



Weber County

Rebuild Notice

E# 3364766 PG 1 OF 3

B RAHIMZADEGAN, WEBER CTY. RECORDER
11-APR-25 1152 AM FEE \$0.00 LC
REC FOR: WEBER COUNTY PLANNING



W3364766

April 11, 2025

RE: Property with Parcel ID# 23-008-0005

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 23-008-0005 is currently zoned Forest (F-5) 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 11 day of April, 2025

Marta Borchert, Planning Technician
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 11 day of April, 2025 personally appeared before me, Iris M Hennon, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at: Weber





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Exhibit "A"

Parcel ID# 23-008-0005

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT EAST 373.00 FEET, FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 33.00 FEET; THENCE SOUTH 207.76 FEET; THENCE WEST 53.50 FEET TO THE CENTERLINE OF SOUTH FORK RIVER; THENCE NORTHWESTERLY ALONG THE CENTER OF SOUTH FORK RIVER TO A POINT THAT IS SOUTH 12D00' WEST 194.00 FEET, FROM THE PLACE OF BEGINNING; THENCE NORTH 12D00' EAST 194.00 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH AND SUBJECT TO A 20 FOOT RIGHT OF WAY DESCRIBED AS FOLLOWS: PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 609.00 FEET; THENCE NORTH 20.00 FEET; THENCE WEST 589.00 FEET; THENCE NORTH 333.00 FEET TO THE STATE HIGHWAY; THENCE WEST 20.00 FEET; THENCE SOUTH 353.00 FEET TO PLACE OF BEGINNING.

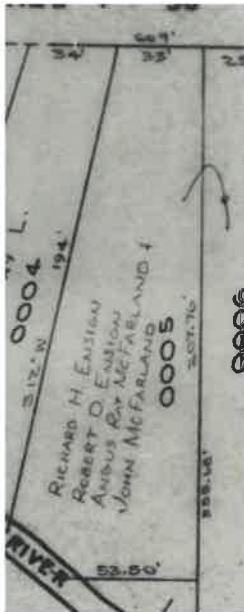


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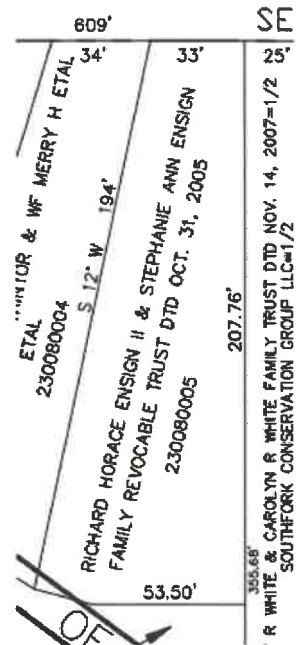
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Exhibit B

1992



2025



Property Characteristics

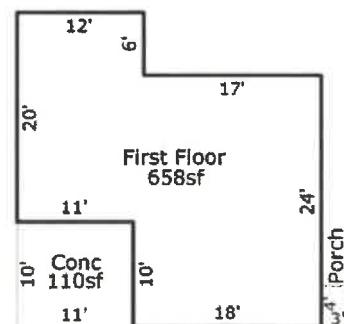
Property Characteristics

| | |
|-----------------------|------------|
| Assessment Data Year: | 2024 |
| Lot Size: | 0.26 Acres |
| Number of Buildings: | 1 |

Building #1 Characteristics

| | |
|--------------------------|---------------------|
| Year Built: | 1945 |
| Stories: | 1.00 |
| Property Type | Residential |
| Built As Desc: | CB |
| Roof Cover: | Formed Seam Metal |
| Exterior: | Frame Vinyl |
| Above Grade Square Feet: | 658 ft ² |
| Percent Complete: | 100% |
| Garage: | None |
| Basement: | None |
| Total Square Feet: | 658 ft ² |

Building Sketches



IMP: 1 | Date: 8-11-2023

[View the Assessed Value map](#)

[View in Geo-Gizmo](#)

Plat Maps

23-008 [View PDF](#)

Updated: November 26 2024

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