

3895889

ABSTRACT OF FINDINGS AND ORDER

No fee
Opportunity Fee
of \$200.00
SALT LAKE CITY
AND COUNTY CLERK

JAN 23 4 12 PM '84

KATHI L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

I, Mildred G. Snider, being first duly sworn, depose and say that I am the Secretary of the Salt Lake City Board of Adjustment (414 City & County Building), and that on the 19th day of December, 1983, Zoning Administrator Case No. 4 by Price/Prowswood, developers of the property in Block 53, was considered by the Zoning Administrator. The applicant requested a variance to construct an office building at 151 East 400 South Street, in which all of the parking stalls would not meet the design standards for standard size cars and also for a driveway exceeding 30 feet in width in a Commercial "C-4" District, the legal description of said property being as follows:

Block 53, Plat "A", Salt Lake City Survey.

It was ordered that a variance be granted allowing for 13% of the parking spaces within the structure to be for small cars and that the driveway from 400 South be allowed to be up to 36 feet in width, subject to meeting all the following conditions recommended by the Traffic Engineer:

1. that the driveway shown on drawing 5A be relocated to the south end of the proposed temporary bank, a minimum 4 foot divider being placed between the staging area and the exist driveway. The relocation of this driveway is necessary because of the congestion that would occur with the nearness of the Heber Wells building driveway and the proposed driveways for the staging area and bank entrance.
2. that in addition to the 222 parking stalls within the building, an additional 79 stalls, meeting the full design standards of the zoning ordinance, be provided on a hardsurfaced lot west of the building, that this parking area be retained until such time as additional parking is provided in Block 53 as a part of the future construction in this area;
3. that the parking striping be redrawn in three areas at the east end of the parking level as shown on P1 on sheet 4;
4. on sheet P2 that the driveway from 400 South be redrawn to provide an opening

BOOK 5525 PAGE 908

Abstract of Findings and Order on
Zoning Administrator Case No. 4

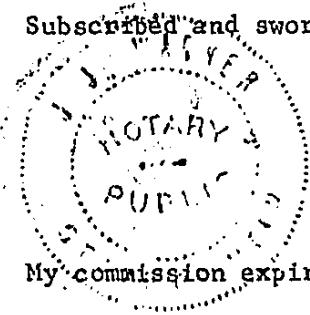
of approximately 35½ feet with a 3 foot raised curb walkway on the west side of the driveway to the structure;

5. that the attendant and driveway control gate on the island on the driveway be located at the north end of the driveway to allow a longer use space;
6. that there is a column shown in the southwest portion of parking level P2 which does not exist and should be removed from the plans;
7. that the parking stall striping on the east wall parking level P2 be restriped;
8. that the orientation of two stalls on level P2 near the elevators be turned 90% as indicated on the plans;
9. maintain an open sight distance triangle on both sides of the 400 South driveway by precluding objects taller than 3 feet above the sidewalk for a distance of 10 feet along the sidewalk from the drive and 10 feet behind the sidewalk at the drive;
10. that final plans be submitted to and be approved by the Planning Department and the Traffic Engineer.

If a permit has not been taken out in six months, the variance will expire.

Midred B. Anderson

Subscribed and sworn to before me this 23rd day of January, 1984.



J. J. Wagner
Notary Public
Residing at Salt Lake City, Utah

My commission expires 6-7-85.

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