



April 23, 2021

ADMINISTRATIVE INTERPRETATION  
DECISION AND FINDINGS  
PLNZAD2021-00229/**00330**

REQUEST:

This is a request for an administrative interpretation regarding:

- **Whether the properties located at approximately 226, 232 (front), and 232 (rear) N 600 W (Tax IDs: 08-36-305-010, 08-36-305-008, and 08-36-305-009) are legal lots/parcels in accordance with Salt Lake City zoning laws,**
- **Whether the driveways associated with the parcels are legal noncomplying and can be reused, and**
- **Whether accessory dwelling units (ADUs) can be built with single-family homes on the properties.**

The subject properties are located in the SR-1A (Special Development Pattern Residential) and also subject to the Groundwater Source Protection Overlay zoning district.

DECISION:

The Zoning Administrator finds the following:

- 226 N 300 West is a legal noncomplying lot.
  - The lot does not meet current minimum lot width requirements for a single-family home. However, the lot was created in 1923, prior to adoption of zoning requirements for lot sizes. Due to that, the lot is considered a legal noncomplying lot and can be developed for a single-family home.
- 232 (front) N 600 West is a legal complying lot as it meets current minimum zoning lot configuration standards.
  - As a legal complying lot, it can be developed for a single-family home or other allowed uses subject to meeting all zoning requirements.
- 232 (rear) N 600 West is a legal noncomplying lot.
  - The lot was created in 1953. The property met the zoning requirements of the time, has maintained the same configuration since that time, and is thus a legal noncomplying lot and can be developed for a single-family home.
- Accessory Dwelling Units (ADU) are permitted in this zone and may be built in conjunction with any single-family homes on the properties, subject to meeting the ADU regulations in 21A.40.200.
- The existing curb cuts/driveways located in the City right of way (park strip) are legal noncomplying structures and may be reused for new development.
- There are no paved driveways located on the subject property itself with a legal noncomplying status. Driveways that are located on the subject property that are closer than 6' to an abutting side property line may be approved by the Development Review

Team, based on **the site plan review standards found in 21A.58.040 and “the location of drive approaches serving abutting properties.”**

FINDINGS:

*226 N 300 West – Tax ID 08-36-305-010*

The property at 226 N 300 West has a width of 49.5 feet (**“3 rods” from the legal description**), which is under the current minimum lot width requirement of 50 feet for a single-family home. Staff researched property records and found that the property was in existence in its current configuration in 1923 with a warranty deed (Entry No. 499756, Mary Adams to Mary J William et al). The property deed is noted in the Salt Lake County Recorder Abstracts with the following legal description (see [Attachment 3](#) for abstract page):

Com 10 rds N of SW Cor of lot 4, blk 100 E 6 rds, N 3 rds, W 6 rds, S 3 rds to beg.

This legal description is equivalent to the current legal description of the property on file with the **Salt Lake County Recorder’s Office. The current description** is as follows:

BEG 10 RD N OF SW COR LOT 4 BLK 100 PLAT A SLC SUR E 6 RD N 3 RD W 6 RD S 3 RD TO BEG.

Prior to **the City’s 1927 zoning ordinance**, there were no City zoning regulations on property dimensions or configuration, and so there were no minimum lot size regulations for properties. As the property was legally created prior to the adoption of that zoning code, the property is **considered a “legal complying lot.”**

City Code states the following regarding legal complying lots (21A.36.020.A):

In any residential district, on a lot legally established prior to April 12, 1995, a single-family dwelling may be erected regardless of the size of the lot, subject to complying with all yard area requirements of the R-1/5,000 District.

**As the lot was legally created (“established”) prior to 1995, the property may be utilized to build a single-family dwelling as noted.**

*232 N 600 West (Front) - Tax ID 08-36-305-008*

The property at 232 N 600 West (Front) has a lot width of 66 feet, exceeding the single-family minimum lot width requirement of 50 feet for the applicable SR-1A zone. It also has a lot area of 5,676 square feet, which exceeds the single-family minimum of 5,000 square feet. As it meets both of these current requirements, it is considered a legal complying lot and can be developed for a single-family home or other allowed uses subject to meeting all zoning requirements. For reference, the current, abbreviated legal description from County Recorder records for 232 N 600 West (front) is below:

COM 214.5 FT N FR SW COR LOT 4 BLK 100 PLAT A SLC SUR N 66 FT, E 86 FT, S 66 FT W, 86 FT TO BEG.

*232 N 600 West (Rear) – Tax ID 08-36-305-009*

The property at 232 N 600 West (Rear) has a lot area of 10,386 square feet, which exceeds the single-family minimum of 5,000 square feet. However, the lot has no public street frontage. City Zoning Code 21A.36.010.C states the following:

Frontage Of Lot On Public Street: All lots shall front on a public street unless specifically exempted from this requirement by other provisions of this title.

The lot does not have “public street frontage” as required by Zoning Ordinance Section 21A.36.010 and is thus not complying with current City Code. Staff researched property records to determine if the lot was created with special approvals or at a time when street frontage was not required to determine if the lot has legal noncomplying status. No special approvals were found.

Staff determined that the parcel was created in 1953 when a 1/3 interest was deeded to three separate property owners (**SLCO Recorder’s Office** Entry Nos. 1342423, 1342424, 1342426). The property was described in those warranty deeds as the following (see Attachments 4.a and 4.b):

Commencing at a point 214.50 feet North and 86 feet East of the South-west corner **of Lot 4, Block 100, Plat “A”, Salt Lake City, Survey and running thence** North 66 feet; thence East 95.5 feet; thence South 115.5 feet; thence West 82.5 feet; thence North 49.5 feet; thence West 13 feet; to the place of the beginning.

Together with and subject to a private right of way over, upon, and across the following described premises: Commencing at a point 214.5 feet North of the South-west corner of said Lot 4, in Block and Plat aforesaid, and running thence North 10 feet; thence East 181.50 feet; thence South 10 feet; thence West 181.50 feet to the place of beginning, said right of way being appurtenant to, and to be used in connection with the real property first hereinabove described.

