

**When Recorded Please Return To:**

Bountiful City Planning Department  
790 South 100 East  
Bountiful, UT 84010

**RETURNED**  
**JAN 29 2020**

**Notice of Use Restriction by Bountiful City**

Subject to the exceptions stated herein, notice is hereby given that under Bountiful City ordinances the property and structure located at 1154 South 950 East, Bountiful, Utah, and more specifically described as:

Parcel # 02-089-0018

ALL OF LOT 3, TWIN HOLLOWES SUB. CONT. 0.57 ACRES ALSO: ALL OF LOT 202, TWIN HOLLOWES SUB PHASE 2. CONT. 0.2194 ACRES ALSO: BEG AT THE SE COR OF TWIN HOLLOWES SUB AT A PT S 88°57' E 638.91 FT ALG THE SEC LINE FR THE S 1/4 COR OF SEC 17-T2N-R1E SLM, & RUN TH N 155.70 FT ALG THE E LINE OF SD SUB; TH E 53.44 FT; TH S 0°45'13" E 156.73 FT ALG THE E LINE OF THE W 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SD SEC 17; TH N 88°57' W 55.52 FT TO THE POB. CONT. 0.195 ACRES TOTAL ACREAGE 0.9844 ACRES

An Accessory Dwelling Unit (ADU) was approved for the property by the Bountiful City Administrative Committee on January 27, 2020. Use of the ADU shall only be allowed in accordance with the standards found in Section 14-14-124 of the Bountiful Land Use Ordinance. The principle owner-occupants must occupy the primary dwelling or the ADU as their permanent residence. The property shall be used as a single family residence only and shall not be used as a two-family (duplex) or multi-family dwelling or for another unlawful purpose.

This restriction is due to the fact that this property is currently zoned Single-Family Residential (R-4), which does not permit more than one residential unit per legal lot. This document shall not restrict nor limit any future action of the City to rezone this property or to modify the Land Use Ordinance.

Dated this 28<sup>th</sup> day of January, 2020.

By:   
Francisco Astorga, Planning Director

By:   
Duane Walter Fisher

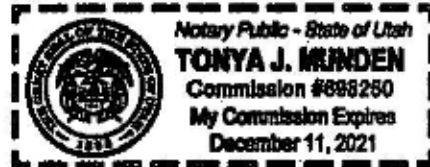
**Notary Blocks for:**  
Notice of Use Restriction by Bountiful City  
Parcel #02-089-0018

County of Davis )  
State of Utah )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of January, 2020, by Francisco Astorga, Planning Director

  
Notary Public

My commission expires: 12-11-2021



County of Davis )  
State of Utah )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of January, 2020, by Duane Walter Fisher.

  
Notary Public

My commission expires: 12-11-2021

