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19 FEBRUARY 93 10:04 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY BLDG SERVICES & LICENSING
REC BY: KARNA BLANCHARD, DEPUTY

ABSTRACT OF FINDINGS AND ORDERS

I, JoAnn Matson, being duly sworn, depose and say that I am the Secretary of the Salt Lake City Board of Adjustment, and that on date of January 25, 1993, Case #1794-B by Casa Seville, Ltd, was heard by the Board. The petitioner requested on the property at 518 East 600 South Street, a special exception to legalize 17 dwelling units and a modification of conditions imposed by a previous variance (Case #5578). The property is located in an R-3A Historic Zone.

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The legal description of the property being as follows:

BEG AT NE COR LOT 5, BLOCK 19, PLAT "B", SLC SUR; S 12.4 RDS; W 55 FT; N 12.4 RDS; E 55 FT TO BEG.

Parcel No. 16-06-479-011-0000

It was moved, seconded and passed to reaffirm the variance previously granted in Case #5578 in the legalization of 17 units, contingent on the petitioner meeting following conditions outlined therein:

1. That the parking lot be drained and hardsurfaced under permit from and to meet the requirements of the City Engineer's office;
2. That there be a lightproof fence on all sides of the entire parking lot and completely along the west property line;
3. That poured concrete control curbs be installed to prevent cars from hitting the fence;
4. That the fence along the west side of the driveway be replaced;
5. That the driveway down the side of the apartment house to the parking area be properly hardsurfaced;
6. That this matter come back to this Board at the expiration of the land lease;
7. That if at the expiration of the lease for the parking the lease is not renewed or the property acquired, the building will be in violation and the apartments must be reduced to the number of parking stalls then provided;
8. That all this work must be completed within thirty days; and

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- 9. These restrictions, along with a copy of the lease, be recorded in the office of the County Recorder to be made a part of the abstract of the property.

It was further moved, seconded and unanimously passed to deny the petitioner's request for legalization of the six (6) excess units under the terms of the new Unit Legalization Ordinance. Therefore, the petitioner is required to provide 17 parking stalls, six of which are to be leased off-site.

If a permit is not taken out within 6 months of January 25, 1993, this Order shall be null and void.

Jo Ann Matson

State of Utah)
) ss
 County of Salt Lake)

The foregoing instrument was acknowledged before me this 12th day of Feb 1993, by JoAnn Matson, Secretary to the Board of Adjustment.

Michelle Hendriksen
 Notary Public

My Commission Expires: 2/22/95

