

9722869  
05/12/2006 04:28 PM \$0.00  
Book - 9293 Pg - 9449-9450  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
SALT LAKE CITY PLANNING&ZONING  
BY: ZJM, DEPUTY - MA 2 P.

SALT LAKE CITY CORPORATION  
Planning Commission  
451 South State Street, Room 406  
Salt Lake City, Utah 84111

Parcel Number: 16-06-455-020  
16-06-455-019  
16-06-455-018  
16-06-455-009  
16-06-455-007  
16-06-455-037

**ABSTRACT OF FINDINGS AND ORDER**

I, Cindy L. Rockwood, being first duly sworn, depose and say that I am the Secretary to the Salt Lake City Planning Department, and that on Wednesday, November 30, 2005, Petition No. 410-748 by Richard Astel was heard by the Planning Commission, requesting a Planned Development approval for a 43-unit multi-family housing development located at approximately 516-524 East and 517-533 South Denver Street. The parcels are currently zoned RMF-45. Included is a request to modify provisions of the zoning ordinance including but not limited to:

- a. Allowing grade changes in excess of two feet (2') to accommodate driveway entrances to a subterranean parking structure;
- b. Allowing multiple buildings with a shared common area over an underground parking structure on a single lot;
- c. Modifying minimum yard standards to allow an encroachment of the subterranean parking structure; and
- d. Modifying minimum yard standards such that the RMF-45 standards would be applied to the proposed development etc.

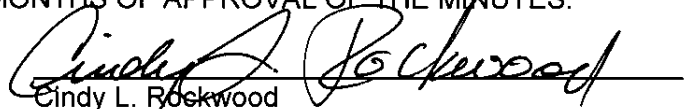
The legal description of the property is as follows:

PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY BEG 5 RDS N FR SE COR  
LOT 8, BLK 23, PLAT B, SLC SUR; N 2 1/2 RDS; W 10 RDS; S 2 1/2RDS; E 10 RDS TO  
BEG. 5081-613, 5278-145 5285-0476 5372-0018 8961-0678

It was moved, seconded, and passed that the Planning Commission recommend approval for the proposed planned development subject to the following conditions:


1. The Planning Commission allows grade changes in excess of two feet (2') to accommodate driveway entrances to a subterranean parking structure.
2. The Planning Commission allows multiple buildings with a shared common area over an underground parking structure on a single lot.
3. The Planning Commission allows a modification to the minimum yard standards to allow an encroachment of the subterranean parking structure.
4. The Planning Commission allows a modification to the minimum yard standards of the RMF-75 zoning district such that the RMF-45 standards would be applied to the proposed development.
5. Conditioned upon compliance with departmental comments as outlined in the Staff report.
6. Subdivision approval shall be obtained in conformance with Salt Lake City and State of Utah laws, ordinances and policies.
7. If individual transfer of ownership of the residential units is desired, condominium approval must be obtained in conformance with Salt Lake City and State of Utah laws, ordinances and policies.

THE CONDITIONS MUST BE MET WITHIN 12 MONTHS OF APPROVAL OF THE MINUTES.

  
 Cindy L. Rockwood  
 Salt Lake City Planning Commission Secretary

State of Utah            )  
                                   )ss  
 County of Salt Lake    )

The foregoing instrument was subscribed and sworn, before me on May 9, 2006, by the Secretary of the Salt Lake City Planning Commission.

  
 Notary Public  
 Residing in Salt Lake County

