



Weber County

# Rebuild Notice

E# 3283584 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER  
16-MAY-23 135 PM FEE \$0.00 THU  
REC FOR: WEBER COUNTY PLANNING

5/15/2023



\*W3283584\*

RE: Property with Parcel ID# 17-092-0011

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 17-092-0011 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

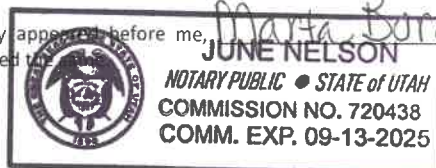
STATE OF UTAH)

: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# 17-092-0011**

PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS 1077.12 FEET NORTH ALONG THE SECTION LINE, 899.05 FEET WEST, 259.39 FEET SOUTH 18D03'20" EAST, 222.07 FEET SOUTH 7D20'40" WEST, SOUTH 26D02'50" EAST 109 FEET AND SOUTH 56D02' EAST 154.79 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE NORTH 56D04'06" EAST 454.73 FEET; THENCE SOUTH 30D24'31" EAST 180.23 FEET; THENCE SOUTH 57D11' WEST 373.63 FEET TO THE CENTER OF COUNTY ROAD; THENCE NORTH 56D02' WEST 186.31 FEET TO THE TRUE POINT OF BEGINNING.



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### Exhibit "B"

**Parcel #: 170920011**

#### **Building Characteristics**

Assessment Data Year:	2022
Property Type:	Residential
Built As Desc.:	1 Story Fin
Stories:	1.50
Above Grade Square Feet:	2,472
Basement Square Feet:	1,056
Total Square Feet:	3,528
Basement Percent Complete:	95%
Garage Sq. Feet:	1,080
Percent Complete:	100%
Exterior:	Frame Vinyl
Roof Cover:	Formed Seam Metal
Year Built:	1983
Lot Size:	1.46 Acres

**Building Sketches - Click on Image to enlarge**