



"W2246207"

EN 2246207 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
05-MAR-07 9:32 AM FEE \$1.00 DEP SGC
REC FOR: WEBER COUNTY PLANNING

February 16, 2007

PLANNING COMMISSION

Rebuild Notice

Legal Description

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING ON THE WEST LINE OF THE STATE ROAD NORTH 1969.8 FEET AND NORTH 74D30' EAST 1705 FEET AND NORTH 87D16' EAST 410.5 FEET AND SOUTH ALONG ROAD 226.5 FEET OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89D16' WEST 109.5 FEET; THENCE SOUTH 59' WEST 103.5 FEET; THENCE NORTH 89D16' EAST 109.5 FEET TO ROAD; THENCE NORTH ALONG ROAD TO BEGINNING.

RE: Land Serial # 11-014-0016 Re-build Letter

Nathaniel Wood
1825 N. 400 E.
Ogden, Utah 84414

To Whom it May Concern,

The parcel of land with the Land Serial Number 11-014-0016 is currently zoned Agricultural (A-1) which requires a minimum lot size of 40,000 square feet and a minimum lot width of 150 feet on a dedicated right of way. This parcel was created prior to the enactment of zoning regulations and is considered a legal-nonconforming parcel as it now stands. The parcel currently contains approximately .26 acres and has 103.5 feet of frontage.

The Weber County Planning Commission would issue a Land Use Permit for a home to be rebuilt on this parcel as the parcel now stands, provided that the parcel boundaries are not altered in any manner unless through an approved subdivision process, and that the new home meets the required setbacks for the zone in which it lies at the time the home is rebuilt. There may be additional requirements that need to be met before a building permit will be issued.

Sincerely,

Jim Gentry, Planning Director

DATED this 16 day of Feb, 2007.

Planning Commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
(801) 399-8791



Printed on recycled paper



PLANNING COMMISSION

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 16th day of Feb., 2007,
personally appeared before me Jim Gentry the signer(s) of the foregoing
instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public
Residing at:



2/16/07 2007 Plat

PART OF THE N.E. 1/4
SECTION 5, T.6N., R.1W., S.L.B.&M.
IN NORTH OGDEN CITY AND NORTH OGDEN DISTRICT
SCALE 1" = 100'

14-2

TAXING UNIT: 07,10,13

PREFIX: 11-014

SEE BOOK 17, PAGE 68

ALSO SEE PAGE 14-3

SEE P. 14-1

Rebuild Letter
for Parcel #
11-014-0016

110140016
MICHAELETTA
WOOD ETAL
1.00 AC
11.50

SEE PAGE 14-1

CCD DEVELOPMENT
110140019
2.75 AC
11.50

DONALD A HILES, TRUSTEE
110140020
3.51 AC
11.50

SILVER STAR DEV LLD
(CLONE OF HALEY)
110140021
17.78 AC
11.50

SEE 110140001
PAGE 14-1

HELEN MARIE COLT
110140022
1.2 AC
11.50

BOULEVARD
WASHINGTON

JERRY WAYMONT ETAL
110140037
1.75 AC
10.10

JERRY L. WAYMONT
& WIFE KATHLEEN L.
110140059
12.88 AC
10.10

JEAN G WOODFIELD
TRUSTEE
110140038
3.34 AC
10.10

JEAN G WOODFIELD
TRUSTEE
110140040
2.48 AC
10.10

(P.T. INVESTMENTS
LLC)
110140041
12.00 AC
10.10

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154

425 EAST STREET

1850 NO.

1800 NO.

1750 NO.

450

EAST STREET

1700 NORTH ST.

SEE PAGE
206

(110140050)
110140051
12.18 AC
10.10

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