



Weber County

Rebuild Notice



W3244833

7/7/2022

E# 3244833 PG 1 OF 3

RE: Property with Parcel ID# 15-091-0021

LEANN H KILTS, WEBER CTY. RECORDER
07-JUL-22 212 PM FEE \$.00 TN
REC FOR: WEBER COUNTY PLANNING

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 15-091-0021 is currently zoned Agriculture (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 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 7 day of July, 2022

Marta Borchert, Planning Technician
Weber County Planning Division

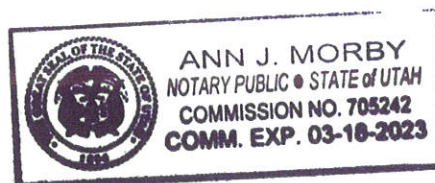
STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 7 day of July 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:





Weber County

Rebuild Notice

Exhibit "A"

Parcel ID# 15-091-0021

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN US SURVEY: BEGINNING AT A POINT 445.5 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE WEST 92 FEET, THENCE SOUTH 231 FEET, THENCE WEST 116 FEET, THENCE SOUTH 127 FEET, MORE OR LESS, THENCE EAST 310.68 FEET, MORE OR LESS, THENCE NORTH 0°16'30" EAST 187.75 FEET, THENCE WEST 102.88 FEET, THENCE NORTH 173.25 FEET TO THE POINT OF BEGINNING. ALSO: PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, US SURVEY: BEGINNING AT A POINT 653.5 FEET WEST AND 358 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 60 FEET, THENCE EAST 505.65 FEET, THENCE NORTH 249.75 FEET, THENCE WEST 194.32 FEET, [THENCE SOUTH 0°16'30"] WEST 310.68 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS AND EXCEPTING ANY PORTION LYING WITHIN 2500 SOUTH STREET. TOGETHER WITH RIGHT OF WAY FOR INGRESS AND EGRESS AS RESERVED IN THAT QUIT CLAIM DEED, RECORDED NOVEMBER 25, 1997 AS E# 1506349, IN BOOK 1893 AT PAGE 1508 IN THE OFFICE OF THE WEBER COUNTY RECORDER, AND BEING DESCRIBED AS FOLLOWS: A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, US SURVEY, BEGINNING AT THE NORTHEAST CORNER OF LOT 24, VALLEY GREEN ESTATES NO. 2, WEBER COUNTY UTAH AND RUNNING THENCE NORTH 75°30' WEST 281.49 FEET TO THE EAST LINE OF 4050 WEST STREET, THENCE TWO COURSES ALONG SAID STREET AS FOLLOWS: NORTHERLY ALONG THE ARC OF A 538.92 FOOT RADIUS CURVE TO THE RIGHT 81.10 FEET AND NORTH 29°02'45" EAST 68.90 FEET, THENCE SOUTH 87°08'15" EAST 206.36 FEET, THENCE SOUTH 195 FEET, MORE OR LESS TO THE PLACE OF BEGINNING. ALSO: PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, US SURVEY: BEGINNING AT A POINT 653.5 FEET WEST AND 358 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 516.5 FEET THENCE EAST 637 FEET, THENCE NORTH 31 RODS, THENCE WEST 8 RODS, THENCE NORTH 189.75 FEET, THENCE WEST 194.32 FEET, THENCE SOUTH 0°16'30" WEST 187.75 FEET, THENCE WEST 310.68 FEET TO BEGINNING. LESS AND EXCEPTING THEREFROM THE FOLLOWING: PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN US SURVEY: BEGINNING AT A POINT 653.5 FEET WEST AND 358 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 60 FEET, THENCE EAST 505.65 FEET, THENCE NORTH 249.75 FEET, THENCE WEST 194.32 FEET, THENCE SOUTH 0°16'30" WEST 187.75 FEET, THENCE WEST 310.68 FEET, MORE OR LESS TO THE POINT OF BEGINNING. (AS PER BOUNDARY LINE AGREEMENT E# 2141497 SUBJECT TO BOUNDARY LINE AGREEMENT E# 3057032 LESS & EXCEPTING: HUCKELBERRY SUBDIVISION. PG 718



Weber County

Rebuild Notice

Exhibit B

