

11097912

WHEN RECORDED MAIL TO:

DRAPER CITY
Attn: Community Development Department
1020 East Pioneer Road
Draper, Utah 84020

11097912
12/16/2010 10:31 AM \$12.00
Book - 9889 Pg - 5762-5763
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
CITY OF DRAPER
1020 E PIONEER RD
DRAPER UT 84020
BY: KSR, DEPUTY - WI 2 P.

NOTICE OF SECOND KITCHEN IN A SINGLE FAMILY DWELLING

NOTICE IS HEREBY GIVEN that approval was granted by Draper City on the 15 day of December, 2010, for the establishment of a Second Kitchen in a Single Family Dwelling to be maintained in accordance with Chapter 9-30 of the Draper City Municipal Code, as amended, on the following described property:

Lot 35 Shadow Crest, 12547 S 1745 E

28-28-454-002
Approval of the Second Kitchen in a Single Family Dwelling for the above-referenced property does not and shall not be construed to constitute approval of a second dwelling unit or accessory dwelling unit as provided by Draper City Ordinances. Maintenance and use of the Second Kitchen in a Single Family Dwelling as provided herein is subject to the following restrictions and conditions: (1) The residence shall have only one front entrance. (2) The residence shall have only one address. (3) 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. (4) The residence shall have no more than one electrical meter. (5) A second kitchen shall exist only as part of the primary structure and shall not be installed in an accessory or "out" building. (6) 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 roomers or boarders shall be permitted. (7) Construction of any such kitchen shall meet standards of the current building codes adopted by the City.

The undersigned, as the property owner(s) of record of the above-described property, hereby expressly acknowledge all of the conditions and restrictions of the Draper City Second Kitchen in a Single Family Dwelling Ordinance and hereby consent to the recording of this Notice with the applicable County Recorder, State of Utah. The property owner(s) expressly agree and acknowledge that the single family dwelling on the property referred to herein shall not be converted into two or more dwelling units without specific approval by Draper City in accordance with applicable Ordinances. This Notice and the restrictions set forth herein shall be binding upon and inure to the benefit of heirs, officers, representatives, agents, successors and assigns of the property owner(s).

Dated: 12/15/10

J.R. Broadbent
Property Owner of Record
J.R. Broadbent
Printed Name

Dated: _____

Property Owner of Record

Printed Name

ACKNOWLEDGEMENT

STATE OF Utah)
) :SS.
COUNTY OF Salt Lake)

On the 15 day of December, 2010, personally appeared before me
JR Broadbent, who being by me duly sworn, did say that (s)he is the
signer of the foregoing instrument, who duly acknowledged to me that (s)he executed the same.

My Commission Expires:

10/22/2012

Cheryl Thompson
Notary Public
Residing at:

1020 E Pioneer Rd
Draper, UT 84020

