

NOV 30 1970

Recorded at 2:49 p.m.

Request of SALT LAKE CITY

FREDERICK H. TAGGART CHASE
Recorder, Salt Lake County, Utah

\$ NO FEE By [Signature] Deputy

2360559

ABSTRACT OF FINDINGS AND ORDER Ref.

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 19th day of October, 1970, Case No. 5995 by Stanley Ishihara was heard by the Board with final action being taken November 2nd, 1970. Mr. Ishihara requested a variance on the property at 425 South 9th East Street to construct a 15-unit apartment house, a portion of the parking for which would not maintain the required 15' to the neighbor's dwelling, and for a determination as to the status of and the required setback from East Place in a Residential "R-6" District, the legal description of said property being as follows:

Tract 1: Beginning at a point 196.5 feet South of the Northwest corner of Lot 5, Block 29, Plat "B" Salt Lake City Survey and running thence East 165 feet; thence North 51 feet; thence West 165 feet to the place of beginning. Subject to a perpetual right of way 12 feet wide over the East end of said tract, said right of way cutting the Southeast corner of the land on a 12 foot radius.

Tract 2: Commencing at a point 165 feet South of the Northwest corner of Lot 5, Block 29, Plat "B", Salt Lake City Survey, and running thence South 31.5 feet; thence East 165 feet; thence North 31.5 feet; thence West 165 feet to the place of beginning. Subject to a perpetual right of way over the East 12 feet.

It was moved, seconded and unanimously passed that a variance be granted to permit the proposed apartment house with a 12' setback from East Place with 4' of landscaping south of the apartment and an additional 8' blacktopped area added to East Place and with parking nearer than 15' to the dwelling to the east in accordance with the revised plan filed with the case and with the following provisions:

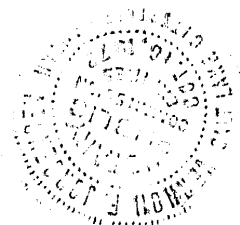
1. that the driveway from 9th East be modified to fit the new width of East Place
2. that the parking area and driveway be drained and hardsurfaced to meet the requirements of the City Engineer's office
3. that the area next to the jog in East Place be landscaped as shown
4. that there be a 6' solid wall along the east property line
5. that there be a covered garbage area
6. that if the parking area is lighted, the lights be shielded to not shine on adjoining properties.

Mildred G. Snider

Subscribed and sworn to before me this 30th day of November, 1970.

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

My commission expires Oct 14, 1972.



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