



Weber County



W2355747

July 25, 2008

Rebuild Notice

EN 2355747 PG 1 OF 7
ERNEST D ROWLEY, WEBER COUNTY RECORDER
25-JUL-08 921 AM FEE \$.00 DEP SPY
REC FOR: WEBER COUNTY PLANNING

Parcel #09-073-0009 *pd*

PART OF LOT 7, IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 40 RODS SOUTH OF THE NORTHEAST CORNER THEREOF; RUNNING THENCE SOUTH 62 FEET; THENCE WEST 454.47 FEET THENCE NORTH 62 FEET; THENCE EAST 454.47 FEET TO THE PLACE OF BEGINNING.

To Whom It May Concern:

The above referenced 0.6 acre parcel of land with the above legal description and parcel #09-073-0009 lies within an unincorporated island of Roy City in Weber County. This parcel is zoned Agricultural A-1 requiring a minimum lot area of 40,000 square feet and 150 ft of frontage. This parcel does not conform to zoning area or width standards with approximately 62 feet of width and only 0.6 acres of area. According to the County Recorder's maps, parcel #09-073-0009 with the above legal description was created prior to 1962 when zoning regulations went into effect for this area. Therefore, parcel #09-073-0009 shall be considered to be a legal nonconforming building parcel.

The Weber County Planning Commission would issue a Land Use Permit to build or replace a home on this parcel, provided that the parcel boundaries or legal description are not altered in any manner hereafter. There may be additional requirements that need to be met before a building permit will be issued.

The following is the pertinent portions of Weber County Zoning Ordinance in regards to nonconforming parcels:

28-12 Nonconforming Parcels

1. Any legally created lot and/or parcel of land, existing at the time prior to the adoption of the Zoning Ordinance or an amendment to the Weber County Zoning Ordinance or Zoning Map, which may now require a different lot area, or frontage/width, may apply to develop any of the Permitted Uses or Conditional Uses as allowed by Ordinance. In the Western part of Weber County 1962 plats are used as a reference point, and in the Ogden Valley, the 1966 plats are used as the reference point.

If you have any further questions please contact our office at 801-399-8766.

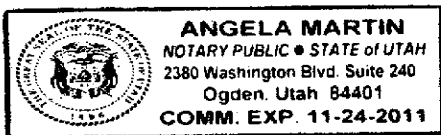
Ben Hatfield
Weber County Planning Division
(801) 399-8766
bhatfield@co.weber.ut.us

**Weber County**

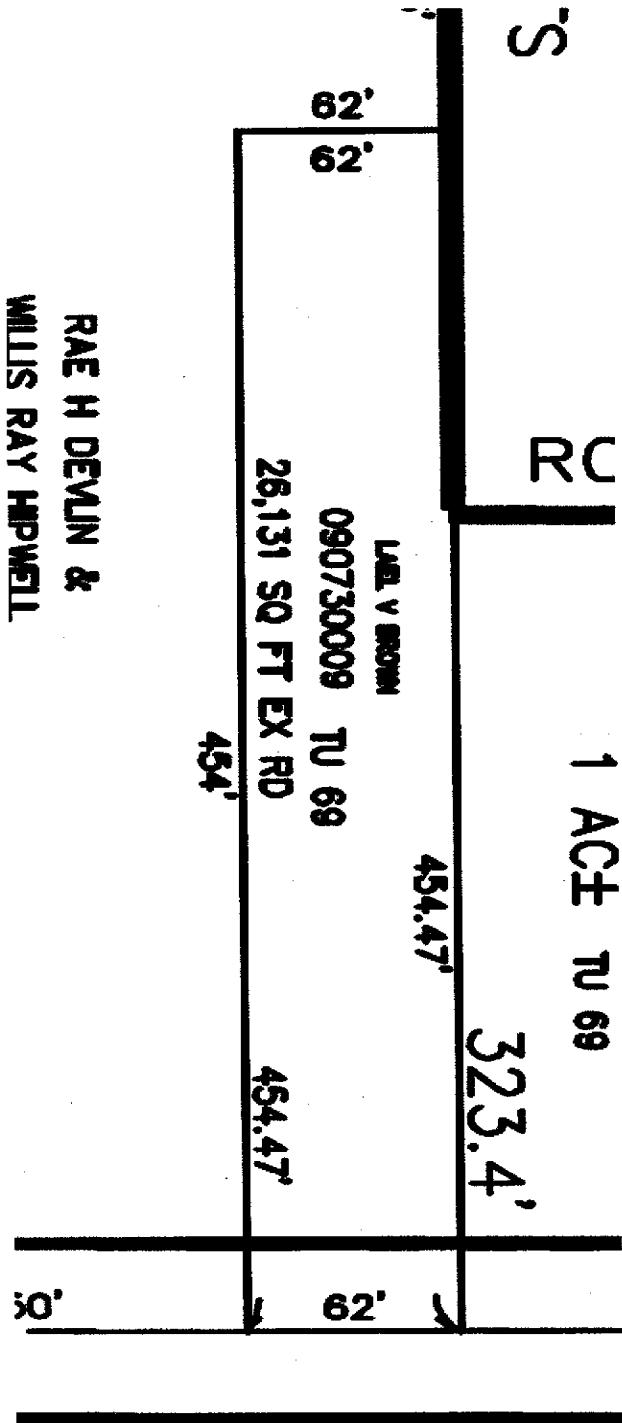
STATE OF UTAH)
 : ss
COUNTY OF WEBER)

