

4038807

ABSTRACT OF FINDINGS AND ORDER

No Fee
Rebecca Gray
REBECCA GRAY

SALT LAKE CITY
BOARD OF ADJUSTMENT
RFP

JAN 14 4 39 PM '85

KATHLEEN DIXON
SECRETARY
SALT LAKE COUNTY

Room 4114

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 26th day of November, 1984, Case No.9722 by Empire West Companies was heard by the Board. The applicant requested a special exception to the ordinance on the property at 1876 West North Temple Street to permit a planned unit development consisting of 540 units in 26 buildings without the required off-street parking (1.1 parking stalls per unit as opposed to the required 2.0), and without the required landscaped side yards in a Commercial "C-1" and Residential "R-6" District, the legal description of said property being as follows:

PARCEL 1:

COMMENCING 114 RODS SOUTH AND 538.2 FEET EAST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 732.465 FEET; THENCE NORTH 98 RODS; THENCE WEST 46.21 RODS; THENCE SOUTH 1317 FEET; THENCE EAST 30 FEET; THENCE SOUTH 300 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT 114 RODS SOUTH AND 687.665 FEET EAST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 700 FEET; THENCE EAST 550 FEET; THENCE SOUTH 700 FEET; THENCE WEST 550 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE WEST 1/2 OF LOT 2 AND ALL OF LOTS 3 THROUGH 20, INCLUSIVE, BLOCK 2, CHAS. S. DESKYS 5TH ADDITION.

PARCEL 4:

ALL OF BLOCKS 3 AND 4, CHAS. S. DESKYS 5TH ADDITION.

BOOK 5622 PAGE 830

Abstract of Findings and Order on Case No. 9722

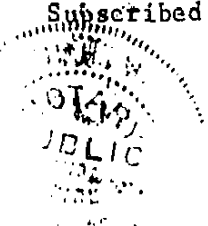
It was moved, seconded and passed, with one member abstaining, that a special exception to the ordinance to permit a planned unit development consisting of 540 units in 26 buildings with 1.51 parking stalls per unit as opposed to the required 2.0 and without the required landscaped side yards be approved subject to:

1. a favorable recommendation from the Planning Commission;
2. avigation easement to be granted to the airport and compliance with air circulation system requirement in the buildings;
3. compliance with the City's regulations as to landscape and sprinkler plans; storm water drainage plan acceptable to the City Engineer; 6" poured concrete control curbs around all parking, driveway and landscaped areas; use of brick on exterior of buildings; compliance with the requirements of the Public Utilities Department as to easements, connections, meters, and service contracts; curb, gutter and sidewalk including landscaped parking strip on the frontage along North Temple Street;
4. successful vacation of the public streets and alleys as requested in Petition No. 400-237, and acquiring the City's interest in the property;
5. deeding of the necessary easements to the City for the fire access "crash gate" across the Jacobsen property to connect to the future public street to be developed as Phase II, Airport East Business Park Subdivision;
6. "crash gates" and/or site fire hydrants acceptable to the City Fire Marshall;
7. materials used for the masonry wall be decorative concrete or stucco; and,
8. there be a Committee of the Board approval on all final plans, including landscaping, with a copy of the finally approved plans filed with the case.

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

Waldred G. Spindler

Subscribed and sworn to before me this 14th day of January, 1985.



Arthur H. Meyer
Notary Public

Residing at Salt Lake City, Utah

My commission expires Sept 28 1988.

BOOK 5022 PAGE 831