

Recorded AUG 30 1974 at 1102 71 m.
Request of SALT LAKE CITY
JERADFEAN MARTIN, Recorder
Salt Lake County, Utah
\$ NOFEE By MA Deputy
REF. _____

2647662

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 29th day of July, 1974, Case No. 6743 by Security National Investment Company by R. K. Heileson, Vice President, was heard by the Board. The applicant requested a variance on the property at 910 East 4th South Street to construct a restaurant building without the required 10-foot landscaped buffer in a Commercial "C-1" District abutting a Residential "R-6" District, and for a special exception to the ordinance to permit a parking lot which would not maintain the required design standards and which requires Board of Adjustment approval in a Residential "R-6" District, the legal description of said property being as follows:

Parcel No. 1: Beginning at the Northwest corner of Lot 5, Block 29, Plat "B", Salt Lake City Survey (as the said Northwest corner was established by the City Engineer, Salt Lake City, under Order #5524 by Survey April 4, 1910 and the said Northwest corner of said lot and block as so established is 3.5 feet South of the fence line of the North line of said block), and running thence South 132 feet; thence East 60 feet; thence North 132 feet; thence West 60 feet to the point of beginning.

Parcel No. 2: Beginning at a point which is 60 feet East of the Northwest corner of Lot 5, in Block 29, Plat "B", Salt Lake City Survey (as the said Northwest corner of said Lot and Block was established by the City Engineer of Salt Lake City, Utah, under Order #5524, by Survey made April 4, 1910 and which said Northwest corner of said Lot and Block as so established is 3 1/2 feet South of the fence line on the north side of said Block) and running thence South 132 feet; thence East 55 1/2 feet; thence North 132 feet; thence West 55 1/2 feet to the point of beginning.

Parcel No. 3: Commencing at a point 132 feet South of the Northwest corner of Lot 5, Block 29, Plat "B", Salt Lake City Survey, and running thence East 165 feet; thence South 33 feet; thence West 165 feet; thence North 33 feet to the place of beginning. Also a perpetual right of way over the following described property:

Commencing at a point 165 feet South of the Northeast corner of said Lot 5, and running thence West 12 feet; thence South 82 1/2 feet; thence East 12 feet; thence North 82 1/2 feet to the place of beginning.

Parcel No. 4: Commencing at the Northeast corner of Lot 5, Block 29, Plat "B", Salt Lake City Survey and running thence West 3 rods; thence South 132 feet; thence East 3 rods; thence North 132 feet to the place of beginning; situated in Salt Lake County, State of Utah.

Parcel No. 5: Commencing at the Northwest corner of Lot 6, Block 29, Plat "B", Salt Lake City Survey and running thence East 2 1/2 rods; thence South 10 rods; thence West 2 1/2 rods; thence North 10 rods to the place of beginning.

Subject to and together with a right of way over: Commencing 2 1/2 rods East of the Northwest corner of the said Lot 5, Block 29, Plat "B", Salt Lake City Survey, and running thence East 4 feet; thence South 165 feet; thence West 8 feet; thence North 165 feet; thence East 4 feet to the place of beginning.

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Abstract of Findings and Order on Case No. 6743

It was moved, seconded and unanimously passed that the request to reduce the required 10' landscaped side yard to the south be denied; however, that an exception to the ordinance to permit the parking lot in the residential area to the east of the proposed restaurant be granted, subject to the following conditions:

1. that all requirements for a parking lot in a residential district be complied with
2. that a completely landscaped 10' side yard be maintained along both the east and south property lines of the entire project
3. that a lightproof fence, not over 4' high in the front yard areas and not over 6' high in the remaining areas, be constructed along the entire length of both the east and south property lines
4. that all required side and front yard areas and the parking area be completely landscaped and a sprinkling system installed to insure adequate maintenance
5. that all signs on the project meet all provisions of the zoning ordinance.

Mildred G. Sudder

Subscribed and sworn to before me this 30th day of August, 1974.

Levon J. Hansen
Notary Public
Residing at Salt Lake City, Utah

My commission expires Oct 19, 1976.

