



MICHAEL FLORENCE
DIRECTOR

FRANCIS LILLY
DEPUTY DIRECTOR

PLANNING & ZONING
O 801.483.6011
F 801.483.6060

BUILDING DEPT.
O 801.483.6005
F 801.483.6060

BUSINESS LICENSING
O 801.483.6063
F 801.483.6060

CHERIE WOOD
MAYOR

220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE CITY
UTAH
84115
O 801.483.6000
F 801.483.6001
SOUTHSALTLAKECITY.COM

April 9, 2014

Diamond Tree Experts, Inc.
C/O Robert T. Van Dam Jr.
3645 S. 500 W.
South Salt Lake City, UT
84115

11842938
05/01/2014 02:44 PM \$0.00
Book - 10227 Pg - 8643-8644
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
CITY OF SOUTH SALT LAKE
220 E MORRIS AVE
SLC UT 84115
BY: KRA, DEPUTY - WI 2 P.

RE: Notice of Hard Surfacing for 3646 S. 500 W. Parcels 15-36-176-001 and 002

Dear Mr. Van Dam:

In 2013, the South Salt Lake City Council amended its non-conforming use ordinance relating to the placement of hard surfacing for vehicle drives and parking areas. The ordinance states the following:

17.23.070

C. Unless otherwise provided for in this title, nonconformities related to the placement of hard surfacing are required to be brought into conformance when one of the following occur:

1. *For single family residential uses: Any action which expands a single family residence more than fifty (50) percent;*
2. *For all other uses:*
 - a) *When a change in use requires a new occupancy permit;*
 - b) *When the primary structure on the property is expanded by fifty (50) percent or more;*
 - or
 - c) *The later of:*
 - i. *September 30, 2016; or*
 - ii. *Three years from the date that notice is filed with the office of the county recorder.*
3. *For purposes of this subsection, an extension may be granted beyond three years if the applicant demonstrates financial hardship and provides a plan which is acceptable to the director, to come into compliance through phases. Financial hardship is demonstrated when the unique aspects, size or circumstances of the property, when combined with the value of the property, will lead to extreme hardship for the property owner, and the owner has demonstrated diligence in preparing for the expenditure.*

The three (3) year period was included in the ordinance to give property owners the opportunity to save and plan for this expenditure. This letter provides notice that by April 10, 2017, Diamond Tree Experts or current property owner, shall provide hard surface vehicle drives and parking areas. Extension may be granted for financial hardship as indicated above. When the time comes for the installation of hard surfacing, the Community Development Department will be glad to meet and discuss in more detail the hard surfacing requirements.

If you have any questions regarding this notice please feel free to contact me at any time.

Regards,

Michael Florence
Community Development Director

·Notice of Hard Surfacing – 3645 S. 500 W.
Page 2
File No. HS-14-001
APN 15-36-176-001 and 15-36-176-002
09 April 2014

LEGAL DESCRIPTION

15-36-176-001

BEG S 89¹⁷ W 269.5 FT FR NE COR LOT 3, BLK 4, SEC 36, T 1S, R 1W, SLM; S 89¹⁷ W 474.65 FT M OR L; S 343.28 FT; E 481 FT M OR L; NE LY TO A PT; N 44^{32 27}" W 68.56 FT; N 11⁴⁶ E 298.36 FT TO BEG. 3.64 AC M OR L. BEING IN LOT 5, BLK 14, 10-AC-A. 5573-1871 8324-6907 8091-2178 8324-6911 9000-6597,0630 9260-7674

15-36-176-002

COM S 89¹⁷ W 290.9 FT FR SE COR LOT 3 BLK 4 SEC 36 T 1S R 1W SL MER S 89¹⁷ W 473 FT N 6.935 RDS E 481 FT M OR L S LY TO BEG 1.25 AC BEING IN LOT 5 BLK 14 10-AC-A 5573-1870 6285-0534 7599-2732 9009-0632 9260-7674 9671-0001

STATE OF UTAH)
) SS
COUNTY OF SALT LAKE)

On this 9 day of April, 2014, Michael Florence
personally appeared before me, who, acting as an authorized representative of the City of South Salt Lake, acknowledged the he signed the above certificate and that the statements contained therein are true.



Notary Public, residing in Salt Lake County, Utah

