

W2243484

Amended Nonconforming Use & Noncomplying Structure Certificate

Land Serial #: 14-031-0034/14-031-0036
Property Description: See attached

EN 2243484 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
21-FEB-07 12:47 PM \$100.00 DEP JKC
REC FOR: OGDEN CITY

This is to certify that Ogden City acknowledges the **nonconforming use and non-complying structure at 948 West 26th Street**. The property is located in the **M-2 zone**. This zone allows for manufacturing and industrial uses. However, the use of the property as a single-family home is subject to the following:

The nonconforming use is limited to:

- Single-family dwelling

The non-complying structure is limited to:

- One off-street parking space where two side-by-side parking spaces are required.

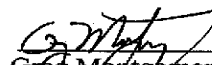
THE RIGHT OF THE NONCONFORMING USE SHALL BE LOST IF:

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.

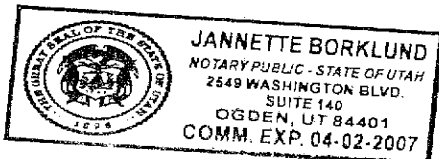
This nonconforming use or non-complying structure shall not be added to, nor enlarged in any manner, except by permit of the Ogden City Planning Commission.

- > Nonconforming Certificate issued January 14, 2002
- > Rebuild language revised and amended certificate issued February 2007


Greg Montgomery
Manager, Planning Division

State of Utah)
)SS
County of Weber)

On this, the 9th day of February 2007, personally appeared before me, Greg Montgomery, Manager of the Planning Division of the Community and Economic Development Department of Ogden City, Utah who acknowledged that he signed the above certificate on behalf of said City and that the statements contained therein are true.




Notary Public

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14-031-0034

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.

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14-031-0036

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.