



E# 2228439 PG 1 0F 1 DOUG CROFTS. WEBER COUNTY RECORDER 13-DEC-06 1025 AM FEE \$.00 DEP SGC REC FOR: OGDEN CITY

Nonconforming Use Certificate

Re:

Land Serial #:

14-047-0016

Property Description: ALL OF LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 15, RIVER PARK

ADDITION, OGDEN CITY, WEBER COUNTY, UTAH.

This is to certify that Ogden City acknowledges the nonconforming use at 833 W 27th Street. The property is located in the M-1 zone. This zone allows for manufacturing uses, however, the use of the property as a singlefamily dwelling is subject to the following:

The nonconforming use is limited to:

A single-family dwelling.

THE RIGHT OF THE NONCONFORMING USE 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 nonconforming 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 nonconformity is not increased.

This nonconforming use shall not be added to, nor enlarged in any manner, except by permit of the Ogden City Planning Commission.

Manager Planning Division

State of Utah

:SS

County of Weber

2006, personally appeared before me, Greg Montgomery, day of Manager of the Planning Division of the Community and Economic Development Department of Ogden City, Utah who acknowledged that he signed the above certificate on behalf of said City and that the statements contained therein are true.

JANNETTE BORKLUND OTARY PUBLIC - STATE OF UTAH 2549 WASHINGTON BLVD. SUITE 140 OGDEN, UT 84401 COMM. EXP. 04-02-2007 Anth Loplund