This matches the current property description from the most recent 2019 warranty deed, excepting the right-of-way (see [Attachment 4.f](#)):

Commencing at a point 214.5 feet North and 86 feet East from the Southwest Corner **of Lot 4, Block 100, Plat “A, Salt Lake City Survey; and running thence** North 66 feet; thence East 95.5 feet; thence South 115.5 feet; thence West 82.5 feet; thence North 49.5 feet; thence West 13 feet to beginning.

Prior to the 1953 deed that created the property, the property was described in a warranty deed (See [Attachment 4.c](#) as the following (converted measurement added in parenthesis):

Commencing 13 rods (214.5 ft) North of the Southwest Corner of Lot 4, Block 100, Plat **“A”, Salt Lake City Survey, and running thence North** 4 rods (66 ft); thence East 11 rods (181.5 ft); thence South 7 rods (115.5 ft); thence West 5 rods (82.5 ft); thence North 3

rods (49.5 ft); thence West 6 rods (99 ft) to the place of beginning, improvements commonly known as 232-4 North 5<sup>th</sup> West.

The above legal description represents 232 N (front) and 232 N (rear) as one combined property, so prior to the 1953 deeds the properties were one larger, single property. The 1953 deeds subdivided the larger property into the current 232 N (front) and 232 N (rear) properties.

Subdivisions of land into new lots or parcels are generally required to be approved by the City. In 1953 **the City “Platting and Subdividing” code** (Chapter LXVI) required in section 6811(E) that properties have street frontage if subdivided: **“All lots shall face upon a street..”** **And it required in 6808 (L) that “All streets within the City limits will be required to be dedicated for public use,”** in other words requiring that all streets be public streets. However, these codes only applied to **dividing of property into “five (5) or more parts” and thus did not apply to the subdivision which only created two lots (parts).** See definition of subdivision in section 6802. These sections of the 1953 Subdivision Code have been attached in [Attachment 5.b.](#)

The zoning code itself included regulations on lot configuration in 1953. The applicable 1949 Zoning Code, in effect in 1953, defined **“Lot” as “Land occupied or to be occupied by a building and its accessory buildings, including such open spaces as are required under this ordinance, and having frontage upon street or alley.”** The code did not define street, nor did it state that either needed to be either **“public” or “private.”**<sup>1</sup> The code defined an **“alley” as “A street or thoroughfare less than twenty-six (26) feet wide.”** (See Attachment 5.a) The property included a private street or right-of-way less than 26 feet wide (**an “alley”**), being 10' wide as described in the legal descriptions above, and therefore met the frontage requirement. For clarity, the associated right-of-way is shown on the 1950 Sanborn Fire Insurance Maps and the 1955 zoning map (see attachments 5.c and e). It is also noted in City Engineering street records as historically being identified as **“Adams Place.”** The City street records noted its location as **“230 N” extending from “600 W to 550 W” and is labeled as a “private” street.**

The 1953 zoning also included a lot size requirement. The property was zoned **“B-2 - Apartments and Hotels permitted.”** The zoning code in **Section 6730 required “3,500 square feet of lot area for a two-family dwelling with an additional 500 square feet required for each family added.”** Though City records showing the specific **use of the property couldn’t be found, the 1950 Sanborn Fire Insurance map shows three dwellings on the rear property.** This would require a lot size of 4,000 square. The lot was 10,000 square feet in size and met the requirement.

The lot met the required size and frontage requirements of the zone at the time it was created and thus was legally created in 1953. As the property has maintained the same configuration with the same private alley frontage (easement) since that time, it is considered a legal noncomplying lot.

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<sup>1</sup> **The subsequent 1955 Zoning Ordinance revised this definition to “A parcel of land occupied, or capable of being occupied by one building or a group of buildings, together with such yards, open space and area as are required by this ordinance and having frontage on a dedicated street. Except for group dwellings...”**

In researching the associated easement, staff found a “**Termination and Abandonment of Private Right of Way**” that was executed on December 20, 2019 (see [Attachment 4.d](#)). It eliminated the 10' x 181.5' easement that is attached to the legal descriptions of the 232 N (rear) property. However, also executed on December 20, 2019 is an easement conveyance instrument that describes the same easement, wholly separate from the 232 N property legal description (see [Attachment 4.e](#)). A warranty deed for the 232 N (rear) property without the easement attached to the legal description was also executed on December 20, 2019 (see [Attachment 4.f](#)). Effectively, the easement was not eliminated, but simply separated from the warranty deed and re-established with a separate recordable instrument.

### *Driveway Locations*

There are two existing driveways within the adjacent park strip that correspond with the properties 226 N and 232 N (Front) 600 West. These driveways extend to within 6' of the associated side property lines. The driveways currently only extend to the sidewalk and do not continue within the properties themselves. Section 21A.44.020.F.7.a(2) states the following regarding driveway locations:

(2) Residential Districts: With the exception of legal shared driveways, driveways shall be at least six feet (6') from abutting property lines, twenty feet (20') from street corner property lines and five feet (5') from any public utility infrastructure such as power poles, fire hydrants and water meters. Except for entrance and exit driveways leading to properly located parking areas, no curb cuts or driveways are permitted.

The 1995 zoning ordinance introduced the above 6' property line setback requirement for driveways. The prior zoning ordinance did not include that requirement (see driveway related code extract from 1989 ordinance in [Attachment 6.b](#).) Based on Salt Lake County Assessor photos from 1936 and aerial photography from prior to 1995 (see [Attachments 6.a](#) and [6.b](#)), the driveways were created much earlier than 1995. Noncomplying structures and improvements are defined in 21A.38.010 as:

2. Noncomplying structures and improvements include legally constructed principal and accessory buildings, structures and property improvements, that do not comply with the applicable bulk and/or yard area regulations and design standards of this title such as setbacks and parking in the zoning districts in which the buildings or structures are located.

The term “noncomplying structure” is also defined in 21A.62.040 as “**Buildings and structures** that serve complying land uses which were legally established on the effective date of any amendment to this title that makes the structure not comply with the applicable yard area, height and/or bulk regulations of this title.”

As the driveway improvements in the park strip were both built under, and complied with, the prior zoning code, they were **considered “legally established” when the 1995 zoning ordinance was adopted** that changed the regulations. As such, they can continue to remain in place and may be re-used.

