



W3239634

Weber County

Rebuild Notice

6/3/2022

E# 3239634 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
03-JUN-22 406 PM FEE \$.00 DC
REC FOR: WEBER COUNTY PLANNING

RE: Property with Parcel ID# 22-021-0147

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 22-021-0147 is currently zoned Residential (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 h) 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 3 day of June, 2022

Marta Borchert, Planning Technician
Weber County Planning Division

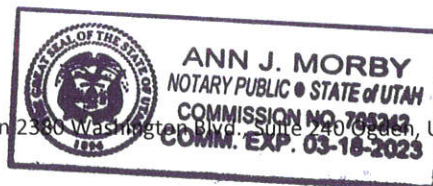
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 3 day of June, 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





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Residing at:

Exhibit "A"

Parcel ID# 22-021-0147

PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED SOUTH 0D16'56" WEST 727.29 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND SOUTH 71D23'57" WEST 138.23 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 0D02'40" WEST 283.19 FEET; THENCE NORTH 88D21'10" EAST 129.68 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID EAST LINE SOUTH 0D16'58" WEST 318.29 FEET; THENCE SOUTH 66D15'00" WEST 439.32 FEET; THENCE NORTH 41D14'00" WEST 400.00 FEET; THENCE NORTH 58D50'29" EAST 131.12 THENCE NORTH 21D23'53" WEST 249.39 FEET; THENCE NORTH 71D24'23" EAST 545.17 FEET TO THE POINT OF BEGINNING. CONTAINING 336,890 SQUARE FEET MORE OR LESS.



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Exhibit "B"

