

ENT 151445:2003 PG 1 of 2
KARL A. COVINGTON
UTAH COUNTY RECORDER
2003 Sep 16 10:38 AM FEE 0.00 BY SFS
RECORDED FOR PROVO CITY

City of Provo, Utah
Notice of
OCCUPANCY RESTRICTION
Where Residential Structures Have Second Kitchens

All prospective, current, and future owners, and heirs to the property identified below, are hereby notified that the residence is permitted the use of a second kitchen, so long as its use complies with the conditions specified in Section 14.34.440 of the Provo City Zoning Ordinance, listed herein.

Address: 1488 W. 1460 N. Provo, Utah
In Lot _____, Plat _____, in the _____ Subdivision
Provo City, Utah, or as otherwise described legally as follows:

COM N 53.45 FT & N 89 DEG 43'0"W 425.7 FT PR E 1/4 COR. OF SEC. 35, T6S, R2E, SL
B&M.; N 0 DEG 34'0"W 111 FT; N 89 DEG 43'0"W 112.52 FT; S 0 DEG 20'29"E 96.16 FT
; ALONG A CURVE TO L (CHORD BEARS: S 45 DEG 1'45"E 21.1 FT, RADIUS=15 FT); S 89 D
EG 43'0"E 98.13 FT TO BEG. AREA 0.286 AC.

Utah County Parcel No: 19055.0046 With _____
(Acre or Percentage thereof). The property is located in the _____ Zone,
and _____ Grid.

Provo City Code Section 14.34.440. Second Kitchen in Single Family Residences.

- (1) A second kitchen in a single family residence may be allowed in an A1, RA, or R1 zone if all of the following requirements are met:
 - (a) The residence shall have only one front entrance.
 - (b) The residence shall have only one address.
 - (c) An interior access shall be maintained to all parts of the residence to assure that an accessory unit or apartment is not created. There shall be no keyed and dead bolt locks, or other manner of limiting or restricting access from the second kitchen to the remainder of the residence.
 - (d) The residence shall have no more than one electrical meter.
 - (e) A second kitchen shall exist only as part of the primary structure and shall not be installed in an accessory or "out" building.
 - (f) Upon request made by Provo City staff, the residence owner shall allow, within reasonable hours an inspection of the residence which has a second kitchen, in order to determine compliance with this section.
 - (g) The residence owner shall sign a written document prescribed by Provo City which declares that the residence will not be converted into two or more units without specific approval by the Provo City Building Inspection and Zoning Divisions. The signature on such a document shall be notarized and the document shall be recorded with the Utah County Recorder's Office prior to issuance of a building permit.
 - (h) Once a second kitchen is approved under the above criteria, both present and future owners of the residence shall limit use of the single family residence to a family only; no unrelated persons shall be permitted in the dwelling.
 - (i) Construction of any such kitchen shall meet Uniform Building Code standards.

- (2) A second kitchen shall not be established in a single family residential structure which contains an accessory apartment, whether or not such accessory apartment was established pursuant to Chapter 14.30, Supplementary Residential (S) Overlay Zone, or Chapter 14.46, Accessory Apartment (A) Overlay Zone, Provo City Code. (New 1996-62, 1998-06, 1998-23)

The residence located at the afore referenced address shall have only one front entrance, one (1) address, and one (1) electric meter. In accordance with the provisions allowing for a second kitchen, neither this document nor the existence of a second kitchen shall be interpreted as allowing for, or permitting, any form of accessory apartment or second living unit at this location. In those residences with a second kitchen, both present and future owners of the property must limit use of the single family residence to a family only.

BUILDING PERMIT # 22305 was issued to document the code compliance of the 2nd kitchen. An inspection was performed to confirm the counter electric outlets were GFCI protected and the sink was properly plumbed.

Community Development Approval by [Signature] Date: 9.9.03

I/We, Melissa Walker, as owner(s) of the subject property, declare this 8th day of Sept, 2003, that I/We understand the requirements for the creation/existence of a second kitchen in the residence identified above. In accordance with these requirements, I/We declare that I/We will in no way attempt to modify the existing residence in order to create an accessory apartment or a second living unit. Further, I/We agree that I/We shall allow Provo City staff to make an inspection of the subject home within reasonable hours, in order to determine compliance with the Provo City Ordinance regarding second kitchens in single family residences.

Signed: [Signature] Date Signed: 9/8/03

Signed: _____ Date Signed: _____

STATE OF UTAH)
COUNTY OF UTAH) SS.

On this 8th day of Sept, 2003, personally appeared before me, a Notary Public, Melissa Walker and identified him\herself\themselves as the signer(s) of the foregoing instrument and who duly acknowledged that he\she\they executed the same.

Signed: [Signature]
NOTARY PUBLIC, in and for the County of UTAH
State of Utah. My Commission Expires: APRIL 6, 2005
Print Name: ERIAN C FOLLINS

