



Non Conforming Use Certificate

Re: Land Serial # 04-031-0031
See attachment

This is to certify that on this 31st day of December 2001, Ogden City acknowledges the **nonconforming building and site** at 2821 Porter Avenue. This property is located in the R2-EC zone, and has a nonconforming right for the building and site to be used as a single-family.

The nonconforming building is limited to:

- 2,961 square feet of lot area where 5,000 square feet of lot area is required.
- 3' sideway setback where a 6' sideway setback is required

The nonconforming site is limited to:

- **One side by side parking stalls where two side by side parking stalls are required.**

THE RIGHT OF THE NON CONFORMING BUILDING SHALL BE LOST IF THE BUILDING IS REMOVED OR DEMOLISHED.

In the event that the structure is damaged or destroyed, 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 necessary permits are obtained.

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

Greg Montgomery
Manager, Current Planning

State of Utah)
County of Weber) :SS

On this 27 day of December, 2001, personally appeared before me

Greg Montgomery, Manager, Current Planning of Ogden City, who acknowledged that he signed the above certificate and that the statements contained therein are true.



Notary Public

ET 1818542 BK 2199 PG 1634
DOUG CROFTS, WEBER COUNTY RECORDER
04-JAN-02 924 AM FEE \$0.00 DEP JPM
REC FOR: OGDEN,CITY

DESCRIPTION OF PROPERTY SERIAL #

04 - 031 - 0031 / TAXING UNIT

OWNER GARNER, ADAIR L TRUSTEE

1295 N 4500 W
CLEARFIELD UT
84015

25

DESCRIPTION OF PROPERTY

ORIG ACRES;

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PART OF LOT 3, BLOCK 4, SOUTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 182 FEET SOUTH OF THE SOUTH LINE OF 28TH STREET AND 152 FEET EAST OF THE EAST LINE OF ADAMS AVENUE, AND RUNNING THENCE NORTH 31 FEET, THENCE EAST 94.5 FEET TO THE WEST LINE OF STREET; THENCE SOUTH 18D15' EAST ALONG THE WEST LINE OF SAID STREET TO A POINT 100 FEET, MORE OR LESS, EAST OF THE PLACE OF BEGINNING; THENCE WEST 100 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

COMMENTS

DIRECT INVESTORS L C (CLAIMS PT) #1573264

1955-1802 WD 9-8-98 9-11-98

1818542 BK2199 PG1635