

No Fee

4634203

07 JUNE 88 10:25 AM

KATIE L. DIXON

RECORDER, SALT LAKE COUNTY, UTAH

DRAPER CITY

PO BOX 1020

DRAPER UT 84020

REC BY: EVELYN FROGGET , DEPUTY

CITY OF DRAPER

ZONE DISTRICT AMENDMENT

IN THE MATTER OF:

Application ZC-88-62, submitted February 12, 1988,  
owner: GRANT R. ANDRUS, HENRY C. DUEHLMEIER, et al.;  
location: approximately 13700 So. Pony Express Rd., Draper, Ut.  
Request for:

zone district amendment on approximately 148 acres from  
RR-43 to M-1 pursuant to the Zoning Regulations then in  
effect.

ACTION:

WHEREAS On April 7, 1988, The City Council Of The City Of Draper,  
did hold a public hearing on the above matter;

AND, The City Council is empowered to authorize such zone  
district amendments to the Zone District Map of Draper, Utah as  
provided by Utah Code, Title 10, Chapter 9, and Ordinance 81-3, Title  
6, Land Use And Development Regulations Of Draper, Utah, Section  
6-5-1.

AND, The City Council did agree and affirm the findings and  
recommendations of the Planning Commission;

THEREFORE, The City Council authorized the adoption of the  
ordinance changing the zoning of the following described property  
from RR-43 to M-1:

Beginning at a point on the West right-of-way line, of the  
West Frontage Road of Interstate Highway 15. Said Point also  
being, S.89°58'16"W. 163.90 feet and S.00°01'44"E. 84.0 feet  
from the Northeast Corner, of Section 1, Township 4 South,  
Range 1 West, Salt Lake Base and Meridian; and running  
thence S.00°01'44"E. 2,455.52 feet along said right-of-way  
line; thence West 2476+/- feet; thence North 2310.00 feet  
to Center Line of Corner Canyon Creek Drainage Canal; thence  
East 1000.00 feet to West side of U.P. & L. right-of-way;  
thence Northeasterly 99 feet more or less along said right-  
of-way line; thence North 240 feet more or less along West  
side of U.P. & L. right-of-way; thence East 960 feet more or  
less to the Northwest corner of property owned by Jeff W. and  
Heidi K. Smith; thence South 84 feet; thence East 518.57  
feet to Point of Beginning; containing approximately 148  
acres combined, more or less.

AND FURTHER, The City Council approves said Zone District  
Amendment upon the following conditions which are hereby found to be  
a necessary prerequisite to for the orderly development of the

4634203

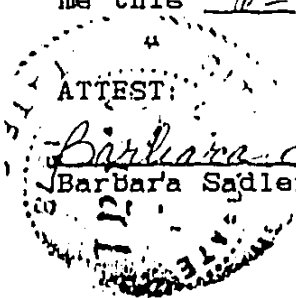
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property in order to preserve the safety and general welfare of the Citizens of the City of Draper. The adoption of this Zone District Amendment is expressly predicated upon applicant's compliance with each and all of the conditions hereafter set forth and the Land Use and Development Regulations then in affect.

- 1) The zone change is approved for the sole and specific purpose of developing a planned industrial development.
- 2) The development or each phase is to be approved by the City under the subdivision regulations of the City then in affect and a plat recorded as a subdivision.
- 3) The development and/or each phase shall include City approved;
  - a) Restrictive Covenants,
  - b) Common Areas Management Association,
  - c) Architectual Guidelines

AND FURTHER, that the Draper City Council does hereby find and determine that should any such conditions, or any part thereof, be declared invalid or unenforceable by the final judgment of any court of competent jurisdiction, then this Zone District Amendment, and any approvals herein contained, shall be deemed null and void.

THE FOREGOING ZONE DISTRICT AMENDMENT is signed and approved by me this 10<sup>th</sup> day of June, 1988.

ATTEST:  
  
Barbara L. Sadler  
Barbara Sadler, City Recorder

  
CHARLES HOFFMAN, MAYOR  
CITY OF DRAPER

STATE OF UTAH            )  
COUNTY OF SALT LAKE ) ss.  
CITY OF DRAPER         )

I, Barbara Sadler, Recorder for the City Of Draper, do hereby certify that the foregoing Zone District Amendment was passed and adopted at a meeting of the Draper City Council held on April 7, 1988, by the affirmative vote of a majority of a properly constituted quorum.

cc: Grant Andrus, 675 E. 11800 So., Draper, 84020  
Henry C. Duehlmeier, 4213 So. 1300 W., SLC., 84107  
Mayor C. Hoffman  
City Council  
Planning Commission  
City Attorney, Hollis Hunt  
City Recorder, B. Sadler  
City Administrator, A. Hatton-Ward  
Planning Dept., file  
mapping