

2705759

Recorded MAY 7 1975 at 9:07a m.

Request of SALT LAKE CITY

KATIE L. DIXON, Recorder  
Salt Lake County, Utah

S. Hofer BY [Signature] Deputy

REF. \_\_\_\_\_

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 24th day of March, 1975, Case No. 6872 by Hanson Securities Corporation, Cliff Hanson, agent, was heard by the Board. The applicant requested a variance on the property at 932 East 9th South Street to construct a storage garage for a retail business in the abutting residential district, and for permission to alter the existing parking lot without the required design standards for parking lots which requires Board of Adjustment approval in a Residential "R-4" District, the legal description of said property being as follows:

The East 99 feet of Lots 22, 23 and 24; the North 1/2 of Lot 26 and part of Lot 25, Block 3, Belmont Subdivision, a subdivision of part of North 1/2 Block 17, Five Acre Plat "A", Big Field Survey, described as follows: Beginning at the Northwest corner of said Lot 25, and running thence South 25.0 feet; thence West 157.0 feet; thence North 14.7 feet; thence East 57.65 feet; thence North 10.3 feet; and thence East 99.35 feet to the point of beginning.

It was moved, seconded and passed with one negative vote that a variance be granted to permit the proposed 40' x 55' storage garage across the west end of the "R-4" property, with the following provisions:

1. that a 10' landscaped buffer defined by a 6" poured concrete control curb be maintained along the complete south property line including south of the storage garage
2. that a 10" high poured concrete control curb be installed 15' inside the property line along Lincoln Street to keep the trucks for overrunning the curb
3. that the existing curb cut on Lincoln Street about 60' back from 9th South be removed and the curb be replaced
4. that the setback from Lincoln Street, the area between property line and sidewalk and between sidewalk and curb and the 10' buffer along the south property line be completely landscaped
5. that sprinkling systems be installed in all landscaped areas to insure proper maintenance
6. that the parking areas be hardsurfaced to meet all requirements of the City Engineer's office
7. that all drainage be handled on the applicant's own property
8. that there be no warehousing in this storage garage, that it be used for vehicles
9. that the house trailers on the property be removed
10. that the business be a retail operation only, with the Board requiring a certified statement that this will be a retail operation only
11. that there be no rental for parking on this property
12. that all of these requirements be complied with before a permit can be issued for this storage garage.

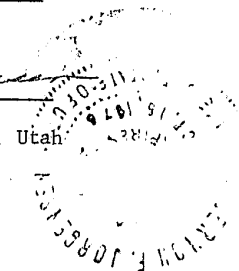
Mildred G. Snider

Subscribed and sworn to before me this 5th day of May, 1975.

[Signature]  
Notary Public

Residing at Salt Lake City, Utah

My commission expires Oct 16 1975



BOOK 3853 PAGE 86