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SALT LAKE CITY CORPORATION
Planning Commission
451 South State Street, Room 406
PO Box 145480
Salt Lake City, Utah 84111

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02/11/2009 09:42 AM \$0.00
Book - 9684 Pg - 9761
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SLC PLANNING DIVISION
BY: ULR, DEPUTY - MA 1 P.
09-31-104-024-0000

ABSTRACT OF FINDINGS AND ORDER

I, Tami Hansen, being first duly sworn, depose and say that I am the Secretary to the Salt Lake City Planning Department, and that on Wednesday, October 22, 2008 the Salt Lake City Planning Commission reviewed **East Capitol Planned Development**—a planned development request by Jeff Adams for a six (6) unit residential project at 649 N. East Capitol Boulevard. There are three existing buildings on site that would be demolished if this application is approved. The applicant is requesting that the Planning Commission allow reductions in the setbacks.

- a. **Petition PLNPCM2008-228149 East Capitol Development**—a request by the applicant for planned development approval with possible Zoning Ordinance modifications to the required setbacks.
- b. **Petition PLNPCM2008-00190 East Capitol Boulevard Surplus Property**—a request by the applicant for the Planning Commission to declare a 0.02 acre City-owned parcel of property surplus for the purpose of incorporating the property into the development.

The legal description of the property is as follows:

PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
LOT 1 BLK 19 PLAT J SLC SUR & COM AT SE COR SD LOT 1 S 23 FT
W 140 FT N 23 FT E 140 FT TO BEG 5884-0925 6068-2147
6157-1137 6171-1481 7458-1932 7458-1928 7468-1619 7763-0610
9094-4612

The Planning Commission made a motion regarding Petitions PLN2008-228147, a request for a planned development, and PLNPCM2008-00190, a request for a declaration of surplus property; that the Planning Commission approves these requests pursuant to the findings, analysis, and conditions of approval. The Planning Commission also declares the property located at approximately 649 North East Capitol Boulevard (Tax ID: 09-31-104-023) surplus and forwards a recommendation to the City Administration to dispose of the property, as required in Section 2.58 of City Code. These petitions are subject to the conditions as follows:

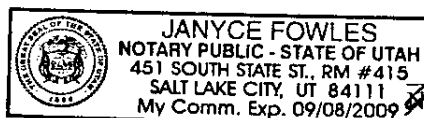
1. Prior to the issue of a building permit, all issues raised by the Engineering, Public Utilities, and Building Divisions shall be resolved to their satisfaction.
2. Prior to the issue of a building permit, the applicant shall submit for review and approval, a subdivision amendment, and surplus property application.
3. The applicant shall verify geometrics for grades and horizontal alignments of the driveways as they relate to the 10x10 foot Clear Zone requirements.
4. If either the subdivision or surplus property applications are denied, this approval shall be considered null and void.

THESE CONDITIONS MUST BE MET WITHIN 12 MONTHS OF APPROVAL OF THE MINUTES.

Tami S. Hansen
Salt Lake City Planning Commission Secretary

State of Utah)
)ss
County of Salt Lake)

The foregoing instrument was subscribed and sworn, before me on December 31, 2008, by the Secretary of the Salt Lake City Planning Commission.



Notary Public
Residing in Salt Lake County

BK 9684 PG 9761