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ERNEST D ROWLEY, WEBER COUNTY RECORDER
05-FEB-10 352 PM FEE \$.00 DEP LF
REC FOR: OGDEN CITY

Noncomplying Structure Certificate

Re: Land Serial #: 01-013-0012

Property Description: PART OF LOT 3, BLOCK 15, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 1.5 RODS WEST AND 54.50 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 3, AND RUNNING THENCE WEST 8.5 RODS, THENCE NORTH 46.00 FEET, THENCE EAST 30.25 FEET, MORE OR LESS, THENCE NORTH 1.00 FEET, THENCE EAST 5.60 FEET, THENCE NORTH 4.00 FEET, THENCE EAST 6.30 FEET, THENCE NORTH 2.00 FEET, THENCE EAST 25.10 FEET, THENCE SOUTH 3.50 FEET, THENCE EAST 73.00 FEET TO THE WEST LINE OF ORCHARD AVENUE, THENCE SOUTH 49.50 FEET TO THE POINT OF BEGINNING.

This is to certify that Ogden City acknowledges the **non-complying structure** at 2561 Orchard Avenue. The property is located in the **R3-EC zone**. This zone allows for a five-plex, however, the non-complying conditions of the structure are the following:


The non-complying structure is limited to:

- 6,969 sq.ft. of lot area where 13,500 sq.ft. is required.
- Two side by side parking stalls where ten side by side parking stalls are required.
- 3' side yard setback where 6' is required.

THE RIGHT OF THE NON-COMPLYING STRUCTURE SHALL BE LOST IF THE STRUCTURE IS VOLUNTARILY REMOVED OR DEMOLISHED.

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 non-complying structure shall not be added to, nor enlarged in any manner, except by permit of Ogden City.


Greg Montgomery
Manager, Planning Division

State of Utah)
:SS

County of Weber)

On this, the 25 day of November 2009, 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