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SALT LAKE CITY CORPORATION
BOARD OF ADJUSTMENT
451 SOUTH STATE STREET, ROOM 406
SALT LAKE CITY, UTAH 84111

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12/26/2006 08:36 AM $0.00
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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY BOARD OF ADJUSTMENT
BY: ZJM, DEPUTY - MA 1 P.

Parcel Number: 09-32-153-016

ABSTRACT OF FINDINGS AND ORDER

I, Deborah Martin, being duly sworn, deposed and say that I am the Secretary for the Salt Lake City Board of Adjustment, and that on the 20th day of November 2006, case number **2871-B** by Pinnacle Building Group (Applicant) was heard by the Board. The Applicant requested for the property at 679 East Ninth Avenue (aka 457 North "K" Street) along with four other lots (673 & 685 East Ninth Avenue and 467 & 473 North "K" Street) special exceptions to allow grade changes in excess of two feet on all five lots located in an SR-1A zoning district.

The legal description of the property being as follows:

LOT 1 & S 55 FT OF LOT 4 BLK 137 PLAT D SLC SUR

It was moved, seconded and passed to grant the special exceptions to allow the proposed grade changes in excess of two feet in the required yards and buildable areas on each of the five lots of the Northeast Avenues Subdivision because:

1. The proposal will be in compliance with ordinance and district purposes.
2. The proposal will not diminish the neighboring property values.
3. The proposal will not have a material adverse effect on the character of the area.
4. The proposal will be compatible with surrounding development.
5. No significant features exit on the lot nor are there any environmental hazards as a consequence of this building.
6. The proposal is in compliance with the general standards of review for a special exception.

Conditional of Approvals:

1. The Applicant must submit a geotechnical report including evaluation of natural hazards constraints, soil evaluation and recommendations for site preparation, mitigation of geotechnical natural hazards and foundation design prior to the issuance of building permits to the degree that it encompasses also the proper engineering of the retaining wall to the north.
2. The Applicant shall submit plans to the Planning Division such that City Engineering can review the proposal and make comments. The purpose of this review is to obtain feedback regarding the technical feasibility from an engineering perspective. The Applicant shall satisfy any comments or concerns of the City Engineer prior to any site improvement work.
3. An appropriate safety barrier consistent with City ordinances shall be provided on the north end of the property.

IF REQUIRED PERMITS ARE NOT OBTAINED WITHIN 12 MONTHS OF November 20, 2006, THIS ORDER SHALL BE NULL AND VOID.

Deborah Martin
Deborah Martin, Secretary

State of Utah)
)SS
County of Salt Lake)

The foregoing instrument was acknowledged before me this 19th day of December 2006, by Deborah Martin, Secretary to the Board of Adjustment.

Louise Harris
NOTARY PUBLIC, residing in Salt Lake County, Utah

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
March 01, 2007
LOUISE HARRIS
451 South State Street Rm 406
Salt Lake City, Utah 84111