

MAY 11 1976

Recorded 1028 at \_\_\_\_\_ m.

Request of SALT LAKE CITY

KATIE L. DIXON, Recorder  
Salt Lake County, Utah

By Patricia L. Brown Deputy  
REF. Patricia L. Brown

2813022

ABSTRACT OF FINDINGS AND ORDER

I, Mildred G. Snider, being first duly sworn, depose and say that I am the Secretary of the Salt Lake City Board of Adjustment, and that on the 5th day of April, 1976, Case No. 7145 by Ellefsen Construction Company, Ernest J. Ellefsen, agent, was heard by the Board. The applicant requested a special exception to the ordinance to permit a group housing project and private recreational facilities at 1800 - 1900 Independence Boulevard and 1395 - 1465 Mandalay Road, the swimming pool for which would not be 30' from a dwelling on an adjoining lot, which requires Board of Adjustment approval in a Residential "R-6" and a Residential "R-2A" District, the legal description of said property being as follows:

Lots 2 through 31, inclusive of Rose Park Redwood No. 5 Subidivion, a part of SW $\frac{1}{2}$  Sec. 22, T1N, R1W, SLB&M.

It was moved, seconded and unanimously passed that a special exception to the ordinance be granted to permit the proposed planned unit development in keeping with revised plan for 109 units on 9.27 acres for a density of 11.76 units per acre, with the following provisions:

1. that the swimming pool be moved to the west part of the lot and the two tennis courts be constructed side by side on the south of the pool
2. that everything not covered by parking and buildings be completely landscaped with sprinkling systems being installed to insure proper maintenance
3. that the entire development be enclosed by a solid fence, not less than 4' nor more than 6' high, to meet the ordinance
4. that curb, gutter, sidewalk and hardsurfaced road be installed at the applicant's expense to the City Engineer's specifications where these improvements do not now exist
5. that a revised plan showing all of these requirements be subject to approval by a Committee of the Board, a copy of the finally approved plan to be filed with the case.

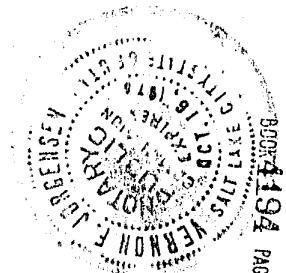
Mildred G. Snider

Subscribed and sworn to before me this 10th day of May, 1976.

Thomas J. Ferguson

Notary Public  
Residing at Salt Lake City, Utah

My commission expires Oct 16, 1976.



BOOK 4194 PAGE 475