

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

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, February 27, 2008 the Salt Lake City Planning Commission reviewed **Petition 410-07-29**, 2100 South Retail Center Planned Development—a request by Chung-Ji Dai at 204 West 2100 South for planned development approval of a retail center. The proposal consists of an existing private club with two new retail buildings. The applicant is requested planned development approval for modifications to the rear yard setback and the perimeter parking lot landscaping. The Planning Commission is the approval body for Planned Developments.

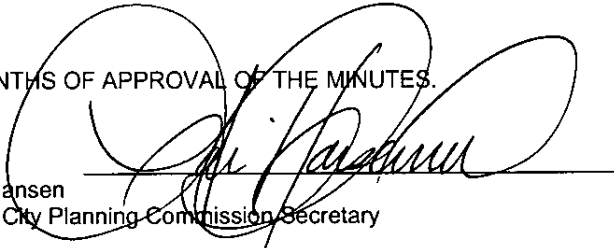
The legal description of the property is as follows:

PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG W 33 FT FR SE COR LOT 2, BLK 7, 5 AC PLAT A BF SUR; N 0-13'43" E 287.19 FT; S 89-51'29" W 233.95 FT; S 0-13'43" W 138.6 FT; N 89-51'29" E 44.51 FT; S 0-13'43" W 148.6 FT; S 89-58'51" E 189.44 FT TO BEG. ALSO BEG S 89-51'29" W 222.44 FT & N 0-13'43" E 8.71 FT FR SE COR SD LOT 2; N 89-58'51" W 5.3 FT TO A PT S 89-58'51" E 523.425 FT FR W LINE SD LOT 2; N 0-13'43" E 139.79 FT; N 89-51'29" E 5.3 FT; S 0-13'43" W 139.79 FT TO BEG. LESS STREET & LESS & EXCEPT BEG S 89-51'29" W 261.7 FT FR NE COR SD LOT 2; S 89-52'19" W 5.25 FT TO A PT N 89-51'29" E 484.215 FT FR NW COR SD LOT 2; S 0-13'43" W 138.6 FT; N 89-51'29" E 5.45 FT; N 0-07'31" E 138.6 FT TO BEG. 4334-0133,0137 5869-1837 6489-1444 6799-1355 3960-0165 5897-2345 8322-3932,3934

The Planning Commission made a motion to approve the conditional use request subject to the following conditions:

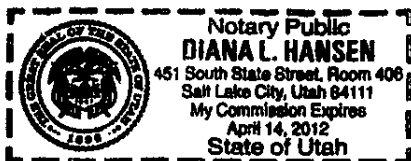
1. Applicant must demonstrate to the Planning Division that the proposal meets the shared parking calculations based on the square footages for each of the uses as identified on the site plan
2. Applicant must install gates with a locking mechanism at each open end of the "alleyways" created behind Building "A" and Building "B".
3. Applicant must meet the requirements identified within the department and division comments contained in this staff report.
4. Any modifications to driveway require approval from the Utah Department of Transportation.
5. The Planning Division review and approve for any lighting plans that the applicant submits that meets the recommendations that the police department made in there review of this request.

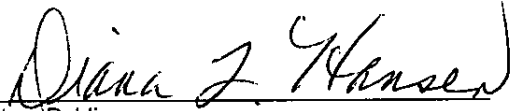
THESE CONDITIONS MUST BE MET WITHIN 12 MONTHS OF APPROVAL OF THE MINUTES.


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 October 14, 2008, by the Secretary of the Salt Lake City Planning Commission.




Diana L. Hansen
Notary Public
Residing in Salt Lake County