



"W2187326"

Amended Nonconforming Use & Noncomplying Structure Certificate

Land Serial #: 02-024-0029 *4*
Property Description: The west 77' of Lots 1, 2, 3 and 4 in Corey's Subdivision of Ogden City, Weber County, Utah.

This is to certify that Ogden City acknowledges the **nonconforming use and non-complying structure at 1103-1105-1107 25th Street/2502 Van Buren**. The property is located in the **R-1-5 zone**. This zone allows for single family homes. However, the use of the property as a **four-plex** is subject to the following:

The nonconforming use is limited to:

- A four-family dwelling unit where only single-family dwellings are allowed

The non-complying structure is limited to:

- four parking spaces where eight side-by-side spaces are required;
- a front yard setback of 18' where 25' is required;
- a side yard facing a street, setback of 13' where 20' is required;
- a side yard setback for accessory building of 0' where 1' is required;
- a rear yard setback for an accessory building of 0' where 1' is required

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 non-complying conditions are not increased.

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

- Nonconforming Certificate issued March 15, 2004
- New rebuild language added June 2006

EB 2187326 PG 1 OF 1
DOUG CROFTS, WEBER COUNTY RECORDER
16-JUN-06 10B PM FEE \$.00 DEP KKA
REC FOR: OGDEN CITY

Greg Montgomery
Greg Montgomery
Manager, Planning Division

State of Utah)
):SS
County of Weber)

On this, the 17th day of June, 2006, personally appeared before me, Greg Montgomery, 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
NOTARY PUBLIC - STATE OF UTAH
2549 WASHINGTON BLVD.
SUITE 140
OGDEN, UT 84401
COMM. EXP. 04-02-2007

Jannette Borklund
Notary Public