



Weber County

Rebuild Notice



W3333226

7/15/2024

RE: Property with Parcel ID# 19-010-0032

Legal Description: See attached Exhibit "A"

E# 3333226 PG 1 OF 3

**LEANN H KILTS, WEBER CTY. RECORDER
18-JUL-24 313 PM FEE \$0.00 SED
REC FOR: WEBER COUNTY PLANNING**

To whom it may concern,

The land with Parcel Number 19-010-0032 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 d) 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 15 day of July, 2024

Marta Borchert, Planning Technician
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 18 day of July, 2024 personally appeared before me, IRIS MABREY HENNON, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at:





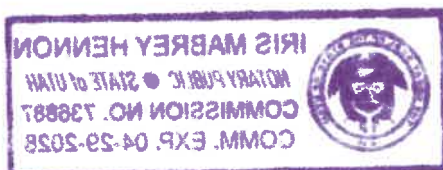
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Exhibit "A"

Parcel ID# 19-010-0032

PART OF THE NORTH 1/2 OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS WEST 532.96 FEET AND SOUTH 1800.31 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 22 AND RUNNING THENCE SOUTH 1D31'30" WEST 325.00 FEET; THENCE NORTH 88D28'30" WEST 678.92 FEET TO THE CENTERLINE OF DRAIN; THENCE NORTH 1D04'48" EAST 325.00 FEET ALONG SAID CENTERLINE; THENCE SOUTH 88D28'30" EAST 681.44 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED RIGHT OF WAY, BEING 30 FEET EACH SIDE AND PARALLEL TO THE FOLLOWING DESCRIBED RIGHT OF WAY CENTERLINE: PART OF THE NORTH 1/2 OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS WEST 558.91 FEET AND SOUTH 2774.97 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION, RUNNING THENCE NORTH 1D31'30" EAST 2673 FEET TO THE SOUTH RIGHT OF WAY LINE OF 4000 NORTH STREET. (LOT 5) (PRIVATE ROAD EASEMENT 54-02 13-JUN-2001)



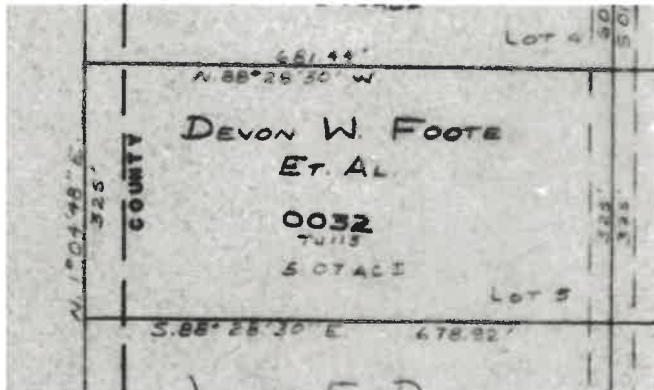


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Exhibit B

1992



2024

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