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BOOK 2870 PAGE 75

Recorded JUN 23 1970 at 12:56 p.m.  
Request of SALT LAKE CITY  
Fee Paid HAZEL TAGGART CHASE  
Recorder, Salt Lake County, Utah  
\$ NO FEE By [Signature] Deputy  
Ref. \_\_\_\_\_

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 25th day of May, 1970, Case No. 5935 by Zions Securities Corporation was heard by the Board. The applicant requested a variance on the property at the southeast corner of 1st South and Regent Street to construct an office building without the required number of off-street parking spaces in a Commercial "C-4" District, the legal description of said property being as follows:

Commencing 179.92 feet west of the northeast corner of Lot 8, Block 70, Plat "A", Salt Lake City Survey; thence west 152.31 feet, more or less, to the east line of Regent Street; thence south 177 feet, more or less, to the north side of Orpheum Avenue; thence east along the north side of Orpheum Avenue 152.31 feet, more or less; thence north 177 feet, more or less, to the point of beginning.

It was moved, seconded and unanimously passed that a variance be granted to permit the proposed building with a parking lot to the south for thirty-nine cars in accordance with the plan filed with the case with the following provisions:

1. that there be a low decorative wall on Regent Street on the setback line with the area between the wall and sidewalk to be landscaped and a sprinkling system installed to insure proper maintenance
2. that the required curbs and walls be installed around the parking lot
3. that the parking lot be drained and hardsurfaced to meet the requirements of the City Engineer's office
4. that the final plan of the parking lot be approved by the Board, a copy of the finally approved plan to be filed with the case
5. that the petitioner be requested to plant trees on Regent Street as has been done on the south end of the street.

Mildred G. Snider

Subscribed and sworn to before me this 22nd day of June, 1970.

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

My commission expires Oct 16, 1972.

