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04/02/99 08:20 AM**NO FEE**
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY PLANNING
REC BY:Z JOHANSON ,DEPUTY - WI

SALT LAKE CITY CORPORATION
Community & Economic Development
451 South State Street, Room 406
Salt Lake City, Utah 84111

ABSTRACT OF FINDINGS AND ORDER

I, Deborah Kraft, being duly sworn, deposed, and say that I am the Secretary of the Salt Lake City Board of Adjustment, and that on the 22nd day of February, 1999, case number 2458-B by Stacy J. Nielsen (Applicant) was heard by the Board. The Applicant requested on the property at 1665 West California Avenue a variance to allow a new car wash without the required landscaped buffer separating a commercial use from a residential zone in a CC Commercial Corridor Zone. (21A.48.080(C))


The legal description of the property being as follows:

BEG AT SE COR LOT 13, BLOCK 2, UTAH SOUTHERN ADDITION; SD PT BEING N 89°53'23" E 299.736 FT; S 00°04'45" E 137.50 FT FR SLC MONUMENT; SD MONUMENT BEING S 89°53'23" E 13.83 FT FR THE N ¼ COR SEC 15, T 1S, R 1W, SLM; S 89°53'23" W 96.295 FT TO CANAL; NW'LY ALG A 311.29 FT RADIUS CURVE TO L 48.753 FT; N 23°41'26" W 48.491 FT; NW'LY ALG A 336.29 FT RADIUS CURVE TO L 41.077 FT; N 66°23'51" W 68.337 FT TO E LINE OF REDWOOD RD; N 0°04'20" W 39.06 FT; NE'LY ALG A 27.04 FT RADIUS CURVE TO R 13.683 FT TO A POINT ON THE ARC OF A 3512.93 FT RADIUS CURVE, THE CENTER OF WHICH BEARS S 8°34'10" W 3512.93 FT RADIUS CURVE TO R 265.419 FT; S 0°13'37" W 120.281 FT; S 89°53'23" W 22.309 FT TO BEG.

Parcel Number: 15-15-201-013

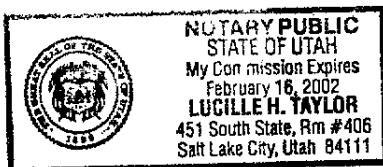
It was moved, seconded, and passed to grant the variance provided the Petitioner installs a noise barrier between the subject property and the abutting residential properties to the east that meets City requirements and protects the residential integrity of the abutting properties. The variance is granted because the rights-of-way, easements, and the canal existing on the property; and the shape of the property present property-related hardships. Furthermore, granting the variance is the only possible way the property could be developed, the proposal does not substantially detract from the general plan, it is not contrary to the public interest, and it meets the spirit of the Zoning Ordinance.

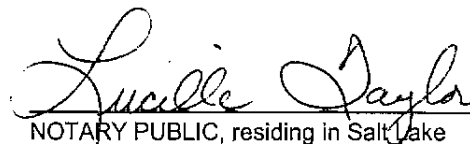
IF REQUIRED PERMITS ARE NOT OBTAINED WITHIN 6 MONTHS OF February 22, 1999, THIS ORDER SHALL BE NULL AND VOID.


Deborah Kraft, Secretary

State of Utah)
)ss
County of Salt Lake)

The foregoing instrument was acknowledged before me this 22nd day of February, 1999, by Deborah Kraft, Secretary to the Board of Adjustment.




NOTARY PUBLIC, residing in Salt Lake
County, Utah

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