



ENT 119149:2019 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Nov 13 4:26 PM FEE 0.00 BY MA
RECORDED FOR PLEASANT GROVE CITY CORPORA

Received by: S. Taggart Date: 10/29/19 \$25.00 Fee Paid (Office Only)

ACCESSORY APARTMENT REGISTRATION

PROPERTY OWNER NAME Brooks and Samantha Heder

APARTMENT ADDRESS 761 W 1100 N Unit.B Pleasant Grove UT, 84062

PHONE 801-623-8174 EMAIL brooksheder@gmail.com

APARTMENT LOCATION (circle one): main dwelling/addition above garage basement detached building

In order for registration to be complete, a fee of \$25 must be paid and the property owner must certify that the following requirements are met at this property. Please check all items that are in compliance at this time:

- The apartment contains eating, sleeping, and sanitation facilities separate from the primary dwelling.
- The main dwelling is and will remain owner occupied.
- One family, as defined and permitted by City Code, will only occupy the apartment.
- There is only one accessory apartment on the property.
- The accessory apartment has an exterior entrance that is separate from the entrance to the main dwelling. Access doors for the dwelling and apartment shall not be side-by-side.
- A separate, exterior access will be maintained for the main dwelling and the accessory apartment.
- The accessory apartment has same address number as the main dwelling, but shall refer to unit B Addresses must be located in a visible location on the street frontage side of the home. (attach photos of B on front of house)
- The Property has six hard surface off-street parking spaces (four the main dwelling, plus two spaces for the accessory dwelling, and will maintain sufficient off-street parking spaces for the number of vehicles on the property. (attach photos)
- All utility meters monitored by Pleasant Grove City are in the property owner's name and be paid by the property owner.
- An interior access exists and will be maintained between the main dwelling and attached apartment (may be locked).
- The accessory apartment will not be sold or detached by deed and only be rented.
- A site plan showing property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters is attached.
- A detailed floor plan showing rooms labelled with current or proposed uses is attached.
- The accessory apartment complies with all building codes in effect at the time of construction. All building corrections have been completed to meet building code requirements (inspection and fee may be necessary).
- The following building and safety requirements are met, as shown on the attached photos:

Smoke detector in each bedroom
 Water heater strapped to the wall
 Kitchen and bathrooms GFCI outlet

Smoke & CO Detector outside of bedrooms
 Handrail going into basement entrance (If applicable)
 Guardrail above basement entrance, minimum 34" above grade level (If applicable)

I certify that the above information is true and correct. I understand that if the above is determined to be incorrect or incomplete, the City may need to perform an inspection and/or undertake zoning enforcement procedures.

Please sign Below

Applicant:



Date: 10/24/19

Office Only

Inspector: Jim Nor Date: 10/28/19

File #: 80019054 Tax ID: 391720004

Turn in application to
Community Development
In person: 65 N 100 E
Online: karakresser@pgcity.org
Phone: 801-785-6057

Notice of
REGISTERED ACCESSORY APARTMENT
 In Compliance With Pleasant Grove City Code

All prospective, current, future owners, and heirs to said property, are hereby notified that the residence located at 761 W 1100 N in Pleasant Grove City, Utah, and assigned Utah County Tax Identification Number 391720004, is permitted and registered for the use of an Accessory Apartment, as shown on the attached Accessory Apartment Registration Form, so long as its use complies with Pleasant Grove City Code Section 10-15-47, Accessory Apartments.

Lot 4 plat A Fish Flats Subdv. area 0.317 A/

I/We Brooks Heder as owner(s) of the subject property, declare this 29th day of October 20 19 that I/We understand the requirements for the creation/existence of an Accessory Apartment in the residence identified above. In accordance with these requirements, I/We declare that I/We will in no way modify the existing residence or its use that will render it non-compliant with the above mentioned Pleasant Grove City Code.

Signed: Brooks Heder Date: 10/29/19

Signed: _____ Date: _____

STATE OF UTAH)
 COUNTY OF UTAH) SS.

On this 29 day of October 20 19, Brooks Heder appeared before me, Barbara Johnson, a Notary Public, 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: Barbara Johnson

NOTARY PUBLIC, in and for the County of Utah, State of Utah.
 My Commission Expires: 05-28-2021
 Print Name: Barbara Johnson

