



W3156573

EN 3156573 PG 1 OF 1
LEANN H KILTS, WEBER COUNTY RECORDER
27-MAY-21 11:19 AM FEE \$4.00 DEF DC
REC FOR: OGDEN CITY

Nonconforming Use Certificate

Land Serial #: 12-091-0090

Property Description: PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY; BEGINNING AT A POINT 771.54 FEET NORTH AND 1130 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 0D50'23" WEST 330 FEET, THENCE NORTH 89D09'45" WEST 172 FEET THENCE SOUTH 00D50'23" WEST 330 FEET THENCE SOUTH 89D07'07" EAST 172 FEET TO THE POINT OF BEGINNING. EXCEPTING THAT PORTION WITHIN THE STREET.

This is to certify that Ogden City acknowledges the nonconforming use at 191 W 7th Street. The property is located in the C3/CO (Regional Commercial, Conditional Overlay) Zone. This zone allows for a variety of general retail and wholesale sales, office, and commercial uses. However, the use of the property as a personal storage unit facility is subject to the following:

The nonconforming use is limited to:

- A personal storage unit facility and any accessory uses necessary and incidental to the use.

The noncomplying structure is limited to:

- A 10' rear yard setback from the southern property line where 30' 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.

Jared Johnson
Supervisor, Code Enforcement

Greg Montgomery
Manager, Planning Division

State of Utah)
 :SS
County of Weber)

Jared Johnson, Manager

On this, the 24 day of May, 2021, personally appeared before me, ~~Alicia Evans~~, 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.

Notary Public

