

SALT LAKE CITY ORDINANCE

No. 58 of 2007

(Rezoning Properties Located at approximately 750 North DeSoto Street, and Amending the Capitol Hill Master Plan and Zoning Map, with conditions and time limitation)

AN ORDINANCE REZONING PROPERTIES LOCATED AT
APPROXIMATELY 750 NORTH DESOTO STREET, AND AMENDING THE
CAPITOL HILL MASTER PLAN AND ZONING MAP, PURSUANT TO PETITION
NO. 400-06-46.

WHEREAS, after hearings before the Planning Commission and the Salt Lake City Council, the City Council has determined that the following ordinance is in the best interest of the City.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Rezoning of Properties.

A. The property located at approximately 750 North DeSoto Street, which is more particularly identified on Exhibit "A" attached hereto, shall be and hereby is rezoned from Foothills Protection (FP) to Foothills Estate Residential (FR-2/21,780).

B. The property located at approximately 750 North DeSoto Street, which is more particularly identified on Exhibit "B" attached hereto, shall be and hereby is rezoned from Foothill Protection (FP) and Open Space (OS) to Natural Open Space (NOS).

SECTION 2. Amending of Zoning Map. The Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended consistent with the rezoning of properties identified above.

10352479
02/21/2008 08:31 AM \$0.00
Book - 9572 Pg - 1913-1921
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
451 S STATE ST RM 415
SALT LAKE CITY UT 84111
BY: ZJM, DEPUTY - W/ 9 P.

SECTION 3. Amendment of Master Plan. To the extent necessary, the Capitol Hill Master Plan shall be and hereby is amended consistent with the rezoning identified above.

SECTION 4. Conditions. This ordinance is conditioned upon the following:

A. All water, sewer and stormdrain utilities must be considered official city utilities, and said utilities must be built to City requirements as determined by the City's Public Utilities Department;

B. Columbus Court must be built to public street standards as determined by the City's Public Services Department;

C. Columbus Court may be gated and considered a private street as part of the Planned Development process.

i. While Columbus Court is a private street, no City snow removal, street maintenance, trash removal and/or related services will be available to the residents thereon.

ii. Any subsequent request to make Columbus Court a public street will require that it be in good repair and meet City standards, and that the gate be removed, as determined by the City's Public Services and Community Development Departments;

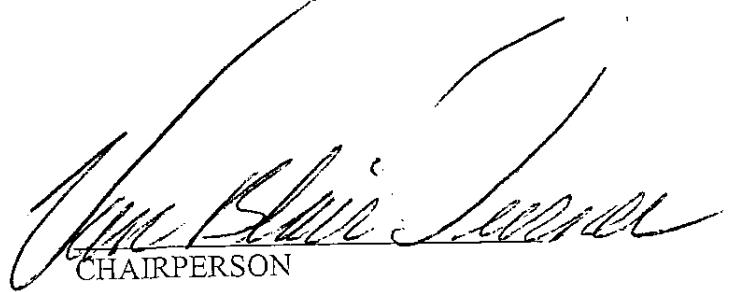
D. Easements must be dedicated by the developer to the City for access to public utilities, including water, sewer and stormdrain line maintenance, as determined by the City's Public Utilities Department.

SECTION 5. Effective Date. This ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The

City Recorder is instructed not to publish or record this ordinance until conditions identified have been met, as certified by the Salt Lake City Director of Public Utilities and Director of Public Services.

SECTION 6. Time. If the conditions identified above have not been met within one year after adoption, this ordinance shall become null and void. The City Council may, for good cause shown, by resolution, extend the time period for satisfying the conditions identified above.

Passed by the City Council of Salt Lake City, Utah, this 16th day of October, 2007.


Jim Blais, Chairperson

ATTEST AND COUNTERSIGN:


Christine Becker
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on November 8, 2007.

