



W1820411



Non Conforming Use Certificate

Re: Land Serial # 14-031-0034 & 14-031-0036
Legal Description: See Attachment

This is to certify that on this 11th day of January, 2002, Ogden City acknowledges the **nonconforming use and nonconforming site** at 948 W. 26th Street. This property is located in a(n) M-2 zone, and has a nonconforming right to be used as a single-family dwelling, and site development of insufficient off-street parking.

The nonconforming use is limited to:

- Single family dwelling where only manufacturing uses are permitted.

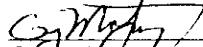
The nonconforming site development is limited to:

- One off-street parking spaces where two are required.

THE RIGHT OF THE USE AS A SINGLE FAMILY DWELLING, SHALL BE LOST IF THE SITE IS NOT USED AS A SINGLE FAMILY DWELLING FOR A CONTINUOUS PERIOD OF 1 YEAR.

In the event that 50% or less of the total floor area of the structures 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 nonconformity is not increased. If the building is damaged or destroyed and the destruction exceeds 50% of the total floor area, it may be restored upon approval by the Planning Commission.

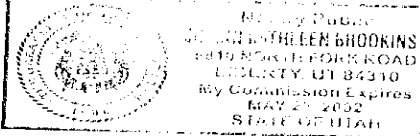
This nonconforming use shall not be added to, nor enlarged in any manner, except by permit of the Ogden City Planning Commission. The nonconforming site development shall not be expanded unless the expansion brings it into compliance with present regulations.

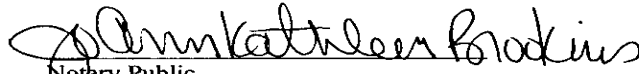

 Greg Montgomery,
 Manager, Current Planning

State of Utah)
) :SS
 County of Weber)

On this 11 day of January, 2002, 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

DESCRIPTION OF PROPERTY	SERIAL #	14 - 031 - 0036	TAXING UNIT
OWNER DOMINGUEZ, CASPER MARK	948 W 26TH ST		25
	OGDEN UT		
	84401		

DESCRIPTION OF PROPERTY	R/P	ACRES;	.1
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PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 795.30 FEET EAST AND 199 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE WEST 80 FEET; THENCE NORTH TO THE SOUTHEASTERLY LINE OF THE COUNTY ROAD; THENCE NORTH 46D45' EAST ALONG THE COUNTY ROAD TO A POINT NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH TO THE PLACE OF BEGINNING.

EXCEPT THAT PART CONVEYED TO STATE ROAD COMMISSION (860-401). CONTAINING 0.10 ACRES, M/L.

COMMENTS

DESCRIPTION OF PROPERTY SERIAL #	14 - 031 - 0034	TAXING UNIT
OWNER DOMINGUEZ, CASPER MARK	948 W 26TH ST OGDEN UT 84401	25

DESCRIPTION OF PROPERTY	ORIG ACRES;	.02
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PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH,
 RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT
 A POINT 795.30 FEET EAST FROM THE SOUTHWEST CORNER OF SAID
 QUARTER SECTION, RUNNING THENCE WEST 80 FEET; THENCE NORTH
 199 FEET; THENCE EAST 80 FEET; THENCE SOUTH 199 FEET TO
 PLACE OF BEGINNING.

EXCEPT THAT PART CONVEYED TO STATE ROAD COMMISSION
 (860-401). CONTAINING 0.02 ACRES, M/L.

COMMENTS