On the 25 day of July, 2008 personally appeared before me
Ben Hatfield the signer(s) of the foregoing instrument,
who duly acknowledge to me that he/she/they executed the same.

Notary Public
Residing at:



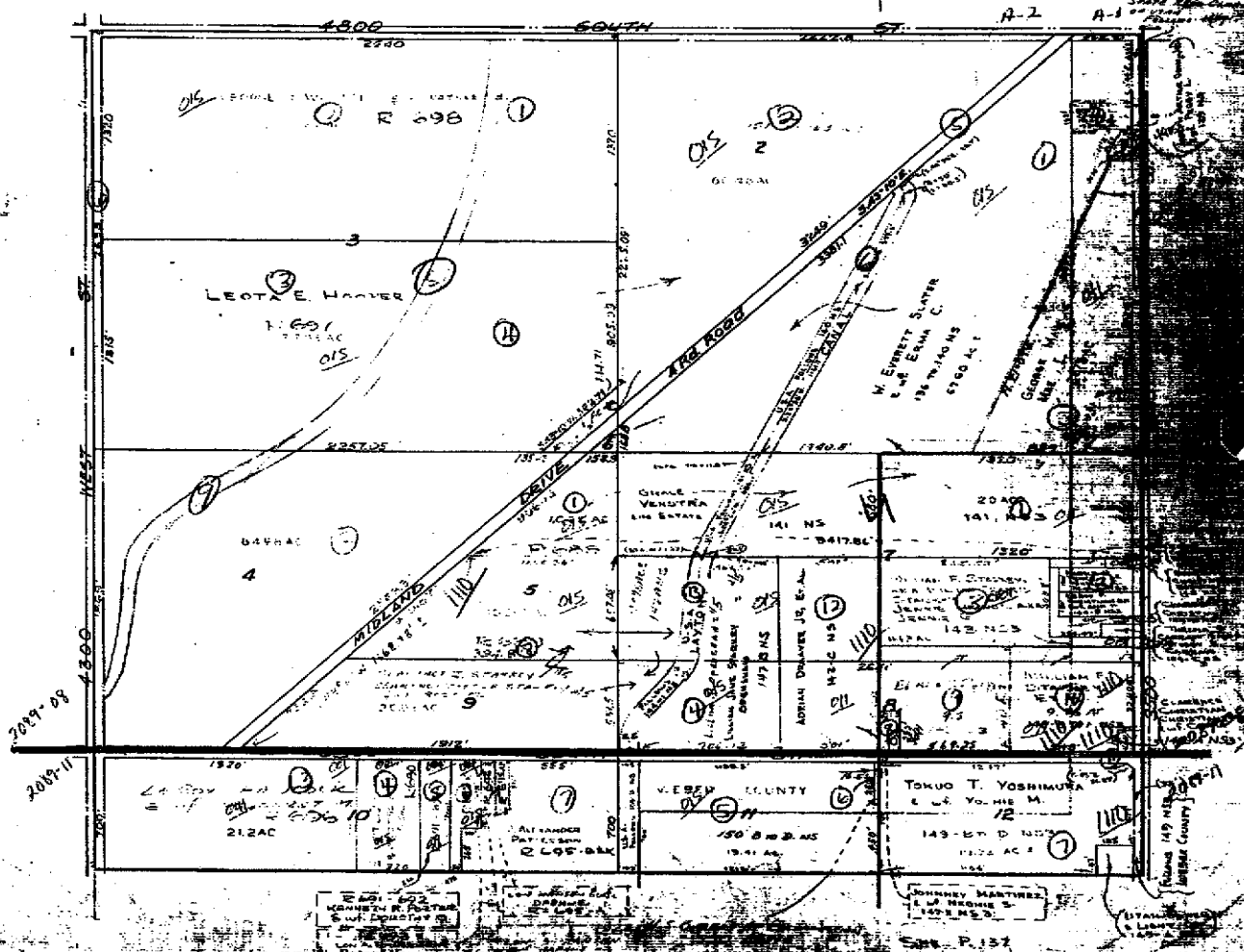
2007



RAE H DEVLIN &
WILLIS RAY HIPWELL

046

NORTH LAKE COUNTY-SKEDD DISTRICT
 Dry Water Conservancy Subdistrict



ROY DISTRICT

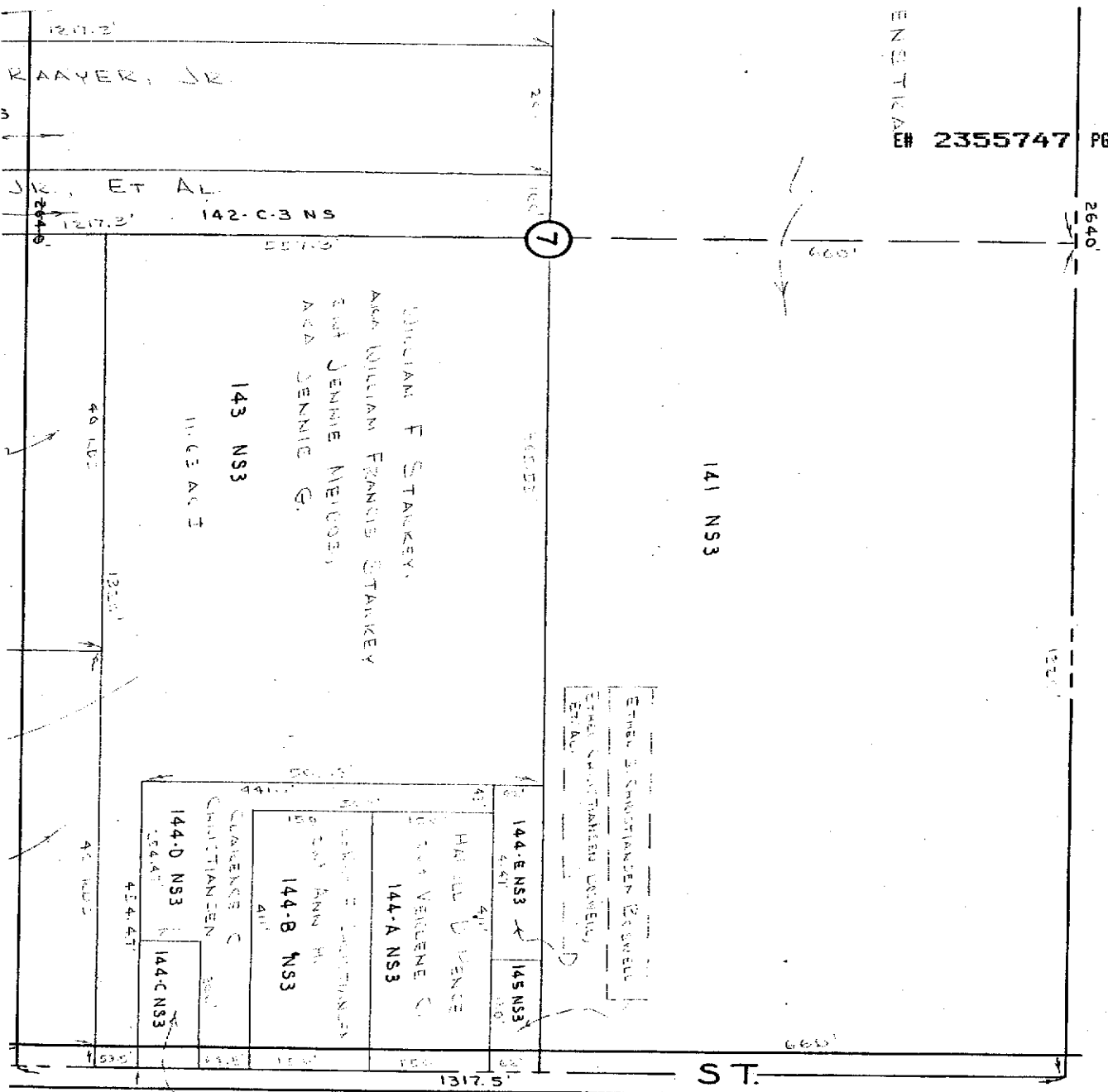
SCALE 1" = 200'

