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E# 2631027 PG 1 OF 2  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
22-Apr-13 0931 AM FEE \$12.00 DEP TT  
REC FOR: FIRST AMERICAN - WEST JORDAN/DRAPI  
ELECTRONICALLY RECORDED

5529806



## Noncomplying Structure Certificate

Land Serial #: 01-004-0063 ✓ M

**Property Description:** PART OF LOT 10, BLOCK 4, PLAT A, OGDEN CITY SURVEY: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT AND RUNNING THENCE WEST 57 FEET, THENCE SOUTH 80 FEET, THENCE WEST 75 FEET, THENCE SOUTH 28.5 FEET; THENCE EAST 8 RODS, THENCE NORTH 108.5 FEET TO BEGINNING. SUBJECT TO EXISTING RIGHT-OF-WAY OVER THE SOUTH 5 FEET THEREOF AND TOGETHER WITH A RIGHT-OF-WAY OVER 5 FEET ADJOINING FIRST DESCRIPTION ON THE SOUTH.

This is to certify that Ogden City acknowledges the **non-complying structure** at **2703 Washington Boulevard**. The zone allows for multi-family, however, the non-complying conditions of the structure are the following:

**The non-complying structure is limited to:**

- 17 units on 8,322 sq. ft. more or less, where 17,000 sq. ft. is required,
- 14 parking stalls where 34 legal parking stalls are 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.

Alene Evans  
Alene Evans  
Supervisor, Code Enforcement

Greg Montgomery  
Greg Montgomery  
Manager, Planning Division

State of Utah )  
  : SS  
County of Weber )

On this, the 18 day of April, 2013, personally appeared before me, Alene Evans, Supervisor of Code Enforcement and Greg Montgomery, Manager of the Planning Division of the Community and Economic Development Department of Ogden City, Utah who acknowledged that they signed the above certificate on behalf of said City and that the statements contained therein are true

Janae Stewart  
Notary Public

