



\*W1820410\*



# Non Conforming Use Certificate

Re: Land Serial # 01-057-0026  
Legal Description: See attachment

This is to certify that on this 11th day of January 2002, Ogden City acknowledges the **nonconforming building and site 725 25<sup>th</sup> Street**. This property is located in an R-3EC zone, and has a nonconforming right for a 6-plex.

**The nonconforming building is limited to:**

- A 8' side yard setback where a 10' setback is required.
- A 13' rear yard setback where a 30' setback is required.
- 4,900.5 sq.ft. of lot area where 15,500 sq.ft. of lot area is required for a 6-plex.


**The nonconforming site is limited to:**

- No legal parking spaces where 12 stalls are required.

THE RIGHT OF THE NONCONFORMING BUILDINGS SHALL BE LOST IF THE BUILDING IS REMOVED OR DEMOLISHED.

In the event that the structure is damaged or destroyed, 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 nonconformity is not increased.

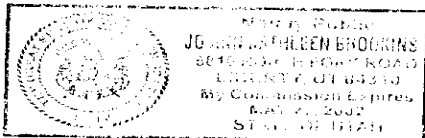
This nonconforming building shall not be added to, nor enlarged in any manner, except by permit of the Ogden City Board of Zoning Adjustment.

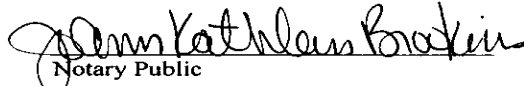
  
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 Greg Montgomery,  
 Manager, Current Planning

State of Utah                    )  
   :SS  
 County of Weber                )

On this 14 day of January, 2002, personally appeared before me,

Greg Montgomery, Manager, Current Planning of Ogden City, who acknowledged that he signed the above certificate and that the statements contained therein are true.



  
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 Notary Public

DESCRIPTION OF PROPERTY SERIAL #	01 - 057 - 0026	TAXING UNIT
OWNER RESCOM L L C	2900 FORESTRIDGE DENTON TX 76205	25

DESCRIPTION OF PROPERTY 1993 ORIG ACRES; 0

PART OF LOT 7, BLOCK 6, PLAT B, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: COMMENCING AT A POINT ON THE SOUTH LINE OF 25TH STREET 2 RODS EAST OF THE NORTHWEST CORNER OF SAID LOT 7; RUNNING THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT, 8 RODS; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT, 2 1/4 RODS; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT, 8 RODS TO THE NORTH LINE THEREOF; THENCE WEST ALONG THE LINE BETWEEN SAID LOT AND 25TH STREET 2 1/4 RODS TO THE PLACE OF BEGINNING.

TOGETHER WITH A PERPETUAL RIGHT-OF-WAY FOR PERSONS, TEAMS AND VEHICLES OVER A STRIP OF AND ADJOINING ON THE EAST OF ABOVE DESCRIBED PROPERTY 4 FEET WIDE; COMMENCING ON THE SOUTH SIDE OF 25TH STREET; THENCE SOUTH 8 RODS, PARALLEL WITH THE WEST LINE OF SAID LOT 7.

COMMENTS

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