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No Fee

*John M. ...*

SALT LAKE COUNTY  
BOARD OF ADJUSTMENT

JUN 4 3 50 PM '84

MADE & DIXON  
REORDER  
SALT LAKE COUNTY

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 (414 City & County Building), and that on the 16th day of April, 1984, Case No. 9561 by Knight Bros. Construction Company was heard by the Board with action being taken on the 30th day of April, 1984. The applicant requested a special exception to the ordinance on the property at 700 North 1900 West Street to permit a planned unit development consisting of 60 units in five buildings and a club house which requires Board of Adjustment approval in a Residential "R-2A" District, the legal description of said property being as follows:

Commencing 58.7 rods West and 284 feet North from the Southeast corner of SW $\frac{1}{2}$  Sec. 27, T1N, R1W, SLB&M, running West 17.4 rods; North 392.5 feet; East 17.4 rods; South 392.5 feet to the point of beginning. 2.59 acres.

Also

Commencing 41.3 rods West and 284 feet North from the Southeast corner of SW $\frac{1}{2}$  Sec. 27, T1N, R1W, SLB&M, running West 17.4 rods; North 392.5 feet; East 17.4 rods; South 392.5 feet to the point of beginning. 2.59 acres.

It was moved, seconded and unanimously passed that a special exception to the ordinance be granted to permit a planned unit development consisting of 60 units in 5 buildings and a club house, provided:

1. That the frontage on 1900 West Street be subdivided as part of this overall development and that deed restrictions be recorded with the subdivision limiting construction to single-family dwellings.
2. That the 23 feet required to widen 1900 West Street (Star Crest Drive) be dedicated to complete the street and the improvements installed.
3. That the developers dedicate that portion of 700 North Street as required by the City Engineer for the widening of said street.

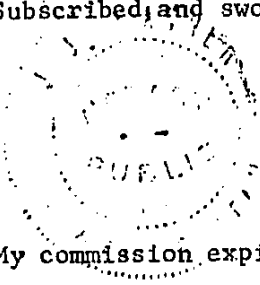
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4. That a six foot lightproof fence be erected around the entire project except in the area of the required front yard and this area be limited to a four foot fence.
5. That the material of the building facade be 50% or more brick construction.
6. The drainage plan be approved by the City Engineer.
7. That the plans meet all the requirements of the other City departments.
8. The driveway on 700 North Street is to be relocated farther to the west no less than 150' from the centerline of Sir Anthony Drive as suggested by the Traffic Engineer.
9. That there be Committee of the Board approval on all final plans, including a complete landscaping and irrigation plan, with a copy of the finally approved plans being placed in the file.

If a permit has not been taken out in six months, the variance will expire.

Mildred G. Snider

Subscribed and sworn to before me this 4th day of June, 1984.



J. J. Wagon  
Notary Public  
Residing at Salt Lake City, Utah

My commission expires 6-7-85.