



E 3578303 B 8537 P 108-109
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/8/2024 10:27 AM
FEE 40.00 Pgs: 2
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RETURNED
JUL 08 2024

Notice of Use Restriction by Bountiful City Regarding a Second Kitchen Within a Single-Family Dwelling

Subject to the exceptions stated herein, notice is hereby given that under Bountiful City Code the property and structure located at the address listed below shall be used as a single-family dwelling only and shall not be used as a two-family (duplex) dwelling, a multi-family dwelling, or for another unlawful purpose.

3042 South 200 East, Bountiful City, Davis County, Utah

BEG 160 FT N 89°13' E & N 0°09' W 229.6 FT FR SW COR LOT 36, BLK 1, VAL VERDA PLAT A; TH N 0°09' W 80 FT; TH S 89°13' W 125 FT; TH S 0°09' E 80 FT; TH N 89°13' E 125 FT TO BEG. CONT. 0.24 ACRES ALSO: BEG AT A PT WH IS N 89°13' E 25 FT ALG THE S LINE OF LOT 4 & S 0°09' E 80 FT FR THE SW COR OF LOT 4, STAR HEIGHTS SUB, SD SUB IS A PART OF SEC 6-T1N-R1E, SLM, & SEC 31-T2N-R1E, SLM; & RUN TH S 0°09' E 80 FT; TH S 89°13' W 35 FT; TH N 0°09' W 80 FT; TH N 89°13' E 35 FT TO THE POB. CONT. 0.064 ACRES TOTAL ACREAGE 0.304 ACRES

Parcel ID: 05-039-0026

The subject site is located in the Single Family Residential (R-3) Zone which does not permit more than one (1) residential unit per legal lot. Physical improvements including, but not limited to, a second kitchen may have been made to the structure that may give the appearance of a second (2nd) residential unit; however, Bountiful City will not recognize these improvements as granting any use other than those expressly permitted by the current City Land Use Code. The approval of a second (2nd) kitchen does not constitute approval of a second (2nd) residential unit for the property including an Accessory Dwelling Unit (ADU).

This document does not constitute the issuance of a building permit. Additionally, this document shall not restrict nor limit any future action of the City to rezone this property or to modify the Land Use Code.

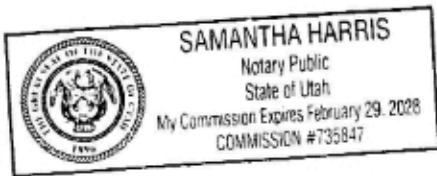
Dated this 8th day of July, 2024.

Notary Blocks are on the second page.

By: *Francisco Astorga*
Francisco Astorga, Bountiful City Planning Director

County of Davis)
State of Utah)

The foregoing instrument was acknowledged before me this 08 day of July, 2024, by Francisco Astorga.

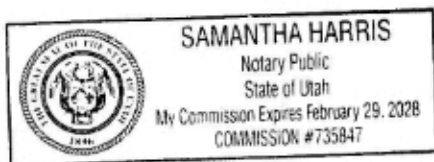


Samantha Harris
Notary Public

By: *Aaron Haaga*
Aaron Haaga, Registered Agent, AK 9912 LLC

County of Davis)
State of Utah)

The foregoing instrument was acknowledged before me this 08 day of July, 2024, by property owner.



Samantha Harris
Notary Public