While there are currently driveways in the park strip (in the public right-of-way), those driveways do not currently extend onto the property itself (private property). In other words, there are no existing driveways on the subject property that could be considered legal noncomplying structures. As such, any new driveway on either property would be treated as new driveway.

The zoning code includes the following exception for the required 6' driveway setback in Section 21A.44.020.F.7.f:

Exceptions: Exceptions to these standards may be approved by the development review team through the site plan review process, based on the slope of the roadway or lot and location of drive approaches serving abutting properties.

As part of a development application, one can request to construct additional driveway on the subject properties within 6' of the abutting property line. The request may be approved at the discretion of the Development Review Team (the City Staff persons that review a building permit) based on compliance with the site plan review standards found in 21A.58.040 **and “the location of drive approaches serving abutting properties.”**

#### *Single-family Homes and ADUs*

In relation to this request, the applicant has also stated their intent of building an accessory dwelling unit (ADU) in conjunction with any single-family homes on these properties and has requested confirmation that it is allowed. Regarding whether an ADU would be allowed, City Code 21A.40.200.E states “City may permit one accessory dwelling unit for each lot that contains a single-family dwelling.” As per 21A.33.020 ADUs are a permitted use in the SR-1A zone that covers the subject properties. As such, an ADU could be built with any new single-family home that is approved to be built on the subject properties.

#### APPEAL PROCESS:

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the decision to be in error. Applications for appeals are located on the Planning Division website at <http://www.slcgov.com/planning/planning-applications> along with information about the applicable fee and submission process. Appeals may be filed by submitting an application through **the City’s online application portal here: <https://citizenportal.slcgov.com>.**



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Daniel Echeverria  
Senior Planner

CC:  
Nick Norris, Planning Director

Joel Paterson, Zoning Administrator  
Posted to Web  
File

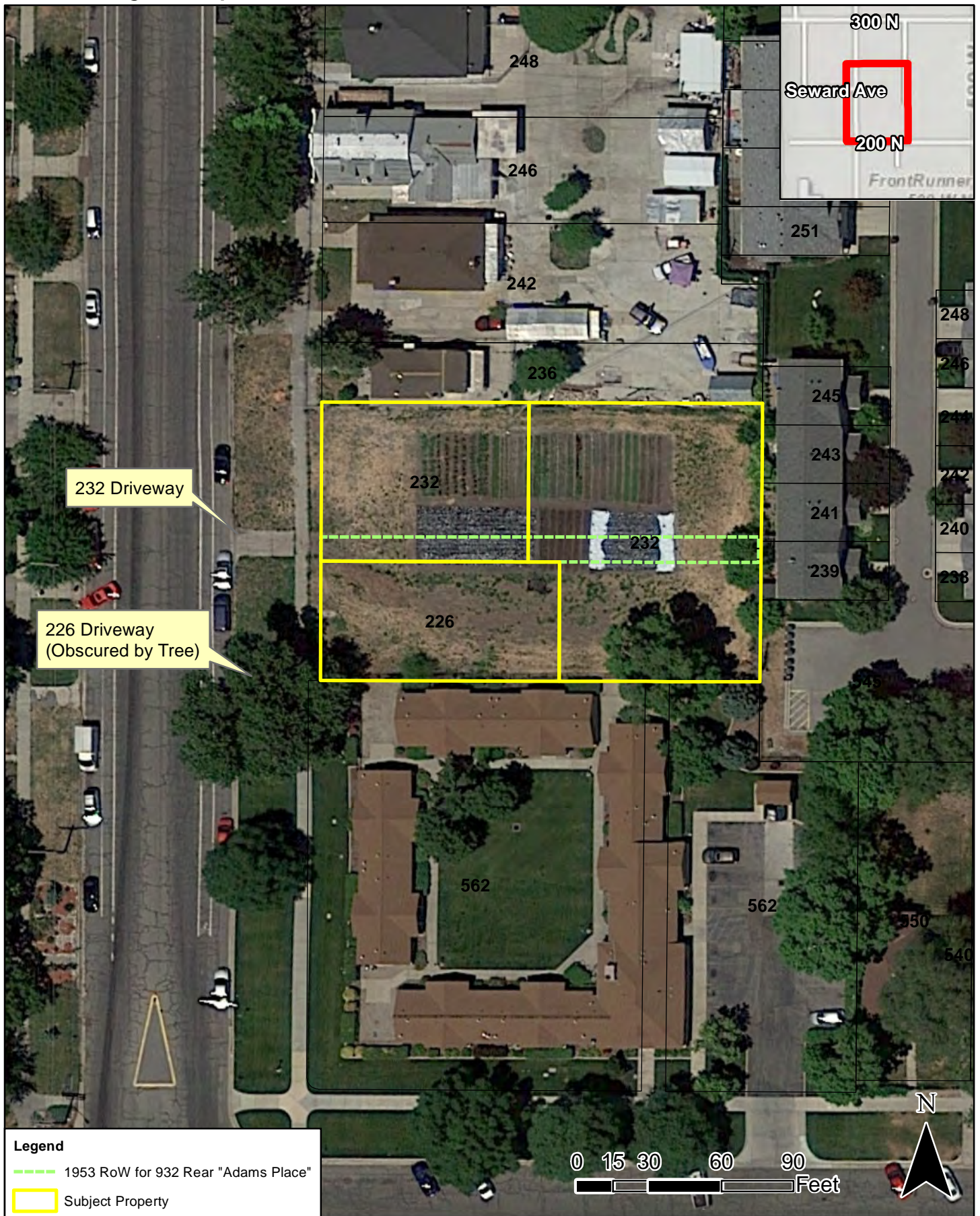
Attachments:

