



Weber County

Rebuild Notice



\*W3232887\*

4/27/2022

RE: Property with Parcel ID# 15-055-0043

E# 3232887 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER  
28-APR-22 3:16 PM FEE \$ .00 TDT  
REC FOR: WEBER COUNTY PLANNING

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 15-055-0043 is currently zoned Agricultural (A-1) 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 5) below (see Exhibit B):

*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 on or before December 31, 1992, which complied with the zoning requirements in effect on the same date; 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 December 31, 1992; or**
6. A parcel of real property that contains at least 100 acres; or
7. 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
8. 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 27 day of April, 2022

Marta Borchert, Planning Technician  
Weber County Planning Division

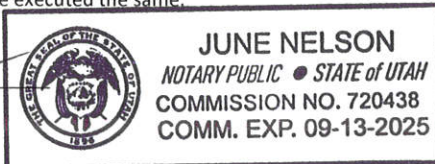
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 28 day of April 2022 personally appeared before me, Marta Borchert 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# 15-055-0043**

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 0D26'47" WEST 1327.84 FEET ALONG THE SECTION LINE AND WEST 33 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF SAID SECTION 20, SAID POINT BEING ON THE WEST LINE OF 4300 WEST STREET; RUNNING THENCE NORTH 89D21' WEST 572.35 FEET, MORE OR LESS, TO THE NORTH LINE OF WEBER COUNTY ROAD RECORDED WITH WEBER COUNTY RECORDER BOOK 0860 PAGE 0665, THENCE NORTH 56D29' WEST 190 FEET; THENCE NORTH 40D32'19" EAST 111.55 FEET; THENCE SOUTH 89D57'30" EAST 658.24 FEET, MORE OR LESS, TO THE WEST LINE OF 4300 WEST STREET; THENCE SOUTH 183 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.



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## Exhibit "B"

