



W3244835

Weber County

Rebuild Notice

E# 3244835 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER
07-JUL-22 2:13 PM FEE \$5.00 TN
REC FOR: WEBER COUNTY PLANNING

7/7/2022

RE: Property with Parcel ID# 10-035-0014

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 10-35-0014 is currently zoned Agriculture (A-2) 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 e) 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

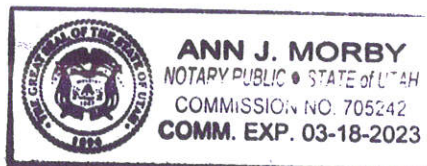
STATE OF UTAH)

: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:





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Exhibit "A"

Parcel ID# 10-035-0014

PART OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, U.S.SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, GOING THENCE NORTH 40 RODS; THENCE EAST 80 RODS; THENCE SOUTH 627 FEET; THENCE WEST 1023 FEET; THENCE NORTH 330 FEET; THENCE WEST 264 FEET; THENCE SOUTH 363 FEET; THENCE WEST 33 FEET TO POINT OF BEGINNING. LESS AND EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, STATE OF UTAH ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 1200 SOUTH STREET (900 SOUTH) AND THE GRANTORS PROPERTY LINE, WHICH LIES 297.00 FEET EAST ALONG THE SOUTH LINE OF SECTION 13 AND 33.00 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 13; AND RUNNING THENCE NORTH 26.40 FEET ALONG THE GRANTORS PROPERTY LINE; THENCE NORTH 89°57'56" EAST 1023.00 FEET TO THE EASTERLY LINE OF THE GRANTORS PROPERTY; THENCE SOUTH 27.02 FEET ALONG SAID EASTERLY PROPERTY LINE TO THE NORTHERLY RIGHT OF WAY LINE OF 1200 SOUTH STREET (900 SOUTH); THENCE WEST 1023.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF 1200 SOUTH STREET (900 SOUTH) TO THE POINT OF BEGINNING. THE PRECEDING DESCRIPTION NEEDS TO BE ROTATED 00°49'12" CLOCKWISE TO MATCH PROJECT ALIGNMENT. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 27,324 SQUARE FEET OR 0.627 ACRES. E#2996616

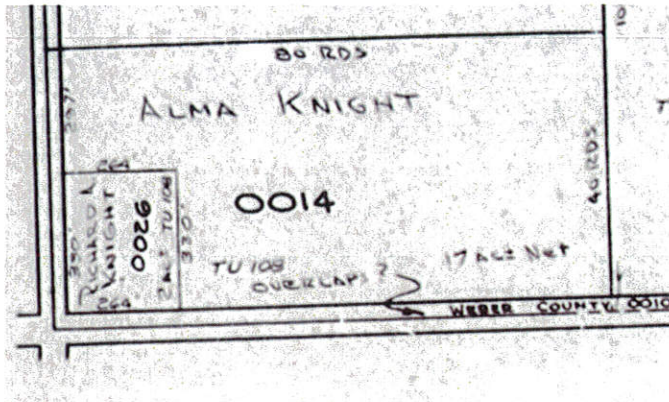


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Exhibit B

1992



2022

