



Weber County

Rebuild Notice



3/7/2022

RE: Property with Parcel ID# 21-024-0004

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 21-024-0004 is currently zoned Agricultural (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 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 7th day of March, 2022



Marta Borchert, Planning Technician
Weber County Planning Division

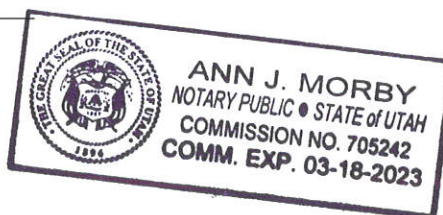
STATE OF UTAH)

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COUNTY OF WEBER)

On this 7 day of Mar, 2022 personally appeared before me, Ann J. Morby, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


Notary Public
Residing at:





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Exhibit "A"

Parcel ID# 21-024-0004

PART OF LOT 24, SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN, LOCAL SURVEY: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 24; AND RUNNING THENCE SOUTH 0°4' EAST 500.2 FEET, THENCE SOUTH 88°33' EAST 180 FEET, THENCE NORTH 0°4' WEST 500.2 FEET TO THE NORTH LINE OF SAID LOT 24; THENCE WEST 180 FEET TO THE PLACE OF BEGINNING. SUBJECT TO A RIGHT-OF-WAY OVER THE WEST 12 FEET OF THE ABOVE DESCRIBED TRACT OF LAND (762-698).



Exhibit "B"

