

D
FW

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 113 N. 1400 E in Pleasant Grove City, Utah, and its assigned Utah County Tax Identification Number 347230002 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. The accessory apartment permit is granted conditioned upon the accessory unit remaining owner occupied as defined in Pleasant Grove Municipal Code Section 10-15-47 "Accessory Apartments." If the status of the property changes and is no longer owner occupied, the accessory apartment permit is **REVOKED**.

The owner Sherie Tingey is responsible to report to the City any changes in property or company ownership.

Lot 2, Plat A, Ashlyn Lane Sub Area .279AC

I/We Sherie Tingey as owner(s) of the subject property declare this 1 day of May 2023 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: Sherie Tingey Date: 5/1/23

Printed: Sherie Tingey

Signed: _____ Date: _____

Printed: _____

STATE OF UTAH)
COUNTY OF UTAH) SS.



ENT 29406:2023 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 May 09 2:15 pm FEE 0.00 BY TM
RECORDED FOR PLEASANT GROVE CITY CORPORA

On this 1 day of May 2023
Sherie Tingey appeared before me,
Kara Kresser

_____, a Notary Public, and identified himself/herself/themselves as the signer(s) of the foregoing instrument and who duly acknowledged that he/she/they executed the same.

Signed: Kara Kresser

NOTARY PUBLIC, in and for the County of Utah, State of Utah.

My Commission Expires: 9-3-24

Print Name: Kara Kresser



Received by: B. J. H. Date: 4-17-23 \$25.00 Fee Paid pd (Office Only)

ACCESSORY APARTMENT REGISTRATION

PROPERTY OWNER NAME Starie Tingey
 APARTMENT ADDRESS 113B 1400E Pleasant Grove
 PHONE (401) 745 4203 EMAIL Starie.Tingey@hotmail.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:

<input checked="" type="checkbox"/> Smoke detector in each bedroom	<input checked="" type="checkbox"/> Smoke & CO Detector outside of bedrooms
<input checked="" type="checkbox"/> Water heater strapped to the wall	<input checked="" type="checkbox"/> Handrail going into basement entrance (If applicable)
<input checked="" type="checkbox"/> Kitchen and bathrooms GFCI outlet	<input checked="" type="checkbox"/> 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: [Signature] Date: 4-17-2023
Riley Pratt

Office Only

Inspector: [Signature] Date: 5/5/23
TIM NIKENGER
File #: 30017207 Tax ID: 347230007

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

Permits@pgcity.org