

E# 3299417 PG 1 OF 1
LEANN H KILTS, WEBER CTY. RECORDER
25-SEP-23 141 PM FEE \$0.00 THU
REC FOR: OGDEN CITY



W3299417

Nonconforming Use Certificate

Land Serial #: 01-005-0043

Property Description:

PART OF LOT 7, BLOCK 5, PLAT A, OGDEN CITY SURVEY: BEGINNING AT A POINT 17 1/2 RODS, WEST FROM THE NORTHEAST CORNER OF LOT 7; AND RUNNING THENCE EAST 57 FEET; THENCE SOUTH 8 RODS THENCE WEST 57 FEET, THENCE NORTH 8 RODS TO TO THE PLACE OF BEGINNING.

This is to certify that Ogden City acknowledges the **nonconforming use** at **255 27th Street**. The property is in the **R-MFV Zone**. This zone does allow for a **duplex**, however, the use of the property as a **duplex** is subject to the following:

The nonconforming use is limited to:

- A duplex in a multi-family residential zone.
- One (1) gravel parking stall, where 2 side-by-side parking stalls would be required.

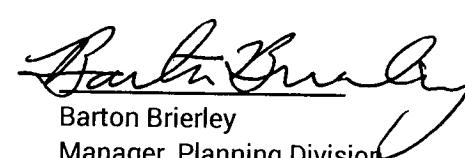
THE RIGHT OF THE NONCONFORMING USE SHALL BE LOST IF:

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.

If 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.

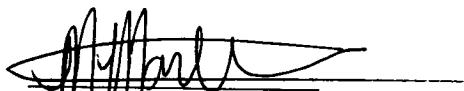

Chris Tremea
Manager, Building Services Division


Barton Brierley
Manager, Planning Division

State of Utah)
:SS
County of Weber)

On this, the 19th day of September, 2023 personally appeared before me, Chris Tremea, Manager of the Building Services Division and Barton Brierley, 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.




MARQAE MARTINSON
Notary Public, State of Utah
Commission # 727628
My Commission Expires
10282026

Notary Public