



01 South Main Street  
Brigham City, Utah 84302

codeviolations@boxeldercounty.org  
www.boxeldercounty.org/codeviolations.html

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April 25, 2007

Re: NOTICE OF NONCOMPLIANCE

[ Owner Name ]  
[ Address ]  
[ City, State Zip ]

Dear Owner of Record:

The records of the Box Elder County Recorder's Office indicate that you are the current owner of record of the following described parcel(s) of real property located in Box Elder County, State of Utah:

**SEE EXHIBIT A**

It has recently come to the attention of Box Elder County that the above described parcel(s) was created in violation of the "County Land Use, Development, and Management Act" (§17-27a-601 thru §17-27a-611 of the Utah Code) as well as §7.7 of the "The Box Elder County Land Use and Management and Development Code." Specifically, this parcel(s) was created from the division and/or subdivision of a larger parcel in violation of the requirements established under these provisions.

This letter of noncompliance is not to accuse anyone of committing a crime, but to inform owners that the said parcel(s) is a noncompliant division of land.

As you may or may not be aware, with a few minor exceptions, both state law and county ordinance require that before any parcel of real property can be divided or subdivided, a formal plat must be prepared, properly presented to and approved by Box Elder County. Any division or subdivision of a parcel contrary to these requirements is a violation of both state law and county ordinance and punishable as a crime. Furthermore, any further division, subdivision, sale, exchange, or transfer of the improperly created parcel is also a violation of both state law and county ordinance and punishable as a separate criminal offense.

Please be advised that after ten (10) business days, the attached "Notice of Noncompliance" will be recorded in the Box Elder County Recorder's Office.

In the event you feel that this determination of noncompliance is in error or that your parcel was created pursuant to a valid subdivision in accordance with state law and/or county ordinance, we recommend that you obtain additional information. Questions concerning this letter, the Box Elder County Code, or the Utah Code may be answered at [www.boxeldercounty.org/codeviolations.html](http://www.boxeldercounty.org/codeviolations.html). A paper copy of these codes may be requested from the Box Elder County Community Development Office for an additional fee.

In the event you have any questions or concerns that are not addressed on the website, please feel free to contact the Box Elder County Recorder's Office at (435) 734-3377. We look forward to working towards a resolution of this issue.

Respectfully,

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Kevin Hamilton, Director  
Box Elder County Community Development

Enclosures