

City of Provo, Utah
 Notice of
OCCUPANCY RESTRICTION
 Where Residential Structures Have Second Kitchens
 Existing Kitchen

All prospective, current, and future owners, and heirs to the property identified below, are hereby notified that the residence is permitted the use of a second kitchen, so long as its use complies with the conditions specified in Section 14.34.440 of the Provo City Zoning Ordinance. Only single family residential structures located in an RA (Residential Agricultural), A1 (Agricultural), or R1 (Single Family Residential) Zone are permitted second kitchens. The property is described as follows:

Address: 870 Walnut
 In Lot 2, Plat B, in the Grow Field Village Subdivision
 Provo City, Utah, or as otherwise described legally as follows: 66463:2004 PG 1 of 1
 Utah County Parcel No: 40-58-27
 with .28 (Acre or Percentage thereof). The property is located in the
R110 Zone, and 017 Grid.

66463:2004 PG 1 of 1
 RANDALL A. COVINGTON
 UTAH COUNTY RECORDER
 2004 Jun 10 10:01 am FEE 0.00 BY LJ
 RECORDED FOR PROVO CITY CORPORATION

The residence located at the above referenced address shall have only one front entrance, one address, and one electric meter. In accordance with the provisions allowing for a second kitchen, neither this document nor the existence of a second kitchen shall be interpreted as allowing for, or permitting, any form of accessory apartment or second living unit at this location. In those residences with a second kitchen, both present and future owners of the property must limit use of the single family residence to a family only.

Building Code Waiver: A building permit could not be located authorizing the addition of the second kitchen in the home referenced above. Because of this, Provo City cannot confirm compliance with Building Code requirements. By signing this document, I acknowledge that UBC Code requirements may not be met for the second kitchen in said home.

Community Development Approval by _____ Date: _____

I/We, _____, as owner(s) of the subject property, declare this _____ day of _____, 20____, that I/We understand the requirements for the creation/existence of a second kitchen in the residence identified above. In accordance with these requirements, I/We declare that I/We will in no way attempt to modify the existing residence in order to create an accessory apartment or a second living unit. Further, I/We agree that I/We shall allow Provo City staff to make an inspection of the subject home within reasonable hours, in order to determine compliance with the Provo City Ordinance regarding second kitchens in single family residences.

Signed: Sylvia C. Kearney Date Signed: 2-11-04
 Signed: Peter Kearney Date Signed: 2-11-04

STATE OF UTAH)
 COUNTY OF UTAH) SS.

On this 11th day of February, 2004, personally appeared before me, a Notary Public, Sylvia & Peter Kearney 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: Lynay Osness
 NOTARY PUBLIC, in and for the County of _____
 State of Utah. My Commission Expires: _____
 Print Name: _____