- [1. Vicinity Map of Subject Properties](#)
- [2. Survey of Subject Properties](#)
- [3. Salt Lake County Recorder Abstract, Block 100 \(1923\)](#)
- [\*\*4. 232 N 600 W \(Rear\) - Property Records:\*\*
  - \[4.a. Salt Lake County Recorder Abstract, Block 100 \\(1953 to 1954\\)\]\(#\)
  - \[4.b. Warranty Deed from April 1953 - showing consolidated 232 \\(front\\) and 232 \\(rear\\) property\]\(#\)
  - \[4.c. Warranty Deed from 1953 \\(Utley to Michaelson\\), partitioning 232 \\(rear\\) from larger property and including a private right of way\]\(#\)
  - \[4.d. 2019 Termination of Right of Way - Eliminating Adams Place right-of-way easement \\(deed\\), Signed Dec. 20, 2019, Recorded Dec.27, 2019\]\(#\)
  - \[4.e. 2019 Easement Conveyance – Re-establishing Adams Place right-of-way easement \\(separately from property deed\\), Signed Dec. 20, 2019, Recorded Dec. 30, 2019\]\(#\)
  - \[4.f. 2019 Warranty Deed for 232 N \\(rear\\) – Signed Dec. 20, 2019, Recorded Dec. 30, 2019\]\(#\)](#)
- [\*\*5. 232 N 600 W \(Rear\) - Other Related Records:\*\*
  - \[5.a. 1949 Zoning Code Extracts\]\(#\)
  - \[5.b. 1953 Platting and Subdivision Code Extracts\]\(#\)
  - \[5.c. 1950 Sanborn Fire Insurance Map Extract – Shows Adams Place location\]\(#\)
  - \[5.d. 1951 Zoning Map and Legend\]\(#\)
  - \[5.e. 1955 Zoning Map\]\(#\)](#)
- [\*\*6. Driveway Related Records:\*\*
  - \[6.a. 1936 Salt Lake County Tax Assessment Photos \\(226 N and 232 N\\)\]\(#\)
  - \[6.b. 1958 Aerial Photograph\]\(#\)
  - \[6.c. 1989 Zoning Ordinance Extract – Includes parking and driveway codes\]\(#\)](#)

## 1. Vicinity Map of Subject Properties



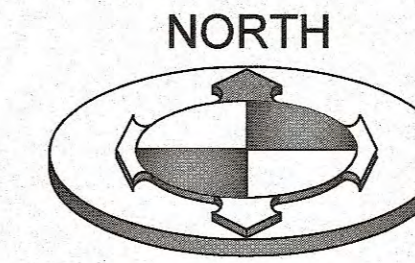
# Vicinity Map



## 2. Survey of Subject Properties

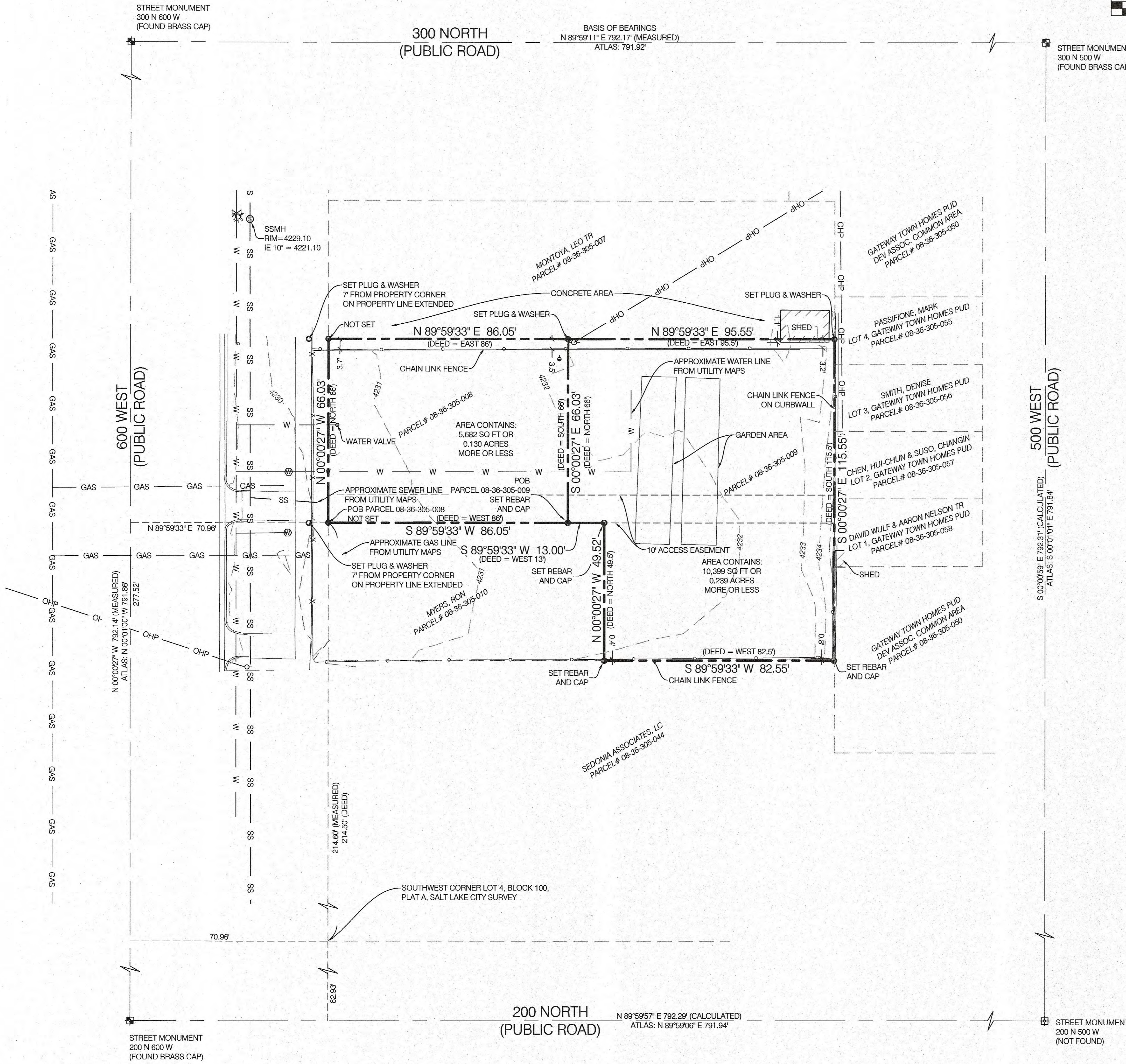
# BOUNDARY & TOPOGRAPHY SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 1 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
SALT LAKE COUNTY, UTAH



GRAPHIC SCALE

(IN FEET)  
1 inch = 20ft.



