ABSTRACT OF FINDINGS AND ORDER

I, Verene A. Froisland, being first duly sworn, depose and say that I am the Secretary to the Salt Lake City Planning Commission (451 South State Street, Room 406), and that on Thursday, April 23, 1998, Case No. 410-305 by Terrace Hills Associates, L. C. was heard by the Salt Lake City Planning Commission. The applicant requested a conditional use for a residential planned development located at 930 E. Northvale Way in a Foothill Residential "FR-1" zoning district.

The legal description of the property is as follows:

Sidwell: 09-32-403-014, 09-32-403-016

BEGINNING at the Northeast Corner of Lot 26 of Northcrest Subdivision Plat "H", a subdivision located in Section 29, Township 1 North, Range 1 East, Salt Lake Base and Meridian, as recorded in the office of the County Recorder; thence North 15°45'08" West 50.00 feet to the Southeast Corner of Lot 21 of Northcrest Subdivision Plat "F"; thence North 01°00'00" East 15.42 feet; thence North 25°30'00" West 125.67 feet; thence North 75°52'28" East 88.62 feet; thence North 44°05'16" East 110.76 feet; thence North 33°03'20" East 142.38 feet; thence North 83°22'59" East 100.00 feet; thence South 07°26'23" East 180.01 feet; thence North 35°40'37" East 5.37 feet; thence South 54°19'23" East 60.00 feet; thence South 35°40'37" West 20.00 feet to a point on a 28.00 foot radius curve to the left the center of which bears South 19°04'31" West; thence Southwesterly along the arc of said curve and through a central angle of 73°29'42" 35.92 feet; thence South 35°40'37" West 15.71 feet to a point of a 210.00 foot radius curve to the right the center of which bears North 54°19'23" West; thence Southerly along the arc of said curve and through a central angle of 08°39'18" 31.72 feet; thence South 55°27'20" East 75.12 feet; thence South 16°44'09" East 139.95 feet; thence South 32°52′54" West 52.20 feet; thence South 71°53′22" West 366.65 feet; thence North 197.98 feet to the point of beginning.

Being the Proposed Plat of "Amended Plat of Lots 1 and 2 and Private Driveway Parcel A, Northvale Subdivision."

It was moved, seconded and passed by a **UNANIMOUS OR MAJORITY** vote that the conditional use be granted.

Verene A. Froisland, Secretary to the

Planning Commission

State of Utah)

)ss

County of Salt Lake)

The foregoing instrument was subscribed and sworn before me on March 24, 1999, by the Secretary

of the Salt Lake On TARMINDS Gommission.



Notary Public

Residing at Salt Lake County, Utah

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04/15/99 1:09 PM**NO FEE**
HANCY WORKMAN
RECORDER, SALI LAKE COUNTY, UTAH
SL CITY PLANNING
REC BY:R JORDAN , DEPUTY - WI



