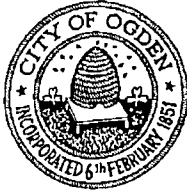




W3156574



EN 3156574 PG 1 OF 1
LEANN H KILTS, WEBER COUNTY RECORDER
27-MAY-21 11:19 AM FEE \$1.00 DEP 02
REC FOR: OGDEN CITY

Noncomplying Structure Certificate

Land Serial #: 12-091-0027

Property Description: PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 771.54 FEET NORTH AND 1130 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 0D50'23" EAST 330.00 FEET THENCE SOUTH 89D09'45" EAST 84.35 FEET TO AN EXISTING FENCE LINE THENCE SOUTH 01D04'59" WEST 330.07 FEET, THENCE NORTH 89D07'07" WEST 82.95 FEET TO THE POINT OF BEGINNING.

This is to certify that Ogden City acknowledges the non-complying structure at 189 W 7th Street. The property is located in the M-1 zone. This zone allows for light manufacturing and industrial uses including personal storage unit facilities. However, the use of the property as a personal storage unit facility is subject to the following:

The non-complying structure is limited to:

- Use as a personal storage unit facility and any accessory uses necessary and incidental to the use.
- 10' rear yard setback, from the southern property line where 20' is required.
- 10' side yard setback from the western property line where 20' is required.

The certificate does not permit the use of the property for residential dwelling units other than one night watchman's quarters.

THE RIGHT OF THE NONCOMPLYING STRUCTURE SHALL BE LOST IF:

1. The building is allowed to deteriorate to a condition that renders it uninhabitable;
2. The owner voluntarily demolishes a majority of the building;
3. The use of the property is discontinued for a continuous period of one year; or
4. The building with the use remains vacant for a continuous period of one year.

In the event that the structure is involuntarily damaged or destroyed by natural disaster or calamity, it may be rebuilt, provided the restoration is started within a period of one year from the damage and is diligently pursued to completion, and the non-complying conditions are not increased.

This non-complying structure shall not be added to, nor enlarged in any manner, except by permit of the Ogden City Planning Commission

Jared Johnson
Supervisor, Code Enforcement

Greg Montgomery
Manager, Planning Division

State of Utah)
:SS

County of Weber)

On this, the 24 day of May, 2021, personally appeared before me, ~~Alice Evans~~ Jared Johnson *Manager* of Code Enforcement and Greg Montgomery, Manager of the Planning Division of the Community and Economic Development Department of Ogden City, Utah who acknowledged that they signed the above certificate on behalf of said City.

Notary Public