**SURVEYOR'S CERTIFICATE:**

I, BRIAN A. LINAM, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7240531 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES;

**RECORD DESCRIPTION:**

PARCEL NO. 08-36-305-008  
COM 214.5 FT N FR SW COR LOT 4 BLK 100 PLAT A SLC CUR N 66 FT E 86 FT S 66 FT W 86 FT TO BEG.

PARCEL NO. 08-36-305-009  
COMMENCING AT A POINT 214.5 FEET NORTH AND 86 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 100, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 66 FEET; THENCE EAST 95.5 FEET; THENCE SOUTH 115.5 FEET; THENCE WEST 82.5 FEET; THENCE NORTH 49.5 FEET; THENCE WEST 13 FEET TO BEGINNING.



**NARRATIVE OF BOUNDARY:**

**SCOPE**  
BENCHMARK ENGINEERING AND LAND SURVEYING, LLC WAS RETAINED BY LUBEN MONTOYA TO PERFORM A BOUNDARY & TOPOGRAPHY SURVEY AS SHOWN HEREON.

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°59'11" EAST, AS SHOWN HEREON.

**LIST OF REFERENCED DOCUMENTS**

R1) SHERIFFS DEED, RECORDED OCTOBER 18, 2013 AS ENTRY NO. 11744630 IN BOOK 10186 AT PAGE 4202, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

R2) WARRANTY DEED, RECORDED DECEMBER 30, 2019 AS ENTRY NO. 13158296 IN BOOK 10878 AT PAGE 7204, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

R3) EASEMENT, RECORDED DECEMBER 30, 2019 AS ENTRY NO. 13158297 IN BOOK 10878 AT PAGE 7206, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

R4) GATEWAY TOWNHOUSES PUD, RECORDED OCTOBER 21, 1997, AS ENTRY NO. 6767925 IN BOOK 97-10P AT PAGE 319, AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

**BENCHMARK**  
THE STREET MONUMENT IN THE INTERSECTION OF 200 NORTH & 600 WEST.  
ELEVATION = 4231.19 (NAVD88)

**NARRATIVE**  
THE NORTH PROPERTY LINE DEED LANDS 3.5' +/- NORTH OF THE FENCE LINE. THE OWNER REQUESTED THAT WE SET THE DEEDED LOCATION AND HE IS GOING TO RESOLVE THE ISSUE WITH THE ADJOINING PROPERTY OWNER.

**LEGEND AND ABBREVIATIONS:**

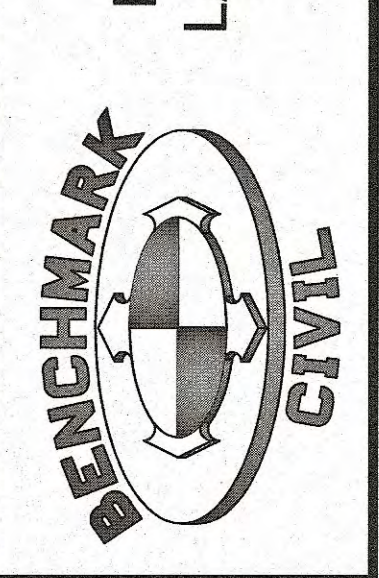
STREET MON. (FOUND)	SANITARY SEWER MANHOLE & PIPE
STREET MON. (NOT FOUND)	CULINARY PIPE LINE
PROPERTY CORNER (PLAT NOTED)	WATER VALVE & WATER METER
ADJACENT PL. or LOT LINES	FIRE HYDRANT
CENTERLINE of ROAD	POWER POLE & OVERHEAD POWER
EASEMENT LINE	GUY WIRE
CURB & GUTTER	GAS LINE
FENCE CHAIN	SIGN

POB POINT OF BEGINNING  
SSM-SANITARY SEWER MANHOLE  
IE INVERT ELEVATION

NO.	DATE	DESCRIPTION

SCALE MEASURES: 1 INCH ON FULL SIZE SHEETS  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

**BENCHMARK ENGINEERING & LAND SURVEYING**  
9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com



**LUBEN MONTOYA**  
230 & 232 N. 600 W.  
SALT LAKE CITY, UTAH

PROJECT NO. 1912318

**BOUNDARY SURVEY**

SVB.01  
1 OF 1

**S2020-04-0245**  
**Reid J. Demman, P.L.S.**  
**SALT LAKE COUNTY SURVEYOR**

### 3. Salt Lake County Recorder Abstract, Block 100 (1923)

BLOCK 108 PLAT "A" SALT LAKE CITY SURVEY.

SALT LAKE COUNTY ABSTRACTS.

Table with columns: DATE OF INST. AND DATE OF RECORD, ENTRY NO. AND RELEASED ON RECORD, GRANTORS, GRANTEES, Kind of Instrument, Consideration. Includes entries for Edward E. Parry, George W. Young, etc.

Table with columns: LINE, LOTS, Same Description as Line, DESCRIPTION. Includes lot descriptions and legal notes for various parcels.

4. 232 N 600 W (Rear) - Property Records:

4.a. Salt Lake County Recorder Abstract, Block 100 (1953 to 1954)

