

City of Orem
Accessory Apartment Affidavit
For property at 339 West 840 South, Orem, Utah

Property Description: Lot 3, Melwood Subdivision, Plat B
Tax ID: 46 166 0003

ENT 169598:2003 PG 1 of 1
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2003 Oct 22 11:11 am FEE 0.00 BY SS
RECORDED FOR OREM CITY CORPORATION

AFFIDAVIT

I Bob L. Moore, Planning Division Manager of the City of Orem Development Services Department, hereby declare that during the period between June 1992 and February 12, 2003, City of Orem ordinances permitted accessory apartments in single-family homes upon compliance with certain ordinance requirements. An accessory apartment by City definition means a subordinate dwelling, which has its own eating, sleeping, and sanitation facilities, within a main residential building. The City's ordinance required that the owner of the property on which an accessory apartment is located live in either the main residential building or in the accessory apartment within the main residential building.

I further declare that the City Council by Ordinance Number O-02-0041 dated November 12, 2002, prohibited the issuance of new accessory apartment permits after February 12, 2003. The City Council has declared that any accessory apartment for which a valid City permit has been issued may continue after February 12, 2003 as a legal non-conforming use subject to the requirements of Section 22-6-9(F) of the Orem City Code.

I certify that an accessory apartment permit has been issued for the property described above. The legal non-conforming accessory apartment may continue, provided however, it continues to meet the requirements of Section 22-6-9(F) of the Orem City Code and that the owner of the property lives in either the main residential building or in the accessory apartment within the main residential building. In the event that this structure is destroyed, pursuant to Article 22-3 of the Orem City Code as constituted as of the date of this affidavit, it may be rebuilt as a single-family dwelling with an accessory apartment.

I further declare that this property is not a duplex or multi-family dwelling and that it is unlawful to represent or convey this property as a duplex or multi-family dwelling.

Bob L. Moore, Planning Division Manager

ACKNOWLEDGMENT

State of Utah)
) ss.
County of Utah)

The foregoing affidavit was acknowledged before me this 21st day of October 2003, by Bob L. Moore, Planning Division Manager of the City of Orem Development Services Department who duly acknowledged to me that he did execute the same.

My commission expires: 10-6-07

Loriann Merritt, Notary Public

