



ACCESSORY APARTMENT REGISTRATION

PROPERTY OWNER NAME _____

APARTMENT ADDRESS _____

PHONE _____ EMAIL _____

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.
- The apartment will only be occupied by 1 family, as defined and permitted by City Code.
- There is only 1 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 main dwelling is addressed unit "A" and the accessory apartment is addressed unit "B".
- The property has 4 hard surface off-street parking spaces for the main dwelling, plus 2 spaces for the accessory dwelling, and will maintain sufficient off-street parking spaces for the number of vehicles on the property.
- All utility meters monitored by Pleasant Grove City are in the property owner's name and will be paid by the property owner.
- The accessory apartment will not be sold or detached by deed and will 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 hereto**.
- A detailed floor plan showing rooms labelled with current or proposed uses is **attached hereto**.
- 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**:
 - Smoke detector in each bedroom One smoke and CO Detector outside of bedrooms
 - Water heater strapped to the wall Handrail going into a basement entrance (if applicable)
 - Kitchen and bathrooms GFCI outlet Guardrail above basement entrance, minimum 34" inches above grade level (if applicable)
- The \$25 fee has been paid.

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.

Signature: _____ Date: _____

Received by: _____ File #: _____

KPB Equities

922 SOUTH STATE STREET
PLEASANT GROVE, UT 84062

PH: (801) 362-5806

FX: (801) 607-6808

www.kpbequities.com



November 19, 2015

Pleasant Grove City
70 SOUTH 100 EAST
PLEASANT GROVE, UT 84062

To Whom it may concern,

Kpb Land is the owner of 40 acres of property located directly south of the Ray Proctor property. (see exhibit "A" attached) Kpb Land LLC is interested in selling approximately 8 acres of ground on the South West side to The Void for development of a Virtual Reality Entertainment Center (VEC). The remaining ground is currently being marketed to sell. An Ideal purchaser would be one that would build a retail development, and to date there has been interest from a few retail, office, and hospitality developers.

Each of these interested parties have created preliminary plans that do not incorporate a road running through the North end of our property and continuing through Ray Proctors property. We do not have the need for this road and would not like to see this road running through our property. We feel that the implementation of this road will deter the types of developments that the city of Pleasant Grove is hoping to see developed on this property.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Ken B.', with a long, sweeping horizontal line extending to the right.