SALT LAKE COUNTY ABSTRACTS

BLOCK 100 PLAT "A" SALT LAKE CITY SURVEY

Line No.	Date of Inst. and Date of Filing				Entry No. and		Released on Margin		GRANTORS	Witness	GRANTEES	Kind of Instrument	Consideration	Line No.	LOTS								Some Description of Lots	DESCRIPTION									
	Month	Day	Year	Hour	Book	Page	Month	Day							Year	1 2 3 4 5 6 7 8																	
1	July	18	1953		1342424				Ray Utley + w/ Maude E. Utley	Faegher Michaelson + his wife Cory M. Michaelson	Special W.D.	100.00	1		3	4													Under 1/2 int. Comm at a point 214.50 ft N 78.6 ft E of SW cor of Lot 4, measuring N 60 ft E 115.5 ft W 112.5 ft N 71.5 ft W 10 ft to sec. Top with mark 1 ft to a private ROW over road. Comm at a point 214.50 ft N of SW cor of ad lot 4, 74 ft N 10 ft E 111.50 ft S 10 ft W 111.50 ft to sec. ad row being appurtenant to + to be used in connection with property first herein above disc. subject to general taxes for current year.				
3	July	18	1953		1342425				Ray Utley + w/ Maude E. Utley	Floyd K. Hunt + w/ Golda O. Hunt	Special W.D.	100.00	1				4													Under 1/2 int. Comm at a point 214.50 ft N of SW cor of Lot 4, 4 men N 60 ft E 86 ft Sec 1st W 86 ft to sec. Top with mark subject to a ROW over road. Comm at a point 214.50 ft N of SW cor of ad lot 4, 4 men N 10 ft E 111.50 ft S 10 ft W 111.50 ft to sec. Subject to general taxes for current year. Subject to a ROW as disc. above. to be used as a private ROW being appurtenant to + to be used in connection with the real property first herein above mentioned Comm at a point 214.50 ft N of SW cor of Lot 4, 4 men N 60 ft E 86 ft Sec 1st W 86 ft to sec. Top with mark subject to a ROW over road. Comm at a point 214.50 ft N of SW cor of ad lot 4, 4 men N 10 ft E 111.50 ft S 10 ft W 111.50 ft to sec. Subject to a private ROW over road across the road disc. premises. Comm at a point 214.50 ft N of SW cor of ad lot 4, 4 men N 10 ft E 111.50 ft S 10 ft W 111.50 ft to sec. ad ROW being appurtenant to + to be used in connection with real property herein above disc. and subject to taxes for current year.			
7	July	18	1953		1342426				Ray Utley + w/ Maude E. Utley	Warren Hunt + w/ Bonaire B. Hunt	Special W.D.	100.00	1				3	4												Under 1/2 int. Comm at a point 214.50 ft N of SW cor of Lot 4, 4 men N 60 ft E 86 ft Sec 1st W 86 ft to sec. Top with mark subject to a ROW over road. Comm at a point 214.50 ft N of SW cor of ad lot 4, 4 men N 10 ft E 111.50 ft S 10 ft W 111.50 ft to sec. Subject to general taxes for current year. Subject to a ROW as disc. above. to be used as a private ROW being appurtenant to + to be used in connection with the real property first herein above mentioned Comm at a point 214.50 ft N of SW cor of Lot 4, 4 men N 60 ft E 86 ft Sec 1st W 86 ft to sec. Top with mark subject to a ROW over road. Comm at a point 214.50 ft N of SW cor of ad lot 4, 4 men N 10 ft E 111.50 ft S 10 ft W 111.50 ft to sec. Subject to a private ROW over road across the road disc. premises. Comm at a point 214.50 ft N of SW cor of ad lot 4, 4 men N 10 ft E 111.50 ft S 10 ft W 111.50 ft to sec. ad ROW being appurtenant to + to be used in connection with real property herein above disc. and subject to taxes for current year.			
10	Jan	14	1954	2:35	1057	578			Robert A. Gould aka R.A. Gould	Robert A. Gould + w/ Hazel W. Gould	Special W.D.	100.00	10																	7 8			
12									Transferred to Sta 1940																								
13									Transferred to Sta 1940																								

4.b. Warranty Deed from April 1953 - showing consolidated 232 (front) and 232 (rear) property



1324902

Recorded at Request of *Ethel S. Hunt* APR 9 1952  
at 10:30 a M. Fee Paid \$ 1.90 HAZEL TAGGART CHASE, Recorder, Salt Lake County, Utah  
by *Ethel S. Hunt* Dep. Book 998 Page 163 Ref.:  
Mail tax notice to \_\_\_\_\_ Address 3435-S-4300 W-  
SAC

WARRANTY DEED

ETHEL S. HUNT, a woman, grantor  
of Salt Lake City, County of Salt Lake, State of Utah, hereby  
CONVEY and WARRANTS to

Lloyd R. Hunt, Warren Hunt, Cal U. Hunt, Myrl H. Lavender and  
Faughn Michaelson,

of The State of Utah, grantee  
Ten Dollars and other good and valuable considerations for the sum of  
DOLLARS--  
the following described tract of land in Salt Lake County,  
State of Utah:

Commencing 13 rods North of the Southwest corner of Lot 4,  
Block 100, Plat "A", Salt Lake City Survey, and running  
thence North 4 rods; thence East 11 rods; thence South 7  
rods; thence West 5 rods; thence North 3 rods; thence West  
6 rods to the place of beginning, improvements commonly  
known as 232-4 North 5th West.

This Deed is made subject to all general taxes and special  
assessments which are now assessed or which may hereafter  
be assessed.

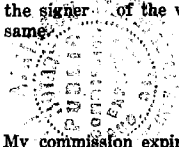
WITNESS, the hand of said grantor, this 7th day of  
April, A. D. 19 52

Signed in the Presence of *Ethel S. Hunt*  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF UTAH, }  
County of Salt Lake } ss.

On the 7th day of April, A. D. 19 52  
personally appeared before me Ethel S. Hunt, a woman,

the signer of the within instrument, who duly acknowledged to me that she executed the  
same.



*Ruth W. Peterson*  
Notary Public.

My commission expires 8-31-55 Residing in Salt Lake City, Utah

4.c. Warranty Deed from 1953 (Utley to Michaelson), partitioning 232 (rear) from larger property and including a private right of way

130

1342424

Recorded AUG 31 1953 at 11030  
Request of Gloyd R. Hunt  
Fee Paid: Hazel Taggart  
Recorder, Salt Lake County  
\$ 1.50 By R. L. Schmitt  
Book 1037 Page 364 Ref

# Warranty Deed

(Special)

2435 20 4300 W  
city

RAY UTLEY AND MAUDE E. UTLEY, his wife grantor  
of Salt Lake City, Salt Lake County, Utah hereby  
CONVEY AND WARRANT against all claiming by, through or under them

to FAUGHN MICHAELSEN AND GUY L. MICHAELSEN, her husband, as joint tenants, and not  
as tenants in common, and to the survivor of them grantee

of Lark, Salt Lake County, Utah for the sum of  
ONE HUNDRED (\$100.00)-----DOLLARS,  
and other good and valuable consideration,  
the following described tract of land in Salt Lake City, Salt Lake County,

State of Utah:

AN UNDIVIDED ONE THIRD INTEREST OF IT AND TO THE FOLLOWING PREMISES:

Commencing at a point 214.50 feet North and 86 feet East of the South-west corner of Lot 4, Block 100, Plat "A," Salt Lake City, Survey and running thence North 66 feet; thence East 95.5 feet; thence South 115.5 feet; thence West 82.5 feet; thence North 49.5 feet; thence West 13 feet, to the place of the beginning.

