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25 AUGUST 89 10:04 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
SLCITY PLANNING & ZONING
REC BY: REBECCA GRAY, DEPUTY

ABSTRACT OF FINDINGS AND ORDER

I, Sandra K. Marler, being first duly sworn, depose and say that I am the Secretary of the Salt Lake City Planning and Zoning Commission (451 South State Street, #406), and that on the 23rd day of March, 1989, Case No. 420-003 by the Newspaper Agency Corporation was heard by the Planning Commission. The applicant requested a Conditional Use to construct a delivery queuing space in a Commercial "C-4" zoning district located at 167-169 Regent Street.

The legal description of said property is as follows:

PARCEL NO. 1: BEG AT A POINT 104 FT N FROM THE SW COR OF LOT 2, BLK 70, PLAT "A", SLC SUR AND RUNNING THENCE E 39.5 FT; THENCE N 25.0 FT; THENCE W 55.0 FT TO THE EAST LINE OF REGENT ST.; THENCE S 01 DEGREES 30' WEST ALONG SAID EAST LINE 25 FT TO A POINT DUE W FROM BEG; THENCE E 15.5 FT TO THE POINT OF BEG.

PARCEL NO. 2: BEG 59 FT N OF THE SE COR OF LOT 3, BLK 70, PLAT "A", SLC SUR AND RUNNING THENCE E 39.5 FT; THENCE N 45 FT; THENCE W 55 FT M OR L; THENCE S 01 DEGREES 10' W 45 FT, M OR L, TO A POINT DUE W OF BEG; THENCE E 15.5 FT M OR L, TO THE POINT OF BEG.

PARCEL NO. 3: BEG 59 FT N AND 39.5 FT E AND 21 FT N FROM THE SE COR OF LOT 3, BLK 70, PLAT "A", SLC SUR; THENCE E 39.51 FT; THENCE N 49 FT; THENCE W 39.51 FT; THENCE S 49 FT TO BEG.

TOGETHER WITH A R OF W OVER: BEG 79 FT E FR THE SW COR OF LOT 2, BLK 70, PLAT "A", SLC SUR AND RUNNING THENCE E 16 FT; THENCE N 330 FT; THENCE W 16 FT; THENCE S 330 FT TO THE POINT OF BEG.

It was moved, seconded and passed by a unanimous vote that a Conditional Use to construct a delivery queuing space in a Commercial "C-4" zoning district be granted subject to the following conditions:

1. A facade treatment as proposed by Newspaper Agency Corporation and conceptually approved by the Historical Landmark Committee be required on the Regent Street frontage.

BOOK 6153 PAGE 2015

2. The fence along the south property line be constructed of brick to conceal interior parking.
3. The Japanese Pagoda tree be barricaded and protected during construction.
4. The issue of the sliding gate blocking the entry to the drivers' lounge be resolved.
5. Final plans be reviewed and approved by the Planning Director and Historical Landmark Committee for compliance with design specifications.

This Conditional Use expires if building permits have not been issued within six months.

Sandra Marler
 Sandra Marler, Secretary

State of Utah)
)ss
 County of Salt Lake)

The foregoing instrument was subscribed and sworn before me this 21st day of August, 1989, by the Secretary of the Salt Lake Planning and Zoning Commission.

Ruth H. Mays
 Notary Public
 Residing at Salt Lake County, Utah

