

2294743

Recorded JUL 9 1969 at 8:43<sup>A</sup> am  
 Request of Salt Lake City, Corp.  
 Fee Paid HAZEL TAGGART CHASE  
 Recorder, Salt Lake County, Utah  
 NO FEE By *Ann J. Jones* Deputy  
 Ref. \_\_\_\_\_  
 Rm 414

## ABSTRACT OF FINDINGS AND ORDER

I, Mildred G. Snider, being first duly sworn, depose and say that I am the Secretary of the Salt Lake City Board of Adjustment, and that on the 9th day of June, 1969, Case No. 5758 by Western Deseret Investment Company was heard by the Board. The applicant requested a variance on the property on the south side of 6th South between West Temple and First West Streets to construct a motor hotel and parking structure, the canopy, parking and driveway would not maintain the required setback from 6th South Street, the parking and the parking structure would not maintain the required rear yard, and without the required number of off-street parking spaces in a Commercial "C-1" District, the legal description of said property being as follows:

PARCEL NO. 1

Beginning at a point which is 132.00 feet West from the Northeast Corner of Lot 6, Block 23, Plat "A", Salt Lake City Survey; and running thence West 12.00 feet; thence South 113.75 feet; thence South 45° West 21.75 feet; thence West 21.25 feet; thence North 122.25 feet; thence West 334.25 feet; thence South 115.00 feet; thence East 24.5 feet; thence South 50.00 feet; thence East 165.00 feet; thence South 82.50 feet; thence East 165.00 feet; thence North 82.50 feet; thence East 1.00 feet; thence North 33.75 feet; thence East 32.00 feet; thence North 131.25 feet to the point of beginning.

Subject to and together with the following described right of way: Commencing 132 feet West of the Northeast Corner of said Lot 6; and running thence South 131.25 feet; thence West 198 feet; thence North 131.25 feet; thence East 9 feet; thence South 122.25 feet; thence East 157 feet; thence North-easterly 21.75 feet to a point which is 113.75 feet South and 12 feet West of the point of beginning; thence North 113.75 feet; thence East 12 feet to the point of beginning.

PARCEL NO. 2

Beginning at a point which is West 189.50 feet from the Northeast Corner of Lot 5, Block 23, Plat "A", Salt Lake City Survey; and running thence West 25.00 feet; thence South 115.00 feet; thence East 25.00 feet; thence North 115.00 feet to the point of beginning.

PARCEL NO. 3

Beginning at a point which is South 99.00 feet from the Northeast Corner of Lot 6, Block 23, Plat "A", Salt Lake City Survey; and running thence South 64.50 feet; thence West 132.00 feet; thence North 64.50 feet; thence East 132.00 feet to the point of beginning.

Subject to a permanent easement for ingress and egress described as follows: Beginning at a point on the East line of Lot 6, Block 23, Plat "A", Salt Lake City Survey, 99 feet South of the Northeast Corner of said lot; and running thence West 19 feet; thence on an angle, 24.2 feet to a point that is 15 feet South of the point of beginning; thence North 15 feet to the point of beginning, being a triangular plot with 15 feet fronting on West Temple Street, in Salt Lake City, County of Salt Lake, State of Utah.

Together with a right of way described as follows: Beginning 8 rods (132.00 feet) West of the Northeast Corner of said Lot 6; and running thence South 165.00 feet; thence West 32.00 feet; thence North 42 3/4 feet; thence North-east 21 3/4 feet to a point which is 12.00 feet West and 113 3/4 feet South from the point of beginning; thence North 113 3/4 feet; thence East 12.00 feet to the point of beginning.

Abstract of Findings and Order

Case No. 5758

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It was moved, seconded and unanimously passed that the request for a reduction in parking be denied but that a variance be granted for the proposed motel and restaurant in accordance with the plan filed with the case, with a 16' setback from the sidewalk or 8.85' from property line on 6th South for the parking and the columns of the canopy and with the parking structure to the rear property line, with the following provisions:

1. that the canopy roof project not more than 2' into the permitted 16' setback
2. that the parking required under the ordinance for both the building and the restaurant be provided now, which would require the third level in the parking structure
3. that the driveways be limited to a width of 30' at the sidewalk
4. that the restaurant and building comply with all the requirements of the building code
5. that the setback on the parking area on West Temple be 15' from property line
6. that the setback areas and parking areas be defined by 6" poured concrete control curbs
7. that the setback areas be landscaped with lawn and/or shrubs, not rocks, and a sprinkling system be installed to assure proper maintenance
8. that the parking areas be drained and hardsurfaced under permit from and to meet the requirements of the City Engineer's office
9. that there be light-proof fences or walls not less than 4' nor more than 6' high where the parking lot abuts residential uses
10. that all signs conform to the ordinance.

Mildred G. Linder

Subscribed and sworn to before me this 9th day of July, 1969.

[Signature]  
Notary Public  
Residing at Salt Lake City, Utah

My commission expires Oct 16, 1972.

