

OGDEN CITY NONCONFORMING USE CERTIFICATE

Re: Land Serial # ~~04-021-0049~~

NO DESC.

This is to certify that on this 2nd day of November, 1998, Ogden City acknowledges the nonconforming buildings, and site at 2820 Adams Avenue. This property is located in an R2-EC zone, and has a nonconforming right for a small lot group dwelling of a duplex and single family home on the lot.

The nonconforming buildings are limited to:

- *a total lot area of 5,548 sq. feet, where 15,000 sq. feet are required for a single family home and a duplex.
- *a 5' rear yard where a 30' rear yard is required.
- *a 0' side yard and a 3' side yard, where two 30' side yards are required.

The nonconforming site is limited to:

- *legal parking for two vehicles where legal parking for six vehicles is required.

THE RIGHT OF THE NONCONFORMING SETBACKS SHALL BE LOST IF THE BUILDINGS ARE REMOVED OR DEMOLISHED.

In the event that the structures are damaged or destroyed, they 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.

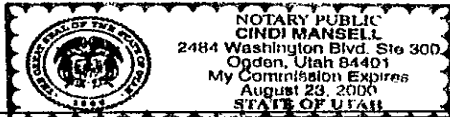
The nonconforming buildings shall not be added to, nor enlarged in any manner, except by permit of the Ogden City Board of Zoning Adjustment.

Greg Montgomery,
Current Planning Manager

State of Utah)
):SS
County of Weber)

E# 1587746 BK1969 P#1010
DOUG CROFTS, WEBER COUNTY RECORDER
06-NOV-98 907 AM FEE \$0.00 DEP MB
REC FOR: OGDEN.CITY

On this 3rd day of November, 1998, personally appeared before me,
Greg Montgomery, Current Planning Manager of Ogden City, who acknowledged that he signed the above certificate and that the statements contained therein are true.



Notary Public