Together with and subject to a private right of way over, upon, and across the following described premises: Commencing at a point 214.5 feet North of the South-west corner of said Lot 4, in Block and Plat aforesaid, and running thence North 10 feet; thence East 181.50 feet; thence South 10 feet; thence West 161.50 feet to the place of beginning, said right of way being appurtenant to, and to be used in connection with the real property first hereinabove described.

Subject to the General Taxes for the current year.

WITNESS, the hands of said grantors, this 18<sup>th</sup> day of  
July, A. D. 1953

Signed in the Presence of

Edmund M. Galt }  
Ray Utley  
Maude E. Utley

STATE OF UTAH,

County of Salt Lake

} ss.

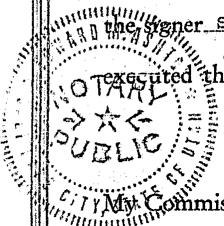
On this 18<sup>th</sup> day of July, A. D. 1953

personally appeared before me RAY UTLEY AND MAUDE E. UTLEY, his wife

the signers of the above instrument, who duly acknowledged to me that they executed the same.

*Edward M. Asth*

Notary Public.



My Commission expires March 15th, 1954

No. \_\_\_\_\_

**Warranty Deed**  
(Special)

TO \_\_\_\_\_

Dated \_\_\_\_\_, 19\_\_\_\_

RECORDED AT THE REQUEST OF \_\_\_\_\_

\_\_\_\_\_, A. D. 19\_\_\_\_

at \_\_\_\_\_ min. past \_\_\_\_\_ o'clock \_\_\_\_\_ M.,

in Book \_\_\_\_\_ of Deeds,

page \_\_\_\_\_

Recorder, \_\_\_\_\_ County.

4.d. 2019 Termination of Right of Way - Eliminating Adams Place right-of-way easement (deed), Signed Dec. 20, 2019, Recorded Dec.27, 2019

WHEN RECORDED MAIL TO:  
Luben Montoya  
8125 Marcy Avenue  
Springfield, VA 22152

File No: 135049SL

13158195  
12/27/2019 3:56:00 PM \$40.00  
Book - 10878 Pg - 6660  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
PINNACLE TITLE CO.  
BY: eCASH, DEPUTY - EF 1 P.

## TERMINATION AND ABANDONMENT OF PRIVATE RIGHT OF WAY

WHEREAS, a certain private right of way was established under Warranty Deed recorded July 2, 1973 as Entry No. 2551224 in Book 3362 at Page 484 of Official Records of the Salt Lake County Recorder.

AND whereas ownership of the right of way and of the land where the right of way is located has merged into one owner.

AND whereas owner now desires to abandon and terminate said right of way.

NOW THEREFORE, the undersigned as owner of real property located in Salt Lake County, State of Utah, and more fully described as:

**PARCEL 1:**

COMMENCING AT A POINT 214.5 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 100, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 66 FEET; THENCE EAST 86 FEET; THENCE SOUTH 66 FEET; THENCE WEST 86 FEET TO BEGINNING.

**PARCEL 2:**

COMMENCING AT A POINT 214.5 FEET NORTH AND 86 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 100, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 66 FEET; THENCE EAST 95.5 FEET; THENCE SOUTH 115.5 FEET; THENCE WEST 82.5 FEET; THENCE NORTH 49.5 FEET; THENCE WEST 13 FEET TO BEGINNING.

DOES HEREBY abandon and terminate the said private right of way more fully described as follows: BEGINNING AT A POINT 214.5 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4, IN BLOCK AND PLAT AFORESAID, AND RUNNING THENCE NORTH 10 FEET; THENCE EAST 181.50 FEET; THENCE SOUTH 10 FEET; THENCE WEST 181.50 FEET TO THE POINT OF BEGINNING.

**Parcel Number: 08-36-305-008, 08-36-305-009**

In witness whereof, the Grantor(s) have executed this right-of-way and easement this 17 day of December, 2019.

Granite Bail Bonds, a Utah dba

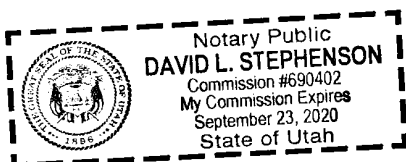
  
by: Ryan Cooper, authorized signator

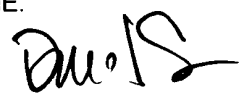
  
Ryan Cooper

STATE OF UT )  
                  )SS

COUNTY OF Salt Lake )

ON THE 17<sup>th</sup> DAY OF December, 2019, PERSONALLY APPEARED BEFORE ME Ryan Cooper, as signer for Granite Bail Bonds a Utah dba and personally, THE SIGNER( ) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.



  
NOTARY PUBLIC

4.e.2019 Easement Conveyance – Re-establishing Adams Place right-of-way easement (separately from property deed), Signed Dec. 20, 2019, Recorded Dec. 30, 2019

Luben Montoya  
8125 Marcy Avenue  
Springfield, VA 22152

13158297  
12/30/2019 8:17:00 AM \$40.00  
Book - 10878 Pg - 7206-7207  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
PINNACLE TITLE CO.  
BY: eCASH, DEPUTY - EF 2 P.