Ken Bretschneider

RAP Sheet

Report on Active Projects

February 2, 2016

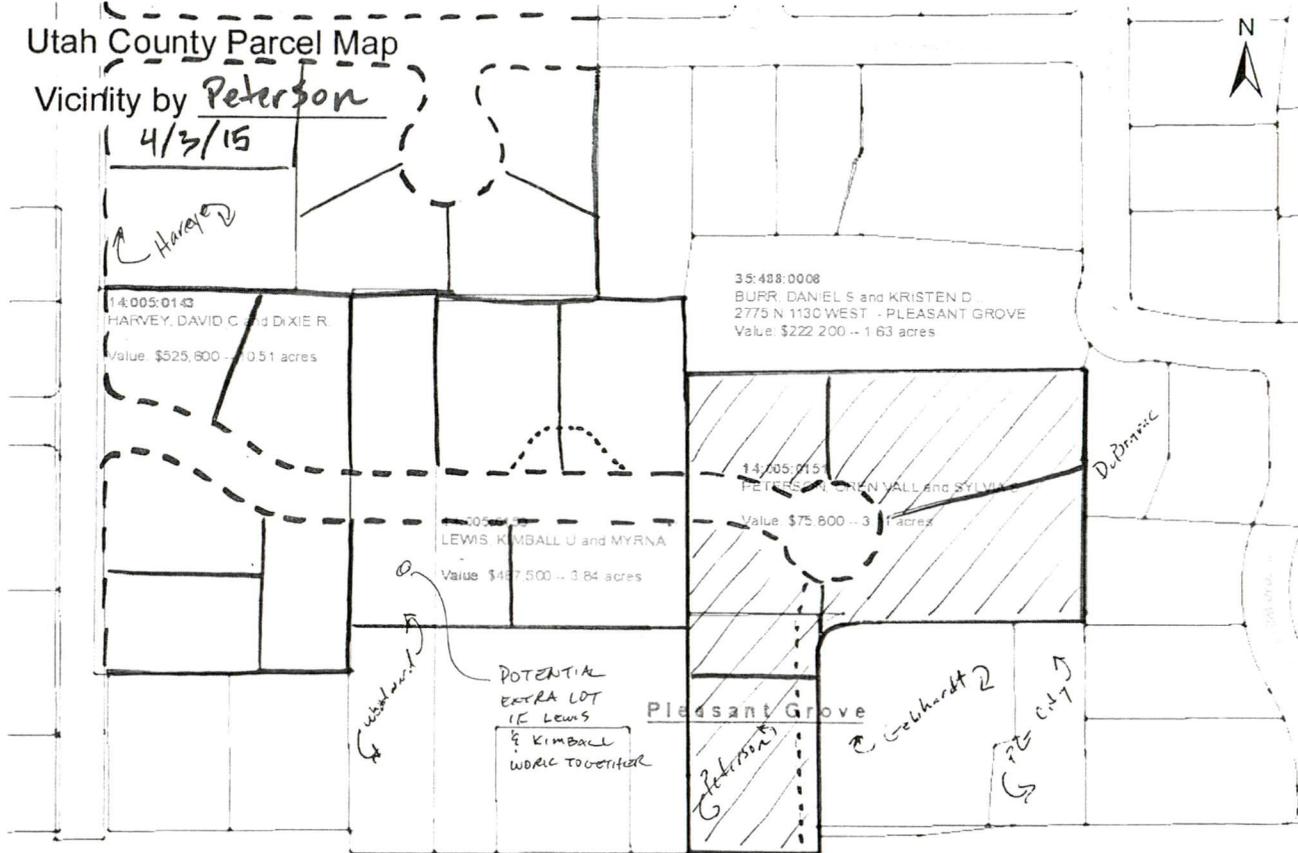
New	#	Project	Address	Type	Zone	Status
Commercial						
	1	Murphy's Express Convenience & Fuel	1679 West State St. In front of Walmart	8 fuel pumps, 1,200 sq ft convenience store	Grove C-S	Site plan approved 11/17. Will start construction in spring
	2	The Thai House Cuisine	45 East Center Street Historic Hawley House	2,223 sq ft restaurant	Downtown Village	COMPLETED Restaurant open
	3	45 Main Street	45 South Main Street	3-story mixed use retail and 6 residential units	Downtown Village	Site plan approved 12/10.
	4	Valley Grove Business Park	2000 W. Grove Parkway	217,940 sq ft mix of retail and offices	Grove – Interchange	Site plan re-submitted 1/21, under review.
	5	Majestic Meadows commercial bldg	220 South State Street	12,646 sq ft, 6 office / warehouse units	C-G	Plat and Site plan to be reviewed by PC on 2/11
	6	The Void entertainment complex	700 S. N. County Blvd	70,000 sq ft, entertainment and retail	Grove C-S	New site plan to be submitted soon
	7	T-Mobile Store	1809 W. State St.	1,195 sq ft store	Grove C-S	COMPLETED Store open
	8	Super Cuts	1809 W. State St.	1,195 sq ft store	Grove C-S	COMPLETED Store open
	9	Paul's Sandwich Shop	981 W. State St. #140	1,524 sq ft deli restaurant	CS-2	Remodel underway, opening soon.
NEW	10	Nuttall's Fabric Store	518 N. North County Blvd	6,426 sq ft store	Grove C-S	Remodel underway, opening soon
Residential						
	1	Individual single family homes	Various locations	44 single family residential homes	R1 zones	Under construction / permitted
	2	Mayfield South, Phase 1	2130 West 700 South	56 lot single family 22 townhomes	Grove-MH	Last 5 homes under construction
	3	Maple Grove Apartments	600 South 350 West	60 multi-family units	RM-7	48 units built, 12 under construction
	4	Bella Grace (formerly Allred's Downtown)	50 East 100 North	28 townhomes units w/ 4 commercial units	Downtown Village	Construction underway on 24 units.
	5	The Commons Townhomes	1650 West 100 South	134 townhomes at Grove Commons	Grove-MH, HDRO	COMPLETED
	6	Strawberry Creek Senior Community	800 West 220 South	76 single-family attached dwellings	Grove - MH	12 units and club house completed, 36 units under construction
	7	Grovecrest Villas Senior Housing	518 West Center St.	162 units senior housing complex	Downtown Village	Nearing completion.
	8	Garden Grove mixed housing development	50 South 1300 West	68 units w/ 41 single family garden homes	Grove - MH	Construction on 5 homes underway.



