



**Weber County**

# Rebuild Notice



\*W3333225\*

7/15/2024

RE: Property with Parcel ID# 21-007-0020

Legal Description: See attached Exhibit "A"

E# 3333225 PG 1 OF 3

LEANN H KILTS, WEBER CTY. RECORDER  
18-JUL-24 3:13 PM FEE \$ .00 SED  
REC FOR: WEBER COUNTY PLANNING

To whom it may concern,

The land with Parcel Number 21-007-0020 is currently zoned Agriculture (AV-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 1) 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 15 day of July, 2024

Marta Borchert, Planning Technician  
Weber County Planning Division

STATE OF UTAH)

:SS

COUNTY OF WEBER)

On this 18 day of July, 2024, personally appeared before me, IRIS MABREY HENNON the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Weber Co. Irish Mabrey Hennon  
Notary Public  
Residing at:





**Weber County**

## Rebuild Notice

### Exhibit "A"

**Parcel ID# 21-007-0020**

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 88D51' WEST 2001 FEET AND NORTH 1D54' WEST 1320 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 7, AND RUNNING THENCE NORTH 1D54' WEST 790.5 FEET, THENCE NORTH 88D51' EAST 150 FEET; THENCE SOUTH 1D54' EAST 790.5 FEET TO THE NORTH LINE OF COUNTY ROAD; THENCE SOUTH 88D51' WEST 150 FEET TO THE POINT OF BEGINNING.

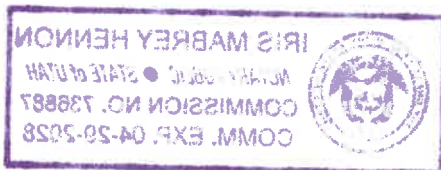
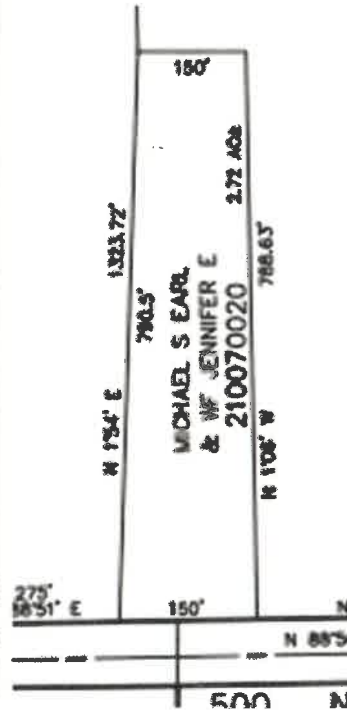
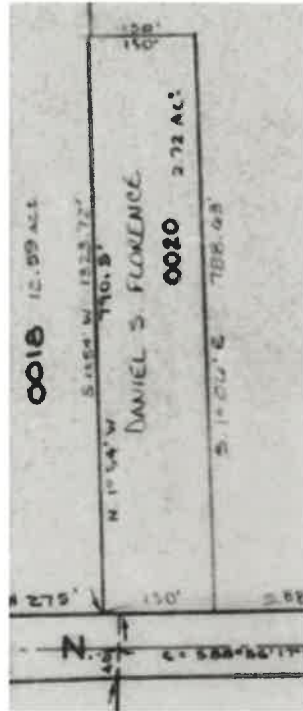




Exhibit B

1992

2024



Property Characteristics

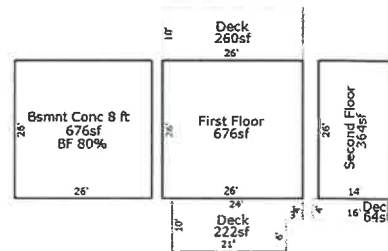
Property Characteristics

Assessment Data Year:	2024
Lot Size:	2.72 Acres
Number of Buildings:	2

Building #1 Characteristics

<b>Year Built:</b>	1979
Stories:	1.50
Property Type	Residential
Built As Desc:	1 Story Fin
Roof Cover:	Composition Shingle
Exterior:	Frame Hardboard
<hr/>	
Above Grade Square Feet:	1,040 ft <sup>2</sup>
Percent Complete:	100%
Garage:	None
Basement Square Feet:	676 ft <sup>2</sup>
Basement Percent Complete:	80%
<hr/>	
Total Square Feet:	1,716 ft <sup>2</sup>

Building Sketches



View the Assessed Value map | View in Geo-Gizmo

Plat Maps  
21-007 View PDF  
Updated: January 11 2024

