



Weber County

E# 3370358 PG 1 OF 3

B RAHIMZADEGAN, WEBER CTY. RECORDER
23-MAY-25 851 AM FEE \$0.00 LC
REC FOR: WEBER COUNTY PLANNING

Rebuild Notice



May, 23, 2025

W3370358

RE: Property with Parcel ID# 15-090-0056

Legal Description: See attached Exhibit "A"

To whom it may concern,

The land with Parcel Number 15-090-0056 is currently zoned Agriculture (A-1) 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. and h.) 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 23 day of May, 2025




Marta Borchert, Planning Technician
Weber County Planning Division

STATE OF UTAH)

:ss

COUNTY OF WEBER)

On this 23 day of May, 2025 personally appeared before me, Iris M. Hennon, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Iris M. Hennon
Notary Public
Residing at:



Weber County

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Exhibit "A"

Parcel ID# 15-090-0056 **BT** kn
PCV

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 595 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 100 FEET; THENCE EAST 53 FEET; THENCE NORTH 100 FEET; THENCE WEST 53 FEET TO THE PLACE OF BEGINNING. AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS EAST 595 FEET AND SOUTH 0D17'30" WEST 100 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 33; RUNNING THENCE EAST 53 FEET; THENCE SOUTH 0D17'30" WEST 29.5 FEET; THENCE WEST 53 FEET; THENCE NORTH 0D17'30" EAST 29.5 FEET TO THE POINT OF BEGINNING. [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THIS OFFICE FOR TAX PURPOSES.]



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Exhibit B

Parcel #: 150900056

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Property Characteristics

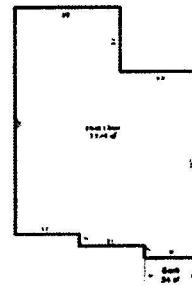
Property Characteristics

Assessment Data Year:	2024
Lot Size:	0.12 Acres
Number of Buildings:	2

Building #1 Characteristics

Year Built:	1954
Stories:	1.00
Property Type	Residential
Built As Desc:	CB
Roof Cover:	Composition Shingle
Exterior:	Frame Vinyl
Above Grade Square Feet:	1,124 ft ²
Percent Complete:	100%
Garage:	None
Basement:	None
Total Square Feet:	1,124 ft ²

Building Sketches



IMP. 1 | Date: 4-15-2016

[View the Assessed Value map](#) [View in Geo-Gizmo](#)

Plat Maps

15-090-1 [View PDF](#)

Updated: May 14 2025

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