

\*W3214029\*

## Amended Nonconforming Use & Noncomplying Structure Certificate

Entry # 2645387

Land Serial #: 01-004-0063

**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 **nonconforming use and revision to the non-complying structure certificate** at 2703 Washington Blvd. The property is located in the CP-3 zone. This zone allows for Multifamily dwelling building. However, the use of the property for a **15 unit multi family building** is subject to the following:

**The nonconforming use is limited to:**

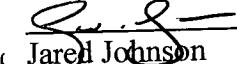
- A total of 15 units on the 8,322 sq foot lot where 15,500 square foot lot is required. This amends the previous certificate of 17 units on a 17,000 square foot lot parcel which included other parcels
- Shared parking of 14 stalls with parcel 01-004-0064 where 23 stalls are required.

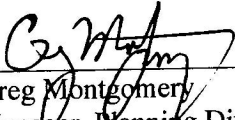
**THE RIGHT OF THE NONCONFORMING USE SHALL BE LOST IF:**

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.

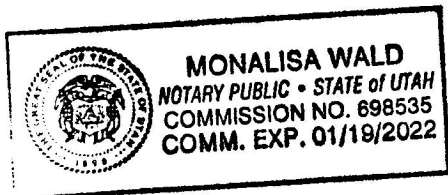
This nonconforming use or non-complying structure shall not be added to, nor enlarged in any manner, except by permit of the Ogden City Planning Commission.

  
Jared Johnson  
Manager, Building Services

  
Greg Montgomery  
Manager, Planning Division

State of Utah            )  
                                  :SS  
County of Weber        )

On this, the 7 day of JANUARY, 2022, personally appeared before me, Jared Johnson, Manager of Building Services 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.



  
Notary Public