EXHIBIT A

FR-2 Rezone Parcel

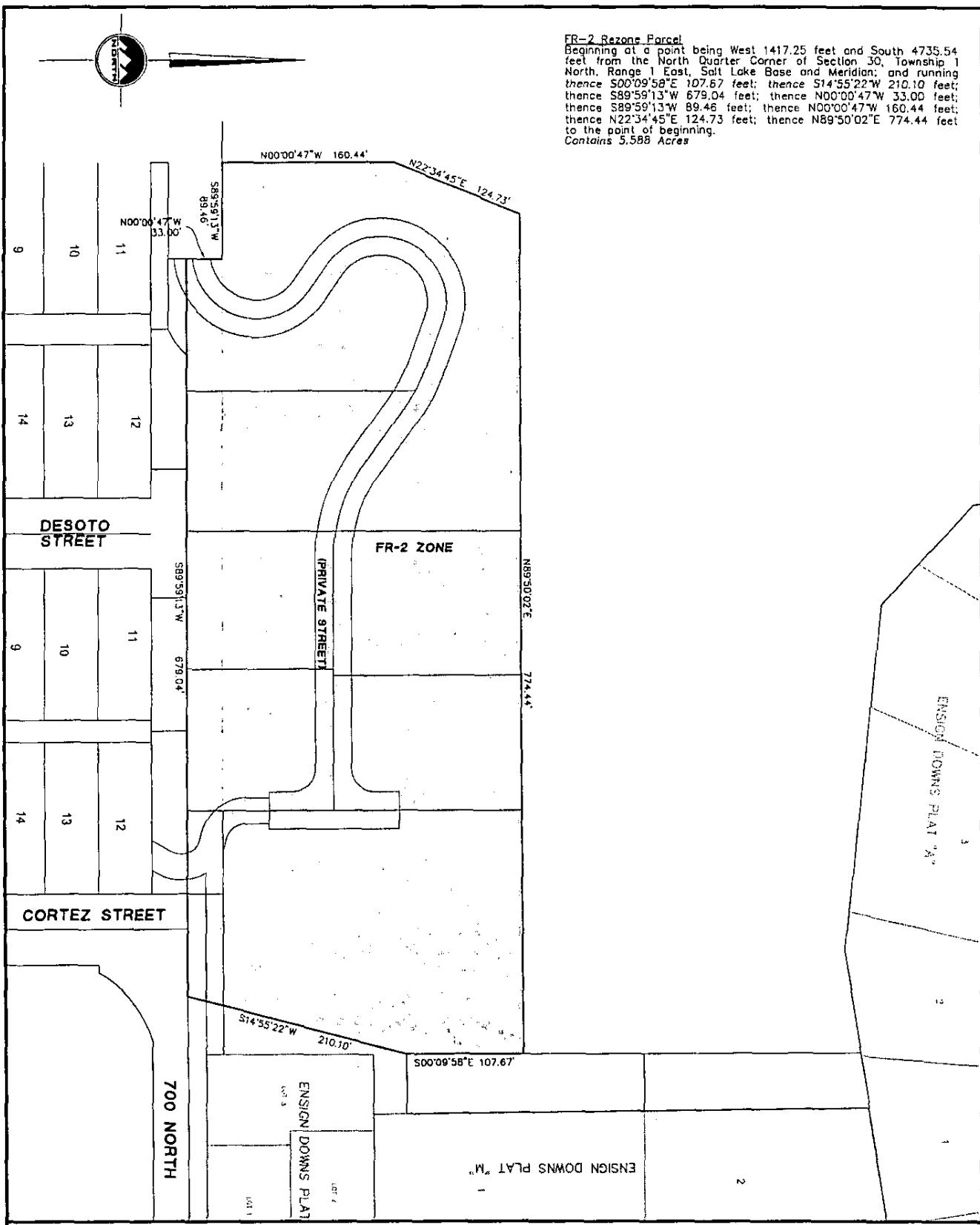
(August 9, 2007)

Beginning at a point being West 1417.25 feet and South 4735.54 feet from the North Quarter Corner of Section 30, Township 1 North, Range 1 East, Salt Lake Base and Meridian; and running thence S00°09'58"E 107.67 feet; thence S14°55'22"W 210.10 feet; thence S89°59'13"W 679.04 feet; thence N00°00'47"W 33.00 feet; thence S89°59'13"W 89.46 feet; thence N00°00'47"W 160.44 feet; thence N22°34'45"E 124.73 feet; thence N89°50'02"E 774.44 feet to the point of beginning.

Contains 5.588 Acres

09-30

12..



