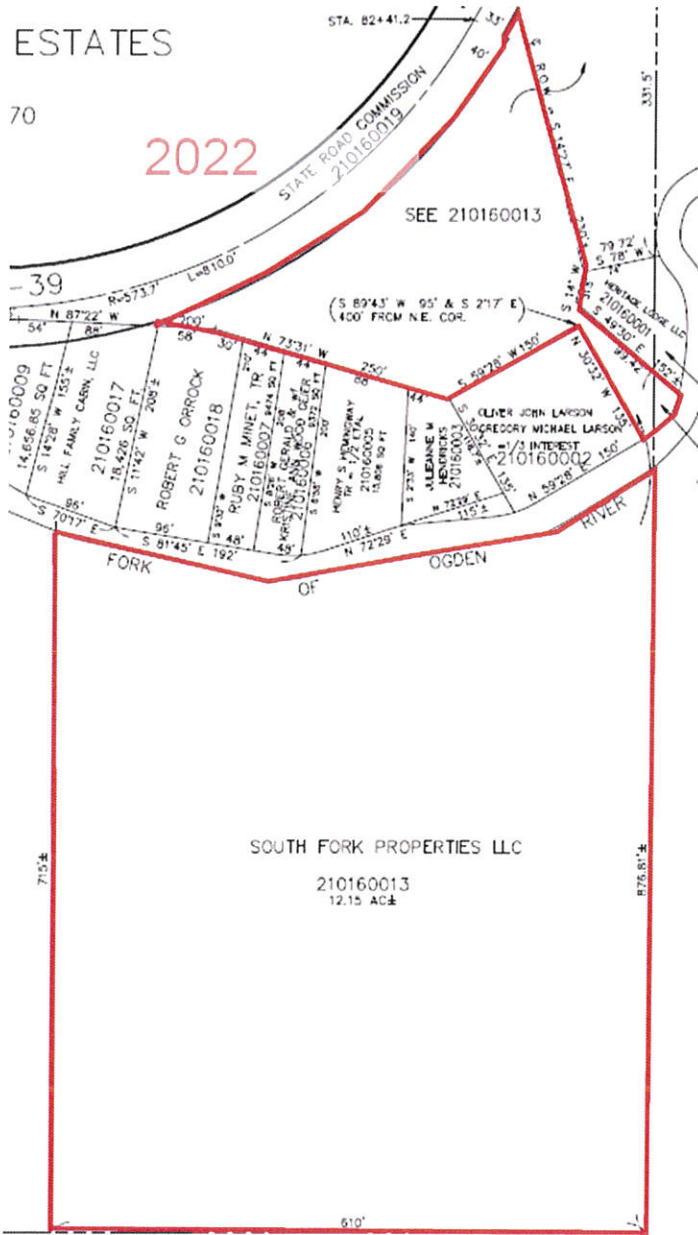




Exhibit "B"

