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*Richard Silva*  
Richard Silva

SALT LAKE CITY  
BOARD OF ADJUSTMENT  
OFFICE

MAY 5 4 19 1986

KATIE L. DIXON  
RECORDER  
SALT LAKE COUNTY,  
UTAH

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 (414 City & County Building), and that on the 31st day of March, 1986, Case No. 198-B by Loretta M. Johnson, President of Stat Express, Inc. was heard by the Board. The applicant requested a special exception to the ordinance on the property at 304 South Redwood Road to permit as a conditional use a commercial/industrial planned unit development which requires Board of Adjustment approval in a Commercial "C-2", Commercial "C-3" and Industrial "M-1" District, the legal description of said property being as follows:

Beginning East 5 rods & West 298 Feet and North 165 feet; & West 242 feet from the southeast corner of SE $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 3, T1S, R1W, SLB&M; South 164.983 feet; West 8 feet; North 164.983 feet; East 8 feet to beginning.

Also beginning North 231 feet & West 318.61 feet from the southeast corner of NW $\frac{1}{4}$  Sec. 3, T1S, R1W, SLB&M; West 20.35 feet; North 82.6 feet; S 37°55' E 77.53 feet; S 52°05' W 35 feet to beginning.

Also beginning 137 feet West & 14 rods North from the southeast corner of SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Sec. 3, T1S, R1W, SLB&M; N 02°53'29" W 254 feet more or less; S 65°18'21" W 199.56 feet; South 87.4 feet; S 37°55' E 77.59 feet; S 52°05' W 35 feet; East 176 feet more or less to beginning.

Also beginning N 0°03'08" W 231 feet & 700 feet more or less West from the southeast corner of NW $\frac{1}{4}$  of Section 3, T1S, R1W, SLB&M; N 89°58'19" E 196.5 feet; North 97.5 feet to railroad; southwesterly along railroad to beginning.

Also beginning North 377.48 feet and West 382.57 feet from Center of Section 3, T1S, R1W, SLB&M; N 65°05' E 60 feet; South 172.5 feet more or less to north line of 300 South Street; West 172.5 feet; North 97.5 feet; N 65°05' East to beginning.

Also beginning West 298 feet & North 165 feet more or less from a point East 5 rods from the southeast corner of SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 3, T1A, R1W, SLB&M; S 32°38'16" East 103.38 feet; S 2°28'30" E 78 feet more or less; West 301.123 feet; North 164 feet; East 242 feet to beginning.

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Also beginning S 89°56'16" W 734.13 feet from the Center of Section 3, T1S, R1W, SLB&M; S 89°56'16" W 154.84 feet more or less to South r/w line of Union Pacific Railroad; N 65°05' E 393.74 feet more or less to South line of 300 South Street; N 89°58'07" E 78.16 feet; S 9°23'41" E 119.98 feet; South 47.05 feet to beginning.

Also beginning 461.37 feet West from the Center of Section 3, T1S, R1W, SLB&M, West 272.76 feet; N 47.05 feet; N 9°23'11" W 119.38 feet; East 292.34 feet more or less to Willoughby Tract; S 164.98 feet to beginning.

It was moved, seconded and unanimously passed that a special exception to the ordinance be granted to permit as a conditional use a commercial/industrial planned unit development, subject to the following requirements:

1. all property owners affected be in agreement with the street closure and appropriate legal access be established to each parcel;
2. the planned unit development meets all City standards and departmental approvals are given;
3. City utility lines are either removed or easements are obtained;
4. equitable compensation is provided to the City;
5. that the final plans including the landscaping plan be subject to approval by a Committee of the Board and a copy of the finally approved plan be filed in the case.

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

Mildred G. Anderson

Subscribed and sworn to before me this 5th day of May, 1986.



Joseph A. May  
Notary Public  
Residing at Salt Lake City, Utah

My commission expires SEP. 28 1988.

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