Utah County Parcel Map

Vicinity by Peterson

4/3/15

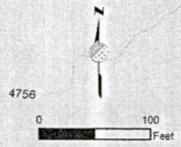


Generated from the Recorder's Online Parcel Map

Date: 9/9/2014

(2)

COTTONWOOD GROVE ESTATES



NOTES:

- 1) Preserve Grove of 40-50 TALL COTTONWOODS
- 2) OPEN SPACE EXPANSION OF DETENTION POND AND SHARED PRIVATE PARK
- 3) CUT-D-SAC PLACED LOW W/ 50 INLET DISCHARGING TO POND
- 4) PRIVATE WATERWAY AND PART OF EASEMENT
- 5) BUILDING ENVELOPE PLANT SETBACK 30' SIDE SETBACK 10' REAR SETBACK 25'
- 6) EXISTING UNDERGROUND UTILITIES W/ EASEMENT
- 7) TEMPORARY ACCESS IS 25' WIDE AND LESS THAN 300'. WILL BE TAVED W/ 20' AS PAVED
- 8) ALL LOTS EXCEED 21780 S.F.
- 9) MASS EXCAVATE AND OPEN DETENTION POND FOOTPRINT W/ SHARED USE AGREEMENT
- 10) MASONRY BRIDGE W/ PEDESTRIAN ACCESS UNDER NORTH