PROJECT # DATE
4053 8/9/07

FILE:

ENSIGN FOREGROUND

SALT LAKE CITY, UTAH

PARCEL EXHIBITS
FR-2 ZONE EXHIBIT

FOR:
ENSIGN FOREGROUND LLC
PO BOX 540478
SALT LAKE CITY, UTAH 84054

**90 E. Fort Union Blvd
Suite 100
Midvale, UT 84047
Phone: 801.255.0529
Fax: 801.255.4449
www.ensignutah.com**



EXHIBIT B

Ensign Foreground NOS Zone

(July 30, 2007)

Beginning at the a point on the Southerly Boundary Line of Lot 4 of Ensign Downs Plat "B" recorded July 27, 1966 in Book EE at Page 17 in the Office of the Salt Lake County Recorder, said point also being West 2475.16 feet and South 3496.88 feet from the North Quarter Corner of Section 30, Township 1 North, Range 1 East, Salt Lake Base and Meridian; and running thence the following two courses along the Southerly Boundary Line of said Ensign Downs Plat "B": (1) S89°53'58"E 30.38 feet; (2) S74°54'00"E 108.23 feet to the Southwest Corner of Lot 2 of said Ensign Downs Plat "B"; thence S15°06'00"W 100.00 feet; thence S74°54'00"E 180.00 feet to a point on the Westerly Boundary Line of Ensign Downs Plat "A" recorded March 3, 1954 in Book N at Page 85 in the Office of the Salt Lake County Recorder; thence the following nine (9) courses along the Westerly and Southerly Boundary Line of said Ensign Downs Plat "A": (1) S15°06'00"W 25.00 feet; (2) S04°06'00"W 300.00 feet; (3) S30°54'00"E 160.00 feet; (4) S47°54'00"E 165.00 feet; (5) N56°26'00"E 90.00 feet; (6) S07°04'00"E 130.00 feet; (7) S47°54'00"E 125.00 feet; (8) S83°54'00"E 320.00 feet; (9) N81°15'00"E 96.97 feet; thence S00°09'58"E 313.39 feet; thence S89°50'02"W 774.44 feet; thence S22°34'45"W 124.73 feet; thence S00°00'47"E 193.44 feet; thence S89°59'13"W 959.29 feet; thence N00°00'47"W 33.00 feet; thence N30°56'27"W 180.04 feet; thence N41°47'27"W 163.00 feet; thence N44°52'24"W 317.80 feet; thence N35°00'00"E 319.58 feet; thence N38°59'23"E 502.03 feet to the Southerly Boundary Line of Dorchester Pointe Subdivision Plat A PUD recorded March 31, 1997 in Book 97-3P at Page 94 in the Office of the Salt Lake County Recorder; thence the following four (4) courses along the Southerly and Easterly Boundary Line of said Dorchester Pointe Subdivision Plat A PUD: (1) S40°11'03"E 135.80 feet; (2) S62°04'05"E 165.35 feet; (3) N88°52'28"E 281.09 feet; (4) N14°04'19"E 555.93 feet to the point of beginning.

