



290 NORTH 100 WEST, LOGAN, UTAH 84321  
PHONE 435 716 9021 FAX 435 716 9001

## Legally Existing Nonconforming Structure Certificate

Re: Address: **466 N 500 W**  
TAX ID #: **05-068-0031**  
Property Description: (Attached below)

Ent **1219549** Bk **2074** Pg **273**  
Date: 29-May-2019 12:33 PM Fee **\$1.00**  
**Cache County, UT**  
Michael Gleed, Rec. - Filed By TJ  
For LOGAN CITY

The City of Logan Department of Community Development certifies that the above described property has been found to have a legally existing nonconforming structure. This determination is based on the information provided by the owner and research conducted by the Department of Community Development staff.

This property is located in a Traditional Neighborhood Residential (NR-6) Zone, which currently permits single family dwellings to be built on one (1) lot in accordance with Chapter 17.13 of the Logan City Land Development Code and adopted Building Codes at a density of no more than six (6) units per acre. The structure and available history was reviewed it was determined to be legally existing non-conforming as four (4) unit structure on the property.

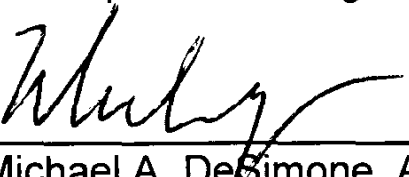
The following findings support this determination:

1. Building permit for a new 4-plex was issued in 1984.
2. In 1984, the property was zoned R3, which allowed for up to 4 unit dwellings.

In the event that the structure is damaged or destroyed through actions other than neglect or intentional demolition, it may be restored provided a building permit is obtained within 12 months of the date of damage occurrence. A good faith effort to complete and occupy the building shall also be required (Land Development Code §17.52.060).

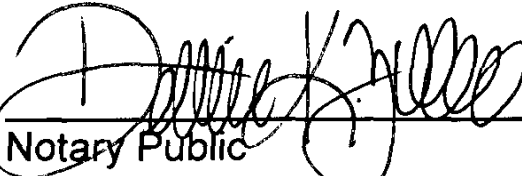
This nonconforming structure shall not be added to, nor enlarged in any manner, except as in conformance with Chapter 17.52 of the Logan City Land Development Code.

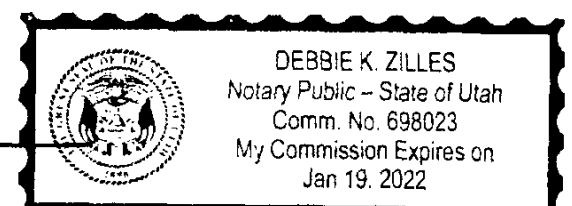
Although the property has been grandfathered the residents of this structure must continue to conform to the parking code. Parking is not grandfathered; parking in any location that does not conform to the Land Development Code is not permitted. Parking is not allowed in the parkstrip or in the front setbacks (Logan Land Development Code §17.31.080).

  
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Michael A. DeSimone, AICP  
Director, Community Development Department

State of Utah )  
:SS

County of Cache )  
On this 8 day of May, 2019, Debbie K. Zilles, Michael A. DeSimone, Director of the Community Development Department of Logan City, Utah, personally appeared before me, a notary public, who acknowledged that he signed the above certificate on behalf of said City and that the statements contained therein are true.

  
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Notary Public



**Legal Description  
2019**

Legal Description: BEG IN S LN OF LT 4 BLK 42 PLT A LOGAN CITY SVY AT PT BEING  
W 36.0 FT FROM CENTER OF BLK 42 & TH N 79.0 FT TH W 52.5 FT TH N 22.0 FT  
M/L TO S LN OF MERLIN OLSEN PROP TH W 217.1 FT TO E LN OF 500 W ST TH S  
11.00 FT ALG E R/W LN TH E 176.1 FT ALG CL OF 22 FT R/W TH S 90.0 FT M/L  
TO S LN OF SD LT 4 TH E 93.5 FT M/L TO BEG CONT 0.23 AC SUBJ TO & WITH A  
22 FT R/W WITH CL: BEG IN E LN OF 500 W ST AT PT N 91.3 FT FROM SW COR LT  
4 & TH E 217.1 FT TO END