LEWIS

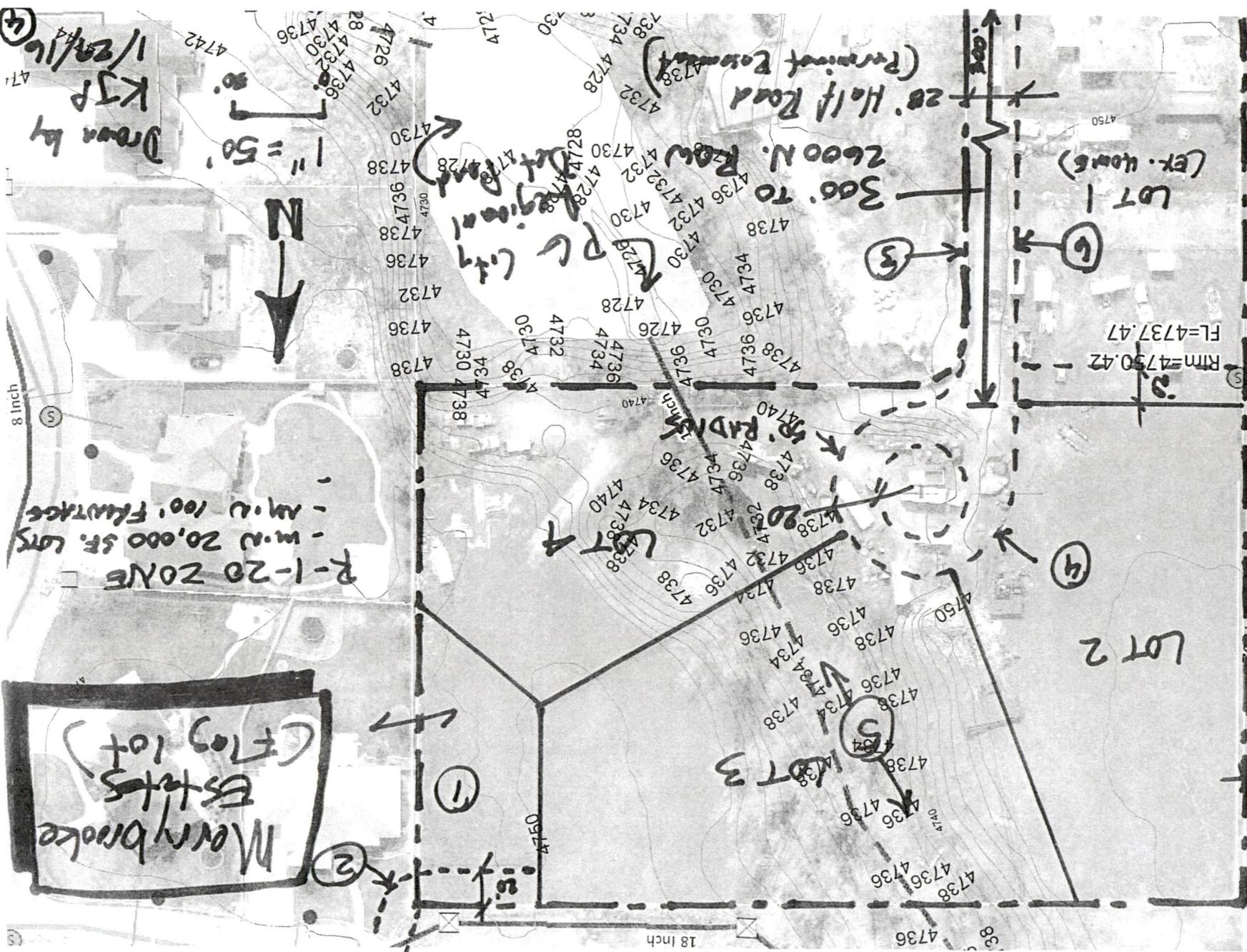
BURR LOT 10

BRADON ESTATES

3/9/15
by KSP

Legend	
	Sewer Manholes
	Sewer Pipes
	Sewer Laterals
	Water Valves
	Water Meters
	Fire Hydrants
	Water Pipes
	Water Service Lines
	Curb Inlets
	SD Boxes
	SD Manholes
	SD Pipes
	Open Channel
	Detention Basins
	SW Valves
	SW Service Boxes
	SW Pipes
	SW Service Lines

Disclaimer:
This utility map was prepared as a convenience only and may or may not be correct or complete. Pleasant Grove City and/or its consultants shall not be responsible for the accuracy or completeness of any of the information shown herein.



- Nos:**
- ① Potential lot w/ dykes
 - ② City Easement & secondary Access (20')
 - ③ 28' Half Road or easement for Flag lot
 - ④ 50' Radius Turn around w/ 20' Asphlt
 - ⑤ Island. Private Lane at 100 Year old trees to be preserved as much as possible.
 - ⑥ Privacy fence (pre-cost)

Drawn by KJP 1/28/16

R-1-20 ZONE
 - min 20,000 SF. lots
 - max 100' Frontage

Merrybrooke Estates (Flag lot)

1" = 50'
 N

8 inch

18 inch

LOT 1
 (Ex. Home)