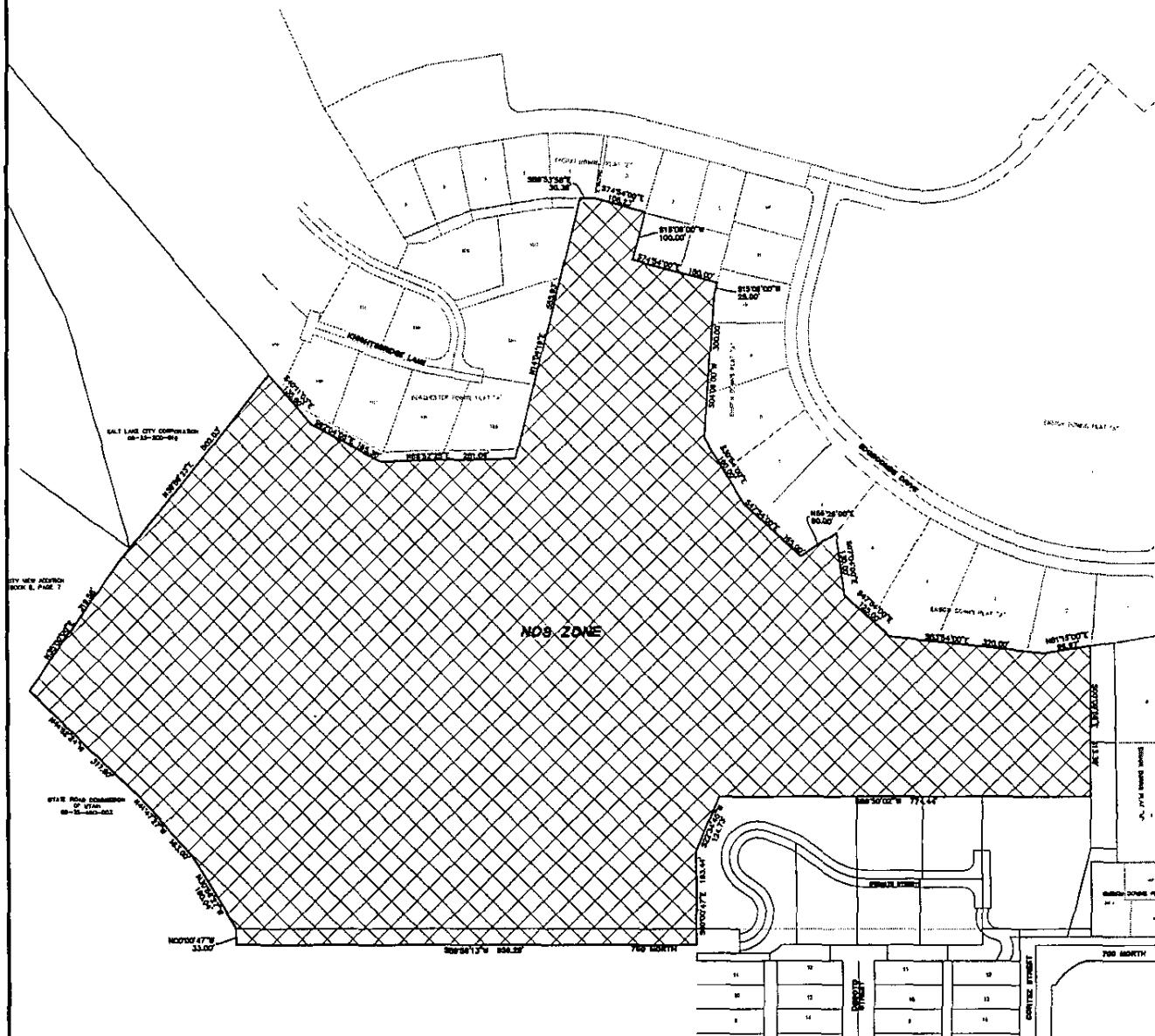
Contains 39.516 Acres

12.1

Ensign_Foreground_NOS_Zone

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Contains 39.516 Acres

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PROJECT # DATE
4053 8/9/07

1 of 1

FILE:
F:\053\dwg\exhibit

ENSIGN FOREGROUND
SALT LAKE CITY, UTAH

PARCEL EXHIBITS
NOS ZONE EXHIBIT

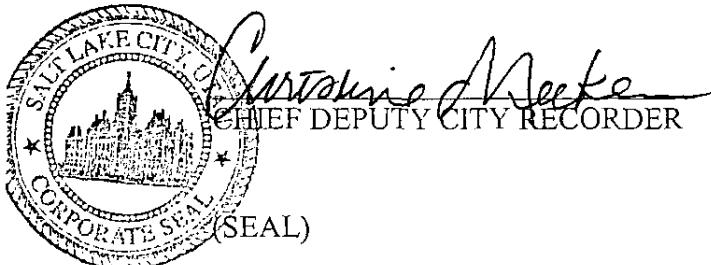
FOR:
ENSIGN FOREGROUND LLC
PO BOX 540478
SALT LAKE CITY, UTAH 84054

90 E. Fort Union Blvd
Suite 100
Midvale, UT 84047
Phone: 801.255.0529
Fax 801.255.4449
www.ensignutah.com



Mayor's Action: X Approved. _____ Vetoed.


MAYOR



Bill No. 58 of 2007.

Published: 2-26-08.

HB_ATTY-#1346-v1-Rezoning_property_located_at_750_North_DeSoto--08-06-07_draft.DOC

APPROVED AS TO FORM
Set Lake City Attorney's Office
Date November 6, 2007
By Melanie Bif

STEVE L. FAWCETT
INTERIM DIRECTOR

SALT LAKE CITY CORPORATION

RALPH BECKER
MAYOR

DEPARTMENT OF MANAGEMENT SERVICES
CITY RECORDER

STATE OF UTAH, City and County of Salt Lake,

I, Christine Meeker, Acting City Recorder of Salt Lake City, Utah, do hereby certify that the attached document, Ordinance 58 of 2007, Rezoning properties located at approximately 750 North DeSoto Street, and amending the Capitol Hill Master Plan Map, with conditions and time limitation is a true and correct copy.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City, this 20th day of February, 2008



Christine Meeker
Acting City Recorder, Salt Lake City, Utah

LOCATION: 451 SOUTH STATE STREET, ROOM 415, SALT LAKE CITY, UTAH 84111
MAILING ADDRESS: PO BOX 145515, SALT LAKE CITY, UTAH 84114-5515
TELEPHONE: 801-535-7671 FAX: 801-535-7681