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E# 3239678 PG 1 OF 1

LEANN H KILTS, WEBER CTY. RECORDER  
06-JUN-22 1021 AM FEE \$ .00 DC  
REC FOR: OGDEN CITY

# Nonconforming Use Certificate

Land Serial #: 02-051-0012

Property Description: PART OF LOT 2, BLOCK 8, RIVERSIDE ANNEX ADDITION TO OGDEN CITY, WEBER COUNTY, UTAH; DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 50 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 8 AND RUNNING THENCE EAST 50 FEET; THENCE NORTH 0D58' EAST ALONG THE WEST LINE OF ADAMS AVENUE 120 FEET; THENCE NORTH 89D02' WEST 39.5 FEET; THENCE SOUTH 53D01' WEST TO A POINT NORTH OF BEGINNING; THENCE SOUTH TO THE PLACE OF BEGINNING.

This is to certify that Ogden City acknowledges the nonconforming use at 486 15<sup>th</sup> Street and 1487 Adams. The property is located in the R-1-6 Zone. This zone allows for single-family homes. However, the use of the property as a duplex is subject to the following:

The nonconforming use is limited to:

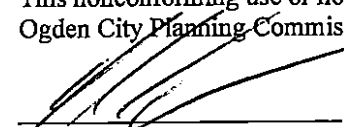
- A duplex in a single-family zone.
- A 15' front yard setback, where 25' would be required.
- A 15' side yard setback for a side yard facing a street where a 20' side yard would be required.
- A 5' rear yard setback where 30' would be required.
- Two side by side parking stalls, where four (4) side-by-side parking spaces would be 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.


  
Chris Tremea  
Supervisor, Code Enforcement

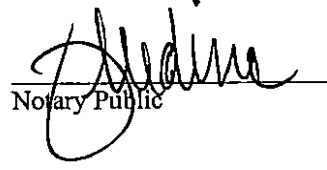
  
Greg Montgomery  
Manager, Planning Division

State of Utah )  
:SS

County of Weber )

On this, the 2<sup>nd</sup> day of JUNE, 2022, personally appeared before me, Chris Tremea, Supervisor 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.

 JOEY MEDINA  
Notary Public, State of Utah  
Commission # 724427  
My Commission Expires On  
April 28, 2026

  
Notary Public