LOT 2

LOT 3

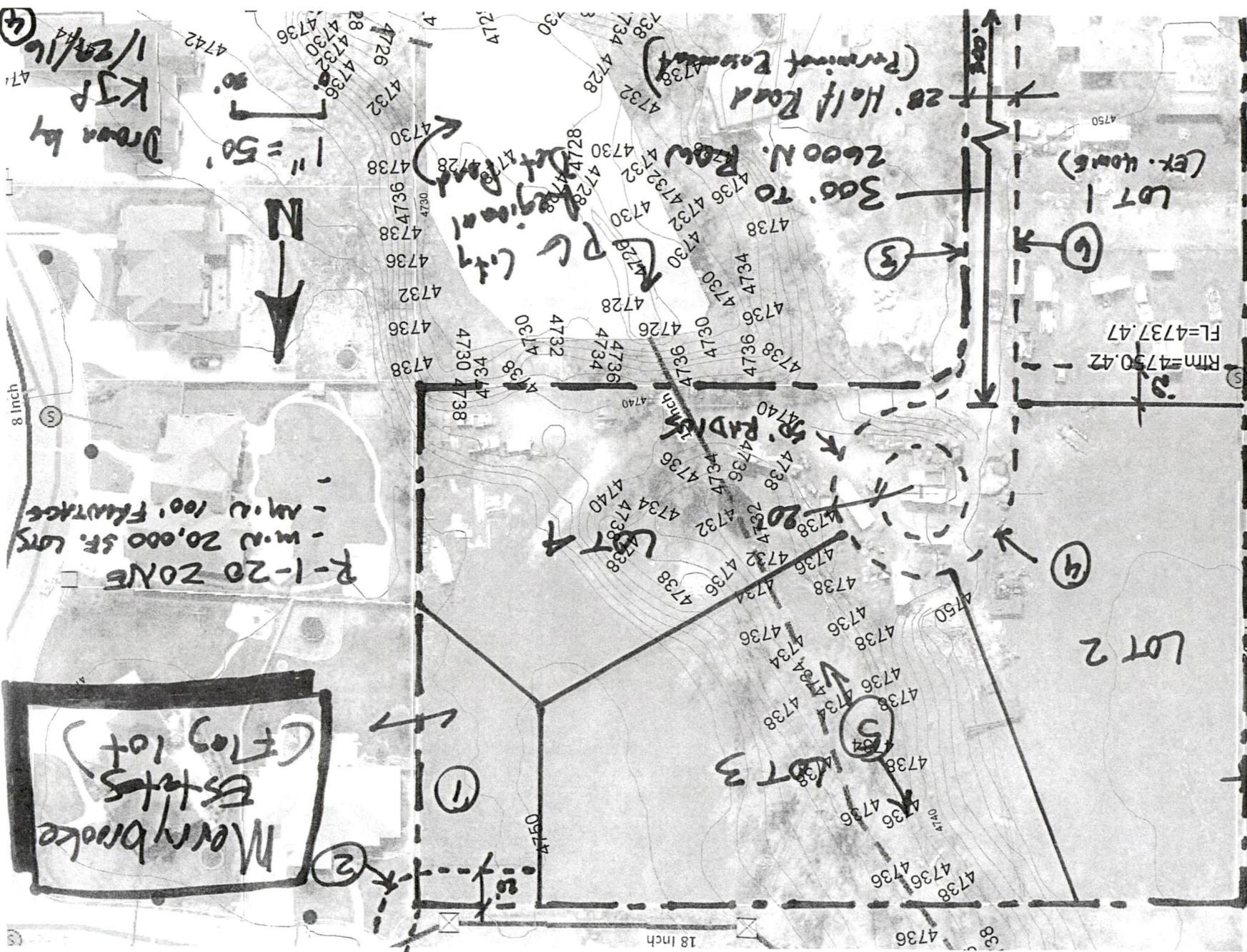
SR. PAVEN

300' TO ROW N. ROW Regional Det Pond

28' Half Road (Reservat)