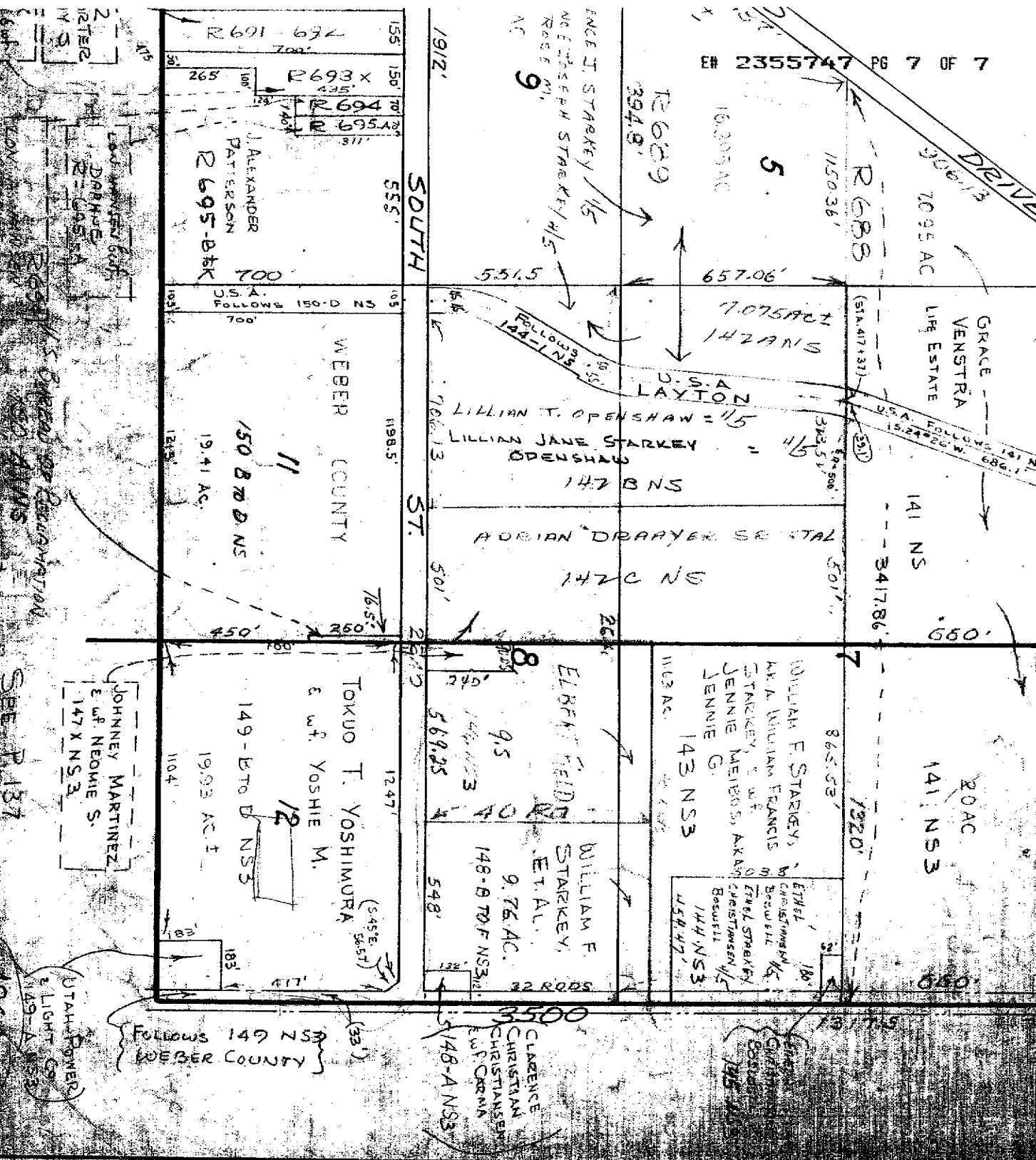
1967

PG 6 OF 11.8

NORTH DAVIS COUNTY SEWER DISTRICT - NS
ROY WATER CONSERVANCY SUBDISTRICT - 3 (E & SE 1/4) -

ENCL 2355747





SEE P. 137

1962