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

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08/20/1999 03:34 PM NO FEE
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY BOARD OF ADJUSTMENT
BY: RDJ, DEPUTY - WI 1 P.

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 19th day of July, 1999, case number 2476-B by the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints (Applicant) was heard by the Board. The Applicant requested on the property at 1999 West 1700 South (aka 1917 and 1999 West 1700 South) a special exception to allow a fence in excess of four feet in the required front yard of a distribution warehouse in an Industrial M-1 Zone. (21A.52.100(A))

The legal description of the property being as follows:

BEG 2631.95 FT N & 2031.42 FT W & S 0°03'08" E 30 FT FR S ¼ COR SEC 15, T1S, R1W, SL MER, S 0°03'38" E 995 FT S 89°56'52" W 719 FT; N 0°03'08" W 979 FT; S 89°48'38" E 2.57 FT; N 0°03'08" E 16 FT; N 89°56'52" E 696.43 FT TO BEG.

And

BEG S 0°03'08" E 487.8 FT & S 89°56'52" W 25 FT FR CITY MON. AT INTERSECTION OF INDUSTRIAL ROAD & 1700 S ST. SD MON. BEING 2658.35 FT N & 1601.18 FT W FR S ¼ COR SEC 15, T 1S, R 1W, SL MER; N 0°03'08" W 437.8 FT NW'LY ALG CURVE TO L 39.27 FT; S 89°56'52" W 109.35 FT; N 0°03'08" W 5.7 FT S 89°56'52" W 87.45 FT; S 0°03'08" E 5.7 FT; S 89°56'52" W 197.93 FT; S 0°03'08" E 462.8 FT; N 89°56'52" E 406.27 FT TO BEG. LESS TRACT DEEDED TO S L CITY CORP.

Parcel Number: 15-15-301-001 and 15-15-301-002

It was moved, seconded, and passed to grant the special exception because it meets the three standards of review:

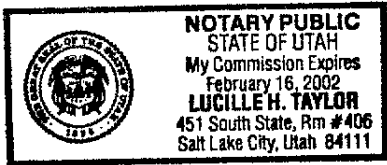
1. The wrought iron styled fence is more in keeping with the neighborhood than the existing chain-link fence with barbed wire strands on top.
2. The 80 percent open design mitigates any walled-in effect.
3. The proposed fence does not cause any line-of-sight traffic problems.

IF REQUIRED PERMITS ARE NOT OBTAINED WITHIN 6 MONTHS OF July 19, 1999, THIS ORDER SHALL BE NULL AND VOID.

Deborah Kraft
Deborah Kraft, Secretary

State of Utah)
)ss
County of Salt Lake)

The foregoing instrument was acknowledged before me this 19th day of July, 1999, by Deborah Kraft, Secretary to the Board of Adjustment.



Lucille H. Taylor
NOTARY PUBLIC, residing in Salt Lake
County, Utah

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