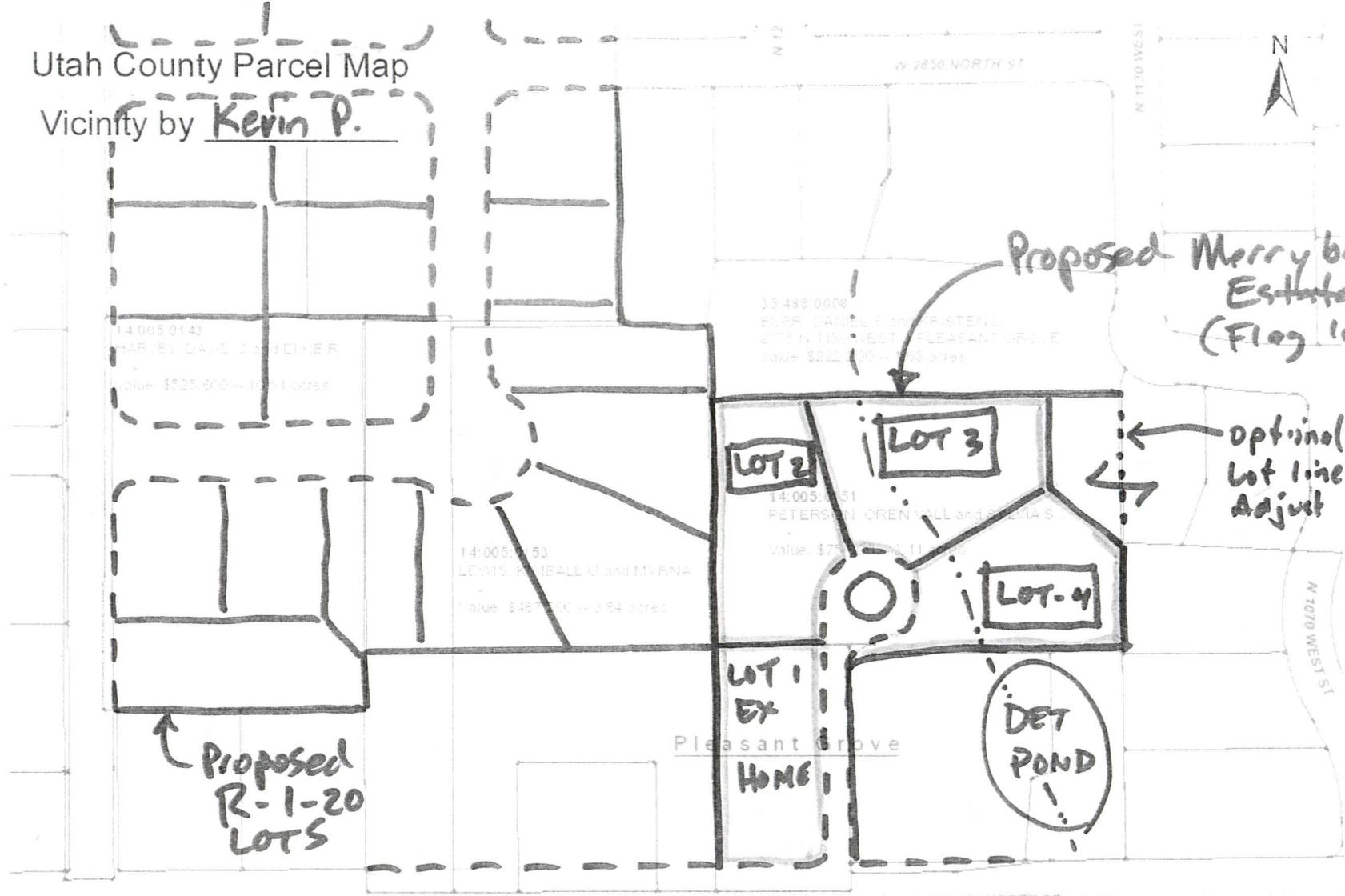
28' Half Road

Rim=4750.42
 FL=4737.47



Utah County Parcel Map

Vicinity by Kevin P.



Generated from the Recorder's Online Parcel Map

2/2/16

Date: 01/20/14

(5)