

2356819

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 10th day of August, 1970, Case No. 5969 by Zions Securities Corporation (Egbert Parking) was heard by the Board, at which time the request was denied. The case was reopened on August 31st, 1970 with final action being taken on September 21st, 1970. The applicant requested a variance on the property at 10 "A" Street to construct a parking lot without the required setbacks from "A" Street and South Temple Street and which would not meet the required design standards for a parking lot in a Business "B-3" District, the legal description of said property being as follows:

Southwest Quarter of Block 13, Plat "D", Salt Lake City Survey.

It was moved, seconded and unanimously passed that a variance be granted to permit the proposed parking lot in accordance with the plot plan presented with the following provisions:

1. that the parking lot be hardsurfaced and drained under permit from and to meet the requirements of the City Engineer's office
2. that the setback from South Temple Street be defined by an 8" poured concrete control curb, and the setback from "A" Street defined by a 6" poured concrete control curb
3. that all setback (including the parking strips) and slope areas be landscaped with lawn and/or shrubs (not rocks) and sprinklered to insure proper maintenance
4. that a solid wall or fence be installed along the east property line to prevent glare onto the adjoining property
5. that the two ingress and egress driveways be widened to meet the specifications of the City Traffic Engineer
6. that the existing billboards be removed and that any new billboards be prohibited
7. that this setback is not considered precedent for reducing setbacks on future buildings in this block, and that any new buildings on this property or on the property to the north maintain the full required setback.

Mildred G. Snider

Subscribed and sworn to before me this 2nd day of November, 1970.

Harmon F. Johnson
Notary Public
Residing at Salt Lake City, Utah

My commission expires Oct 16, 1972.

NOV 3 - 1970
Recorded at 11:49A m.
Request of SALT LAKE CITY BOARD OF ADJUST.
Fee Paid HAZEL TAGGART CHASE
Recorder, Salt Lake County, Utah
\$ No. Fee. By Harmon F. Johnson Deputy
Ref. _____



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