

ENT 88820:2009 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2009 Aug 13 10:10 am FEE 0.00 BY SW
RECORDED FOR PROVO CITY CORPORATION

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 an additional kitchen, so long as its use complies with the conditions specified in Section 14.34.440 of the Provo City Zoning Ordinance. Only one family residential structures located in an RA (Residential Agricultural), A1 (Agricultural), or R1 (One Family Residential) Zone including a Performance Development Overlay (PD) zone used in combination with these zones are permitted additional kitchens. The property is described as follows:

Address: 2560 N 560 E 84604
In Lot 8, Plat A, in the Wilson Subdivision
Provo City, Utah, or as otherwise described legally as follows:

Utah County Parcel No: 55:041:0008
with .40 (Acre or Percentage thereof). The property is located in the
R1.10 Zone, and Grid.

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 an additional kitchen, neither this document nor the existence of an additional 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 an additional kitchen, both present and future owners of the property must limit use of the one 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 Rick Bennett Date: 8/10/09

I/We, Kyunghee Seo, as owner(s) of the subject property, declare this day of , 2009, that I/We understand the requirements for the creation/existence of an additional 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 additional kitchens in one family residences.

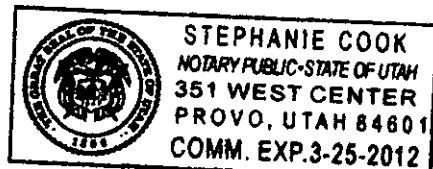
Signed: [Signature] Date Signed: 8/10/09

Signed: Date Signed:

STATE OF UTAH)
COUNTY OF UTAH) SS.

On this 10 day of August, 2009, personally appeared before me, a Notary Public, Kyunghee 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: Stephanie Cook
NOTARY PUBLIC, in and for the County of Utah,
State of Utah. My Commission Expires: 3-25-12
Print Name: Stephanie Cook





Utah County Online
 The Official Web Site of
 Utah County Government

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REAL PROPERTY OWNER INFORMATION



Serial: 55:041:0008
Owner: SEO, KYUNGHEE ET AL

Years Valid: 2008.....
Tax District: 110
Acres: 0.40
Property code: 100

Mailing Address: 2560 N 560 EAST PROVO UT 84604-5927
Property Address: 2560 N 560 EAST PROVO UT 84604-5927

Taxing description (not for legal documents)
 LOT 8, PLAT A, WILSON SUB.

5 Year Tax History

Year	Market Value	Assessed Value	Taxes	Adjustments	Payments	Balance
2009	348,300	191,565	0	\$0.00	\$0.00	\$0.00
2008	440,000	242,000	2353.93	\$0.00	\$2,353.93	\$0.00
2007	453,600	249,480	2189.69	\$0.00	\$2,189.69	\$0.00
2006	345,300	189,915	1991.83	\$0.00	\$1,991.83	\$0.00
2005	328,878	180,883	1954.62	\$0.00	\$1,954.62	\$0.00

[More tax history](#)

55:041:0008;2010

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City of Provo, Utah - Community Development Department
PROVO CITY ORDINANCE REGARDING ADDITIONAL KITCHENS
IN ONE FAMILY RESIDENCES

Section 14.34.440 of the Provo City Zoning Ordinance

PURPOSES OF ORDINANCE

1. Establishes criteria for allowing an additional kitchen in single family residences which are located in the RA (Residential-Agricultural), A1 (Agricultural), and R1 (One Family Residential) Zone, including a Performance Development Overlay (PD) zone used in combination with these zones; and
2. Distinguishes such allowance from that which would result in creation of a second dwelling unit or accessory apartment.

CONDITIONS FOR ALLOWING ADDITIONAL KITCHENS:

1. The dwelling unit shall have only one front entrance.
2. The dwelling unit shall have only one address.
3. An interior access shall be maintained to all parts of the home. This requirement is to assure that an accessory unit or apartment is not created. For example, there shall be no keyed and dead bolt locks, or other manner of limiting or restricting access from the additional kitchen(s) to the remainder of the home.
4. The dwelling unit shall have no more than one electrical meter.
5. Additional kitchen(s) may exist as part of the primary dwelling structure or be installed in an accessory or "out" building provided the use and occupancy limitations of this section are met and no second dwelling unit or accessory apartment is established in the primary or accessory buildings.
6. Upon request made by Provo City staff, residents of the dwelling unit shall allow, within reasonable hours, an inspection of the dwelling unit and any building accessory to the dwelling unit which has an additional kitchen in order to determine compliance with this policy.
7. Property owner must sign a written document prescribed by Provo City which declares that the dwelling unit will not be converted into two or more units without specific approval by authorized staff of both the Provo City Building Inspection and Zoning Divisions. Signature(s) on such a document shall be notarized and recorded with the Utah County Recorder's Office prior to issuance of a building permit and will remain as a part of the official records concerning the subject property.
8. Once an additional kitchen is approved, both present and future owners of the property must limit use of the one family residence to a family only, thus waiving the right to also have unrelated persons reside in the structure.
9. Construction of any such kitchen would then be required to meet Uniform Building Code standards.