



# Weber County

# Rebuild Notice

5/15/2023



\*W3283585\*

**RE: Property with Parcel ID# 17-092-0002**

**Legal Description:** See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 17-092-0002 is currently zoned Forest Valley (FV-3) 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) (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.

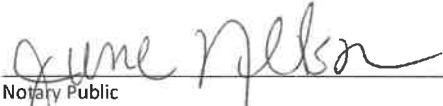
This letter addresses the legal status of the parcel and the findings provided are based upon the parcel's conformance with the Weber County Land Use Code as described above. The site has not been inspected to ensure that existing uses are allowed and existing structures meet required yard setbacks. 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.

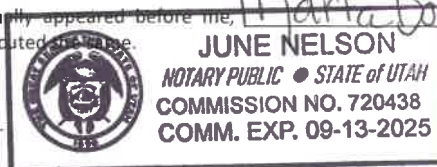
Dated this 15th day of May, 2023

  
 Marta Borchert, Planning Technician  
 Weber County Planning Division

STATE OF UTAH)  
:SS  
COUNTY OF WEBER)

On this 16 day of May, 2023, personally appeared before me, Marta Borchert the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

  
 Notary Public





**Weber County**

## Rebuild Notice

Residing at:

### Exhibit "A"

**Parcel ID# 17-092-0002**

PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 406.79 FEET WEST AND 230.92 FEET NORTH FROM THE SOUTHWEST QUARTER CORNER OF SAID SECTION 36, THENCE NORTH 47°25' WEST ALONG THE CENTER OF A COUNTY ROAD, 135.00 FEET, THENCE NORTH 57°11' EAST 246.92 FEET, THENCE SOUTH 47°25' EAST 76.94 FEET, THENCE SOUTH 43°35' WEST 240.00 FEET TO THE POINT OF BEGINNING SUBJECT TO USE BY THE PUBLIC OF A STRIP OF LAND APPROXIMATELY 25 FEET IN WIDTH ALONG THE SOUTHWESTERLY BOUNDARY AS A PUBLIC ROAD.



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### Exhibit "B"

**Parcel #: 170920002**

#### **Building Characteristics**

Assessment Data Year:	2022
Property Type:	Residential
Built As Desc.:	Ranch 1 Story
Stories:	1.00
Above Grade Square Feet:	816
Basement Square Feet:	0
Total Square Feet:	816
Basement Percent Complete:	No Basement
Garage Sq. Feet:	600
Percent Complete:	100%
Exterior:	Frame Masonry Veneer
Roof Cover:	Composition Shingle
Year Built:	1960
Lot Size:	0.58 Acres