

2364675

Recorded DEC 30 1970 at 7:15 m.
Request of SALT LAKE CITY
Fee Paid HAZEL TAGGART CHASE
Recorder, Salt Lake County, Utah
\$ NOFEE 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 19th day of October, 1970, Case No. 5991 by Safeway Stores, Inc. was heard by the Board with final action being taken November 30th, 1970. The applicant requested a variance on the property at 870 East 4th South Street to construct a retail food store which would not maintain the required rear yard or the required setback from 4th South Street, and the parking would not maintain the required setback from 4th South and 9th East Streets in a Commercial "C-1" District, the legal description of said property being as follows:

PARCEL A. Beginning at the Northeast corner of Lot 7, Block 30, Plat "B" of Salt Lake City Survey, and running thence South 33 feet; thence West 120.5 feet; thence South 2 feet; thence West 143 feet; thence North 45° West 49.5 feet; thence East 298.5 feet to the point of beginning.

PARCEL B. A right of way for retaining wall footings over, across or under the following described property: Beginning at a point 33 feet South of the Northeast corner of Lot 7, Block 30, Plat "B", of Salt Lake City Survey and running thence South 2 feet; thence West 120.5 feet; thence North 2 feet; thence East 120.5 feet to the point of beginning.

PARCEL C. The West 50 feet of the East 127.5 feet of Lot 5, Block 30, Plat "B", of Salt Lake City Survey, according to the plat thereof, recorded in the office of the County Recorder of said County.

It was moved, seconded and unanimously passed that a variance be granted to permit the construction of the proposed building to the west and south property lines and without the required 15' setback from property line on 4th South with the following provisions:

1. that the building and the parking maintain a 16' setback from sidewalk on 4th South but in no event closer to sidewalk than the existing buildings on the block
2. that the parking on 9th East maintain a setback of the average alignment on the block
3. that the parking areas and setbacks be defined by 6" poured concrete control curbs
4. that the asphalt in the area between property line and sidewalk and between sidewalk and curbs be removed and these areas as well as the required setbacks be landscaped with lawn and/or shrubs, not rocks
5. that sprinkling systems be installed to insure proper maintenance
6. that the parking areas be drained and hardsurfaced under permit from and to meet the requirements of the City Engineer's office
7. that there be a covered garbage and storage area
8. that approval be secured to build over the existing conduit running through this property
9. that the final plans showing all of these requirements be subject to approval

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by a Committee of the Board, a copy of the finally approved plan to be filed with the case.

Mildred G. Suder

Subscribed and sworn to before me this 30th day of December, 1970.

Lester F. Jorgensen
Notary Public
Residing at Salt Lake City, Utah

My commission expires Oct 16, 1972.

