

2448558

Recorded APR 10 1972 at 11:48 a.m.  
Request of S. L. MOG, S. ENG.  
Fee Paid JERADGAN MARTIN  
Recorder, Salt Lake County, Utah  
\$ NO FEE 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 17th day of January, 1972, Case No. 6207 by Stanley L. Wade was heard by the Board with final action being taken on March 13th, 1972. Mr. Wade requested a variance on the property at 47 South 8th East Street to construct two apartment buildings containing 50 units which would not have frontage on a dedicated street, a portion of the parking would be in the required front yard and would not maintain the required setback from 8th East Street in a Residential "R-6" District, the legal description of said property being as follows:

Commencing at the Northwest corner of Lot 3, Block 58, Plat "B", Salt Lake City Survey, running South 48.5 feet; East 9 rods; North 48.5 feet; West 9 rods to the point of beginning.

Also Beginning at the Northeast corner of Lot 3, Block 58, Plat "B", Salt Lake City Survey, running North 217.75 feet; West 10 rods; South 52°75'85" West 1 rods; South 10 rods; East 11 rods to the point of beginning.

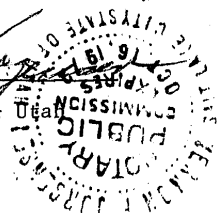
It was moved, seconded and unanimously passed that a variance be granted to permit 47 units in two buildings with 62 parking stalls, in keeping with the revised plan, with the following provisions:

1. that the buildings maintain a 15' setback from the east and south property lines
2. that the parking areas be defined by 6" poured concrete control curbs
3. that the parking areas be drained and hardsurfaced to meet the requirements of the City Engineer's office
4. that there be no signs over the roadway
5. that the driveway in from 8th East be curbed and guttered
6. that there be 12'3" landscaped areas down both sides of the entryway from 8th East, those landscaped areas to be defined by 6" poured concrete control curbs
7. that the landscaped areas next to the buildings and around the parking areas be installed as indicated on the revised plan
8. that sprinkling systems be installed in all landscaped areas to insure proper maintenance
9. that there be light-proof fences to the south and east of the parking areas not more than 6' or less than 4' to keep car lights from shining onto adjoining properties
10. that a detailed landscaping plan and final architect's plans for the entire development be subject to approval by a Committee of the Board, a copy of the finally approved plan to be filed with the case,

and further provided architectural plans with detailed specifications for both the building and the landscaping are submitted for Committee of the Board approval.

Mildred G. Snider

Subscribed and sworn to before me this 10th day of April, 1972.

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


My commission expires Oct 16, 1972

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