

2732220

Recorded AUG 8 1975 at 11:20 a.m.
SALT LAKE CITY
Request of KATIE L. DIXON, Recorder
Salt Lake County, Utah
\$ NO FEE By C. W. Mabey 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 30th day of June, 1975, Case No. 6937 by Wayne Stead was heard by the Board. Mr. Stead requested a variance on the property at the southwest corner of 5th South and Denver Streets to construct an office building and parking structure with a portion of the parking structure in a Residential "R-7" District and for a special exception to the ordinance to allow the remainder of the parking structure to be located in a Residential "R-6" District which requires Board of Adjustment approval, the legal description of said property being as follows:

Beginning 112 feet East of the Northwest corner of Block 23, Plat "B", Salt Lake City Survey, running thence East 201.5 feet; thence South 383.65 feet; thence West 148.5 feet; thence North 218.65 feet; thence West 53 feet; thence North 165 feet to the point of beginning.

It was moved, seconded and unanimously passed that the request to allow an exception to the ordinance to permit a portion of the parking structure to exist in a Residential "R-6" District be granted with the following provisions:

1. that a minimum 10 foot landscaped side yard be provided at the south end of the parking structure
2. that the in and out ramp to the upper level of the parking structure be located at the northeast corner of the parking structure
3. that the entrance to the lower level from 5th South Street be widened to a width of 24 feet
4. that a four foot high decorative masonry wall be constructed from the 5th South Street setback along the west property line then along the south property line to the setback on Denver Street
5. that curb, gutter and sidewalk be provided on Denver Street and replaced where necessary on 5th South Street
6. that all exposed faces of the parking structure be faced with a material similar to the main building; a solid wall at least three feet high to be provided along the sides of the parking structure preventing lights from cars from shining onto adjoining properties
7. that all yard areas be completely landscaped with lawn, shrubs and trees and a complete sprinkling system installed to insure proper maintenance
8. that the final plan showing all these requirements including a landscaping plan be subject to approval by a Committee of the Board, a copy of the finally approved plan to be filed with the case.

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Mildred G. Snider

Subscribed and sworn to before me this 4th day of August, 1975.

Harmon F. [Signature]
Notary Public
Residing at Salt Lake City, Utah



My commission expires Oct 16, 1976