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3:21 PINERNO FEERE WORKMAN HANC RECORDER, SALT LAKE COUNTY, UTAH SL CITY BOARD OF ADJUSTMENT REC BY:V ASHBY *DEPUTY - WI

SALT LAKE CITY CORPORATION Community & Economic Development 451 South State Street, Room 406 Salt Lake City, Utah 84111

ABSTRACT OF FINDINGS AND ORDER

I, Deborah Kraft, being duly sworn, deposed, and say that I am the Secretary of the Salt Lake City Board of Adjustment, and that on the 19th day of April, 1999, case number 2466-B by the Corporation of Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints (Applicant) was heard by the Board. The Applicant requested on the property at 1999 West 1700 South (aka 1917 and 1999 West 1700 South) a variance to allow a new addition to an existing retail/warehouse facility without providing the required landscaped front yard for the parking lot in an M-1 Zone. (21A.28.020(D)

The legal description of the property being as follows:

BEG 2631.95 FT N & 2031.42 FT W & \$ 0°03'08" E 30 FT FR S 1/4 COR SEC 15, T1S, R1W, SL MER, S 0°03'38" E 995 FT S 89°56'52" W 719 FT; N 0°03'08" W 979 FT; S 89°48'38" E 2.57 FT; N 0°03'08" E 16 FT; N 89°56'52" E 696.43 FT TO BEG.

And

BEG S 0°03'08" E 487.8 FT & S 89"56'52" W 25 FT FR CITY MON. AT INTERSECTION OF INDUSTRIAL ROAD & 1700 S ST. SD MON. BEING 2658.35 FT N & 1601.18 FT W.FR S 1/4 COR SEC 15, T 1S, R 1W, SL MER; N 0°03'08" W 437.8 FT NW'LY ALG CURVE TO L 39.27 FT; S 89°56'52" W 109.35 FT; N 0°03'08" W 5.7 FT S 89°56′52″ W 87.45 FT; S 0°03′08″ E 5.7 FT; S 89°56′52″ W 197.93 FT; S 0°03′08″ E 462.8 FT; N 89°56′52″ E 406.27 FT TO BEG, LESS TRACT DEEDED TO S L CITY CORP.

Parcel Number: 15-15-301-001 and 15-15-301-002

It was moved, seconded, and passed to grant the variance because the proposed plan meets the standards of review for granting a variance:

- 1. A 15-foot landscaped front yard would cause an unreasonable hardship to the Petitioner because it would disrupt established traffic and parking patterns.
- The property has a unique condition of triple street frontage which imposes excessive front yard landscape requirements.
- The Petitioner will have the same property right that prevails in the area.
- The planning objective of improved landscaping will be upheld because the Petitioner is providing 70 percent more landscaping than the Ordinance requires.
- The spirit and intent of the Ordinance is upheld and justice is done.

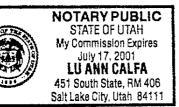
IF REQUIRED PERMITS ARE NOT OBTAINED WITHIN 6 MONTHS OF April 19, 1999, THIS ORDER SHALL BE NULL AND VOID.

State of Utah)ss

County of Salt Lake

The foregoing instrument was acknowledged before me this 18th day of May, 1999, by Deborah Kraft, Secretary to

the Board of Adjustment.



TARY PUBLIC, residing in Salt Lake

County, Utah