**Easement**  
Salt Lake County

Tax ID Parcel No. 08-36- 305-008

**Granite Bail Bonds, a Utah dba** and Ryan Cooper, Grantor, of County of Salt Lake, State of Utah, hereby CONVEY AND WARRANT to, **Luben Montoya and Ruth Langston Montoya, husband and wife**, Grantee, for the sum of \$10, Dollars, and other good and valuable consideration, the following described easement in Salt Lake County, State of Utah, to-wit:

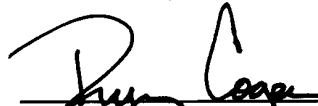
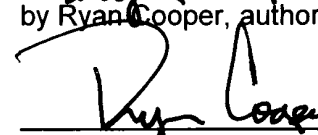
**The purpose of this easement is for an access easement over Parcel No. 080-36-305-008 to service Parcel No. 08-36-305-009, located in Salt Lake County, State of Utah, said easement described as:**

**BEGINNING AT A POINT 214.5 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4, IN BLOCK AND PLAT AFORESAID, AND RUNNING THENCE NORTH 10 FEET; THENCE EAST 181.50 FEET; THENCE SOUTH 10 FEET; THENCE WEST 181.50 FEET TO THE POINT OF BEGINNING.**

WITNESS, the hand of said Grantor, this 20 day of December, 2019

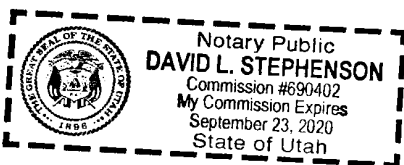
Signed in the presence of:


**Granite Bail Bonds, a Utah dba**

  
\_\_\_\_\_  
by Ryan Cooper, authorized signatory  
  
\_\_\_\_\_  
Ryan Cooper

STATE OF Utah                    )  
  ) ss.  
COUNTY OF Salt Lake        )

On the 20 day of December, 2019, personally appeared before me, Ryan Cooper as authorized signer for Granite Bail Bonds a Utah dba and personally, the signer of the within and foregoing instrument, who duly acknowledged to me that they executed the same.



  
\_\_\_\_\_  
Notary Public



600 W STREET

236 N  
600 W

49.50 66 24.7

3 = 21000  
5 77000 LOTS

226 N  
RON MYERS  
SINGLE HOUSE  
4900 SF  
\$15/SF

3050104  
49.50  
99

232 N  
305008  
86  
GRANIT BAIL BOND  
5,676 SF

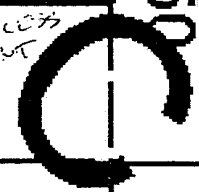
305007

181.50  
BACK YARD  
25% OF  
181.50  
(NOT MORE THAN  
30 FT)

49.50 13 230 N  
66  
GRANIT BAIL BOND

82.50 305009  
95.50  
9,561.75 SF

CROSS ACCESS  
AGREEMENT



33 24.7

G	67.132	4.25	24.17	24.17	24.25
A	53.0	1	2	3	4
		31	3	31	31

4.f. 2019 Warranty Deed for 232 N (rear) – Signed Dec. 20, 2019,  
Recorded Dec. 30, 2019

MAIL TAX NOTICE TO:  
Luben Montoya  
8125 Marcy Avenue  
Springfield, VA 22152

13158296  
12/30/2019 8:17:00 AM \$40.00  
Book - 10878 Pg - 7204-7205  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
PINNACLE TITLE CO.  
BY: eCASH, DEPUTY - EF 2 P.

PINNACLE TITLE



# WARRANTY DEED

Order No. 135049SL

**Granite Bail Bonds**, a Utah dba who incorrectly acquired title as **Granite Bail Bonds, Inc.**

Grantor,

hereby CONVEY and WARRANT to

**Luben Montoya and Ruth Langston Montoya husband and wife as joint tenants**

Grantee,

of SPRINGFIELD, County of FAIRFAX, State of VA, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE County, State of UT, to-wit


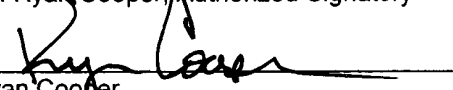
**See Attached Exhibit "A"**

**Parcel Number: 08-36-305-009**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2019 taxes and thereafter.

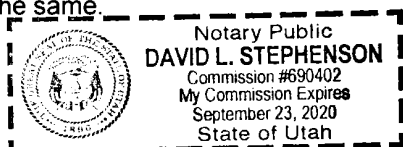
WITNESS the hand of said grantor, this 20 day of December, 2019


**Granite Bail Bonds, a Utah dba**

  
By: Ryan Cooper, Authorized Signatory  
  
Ryan Cooper

STATE OF UTAH )  
 ) ss:  
COUNTY OF Salt Lake )

On the 20 day of December, 2019, personally appeared before me Ryan Cooper dba Granite Bail Bonds, a Utah dba and Ryan Cooper, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



  
\_\_\_\_\_  
Notary Public

Order Number: 135049SL

**EXHIBIT "A"**

COMMENCING AT A POINT 214.5 FEET NORTH AND 86 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 100, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 66 FEET; THENCE EAST 95.5 FEET; THENCE SOUTH 115.5 FEET; THENCE WEST 82.5 FEET; THENCE NORTH 49.5 FEET; THENCE WEST 13 FEET TO BEGINNING.

Parcel Number: 08-36-305-009

5. 232 N 600 W (Rear) - Other Related Records:
  - 5.a. 1949 Zoning Code Extracts

(3) To authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed and substantial justice done.

In exercising the above mentioned powers such board may, in conformity with the provisions of the act, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.

The concurring vote of three members of the board shall be necessary to revise any order, requirement or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under any such ordinance or to effect any variation in such ordinance.

15-8-101 to 103, U.C.A. 1943.

**Sec. 6710. Review by Court.** Any person aggrieved by any decision of the board of adjustment may have the decision of said board reviewed by a court of competent jurisdiction by following the procedure outlined in 15-8-104, U.C.A. 1943.

**Sec. 6711. Not to deprive owner of use.** The powers conferred by law upon the board of commissioners, zoning commission and the board of adjustment shall not be exercised so as to deprive the owner of any existing property of its use or maintenance for the purpose of which it is then lawfully devoted, and any ordinance enacted, pursuant to such authority, shall exempt from the operation thereof any building or structure as to which satisfactory proof shall be presented to the building inspector or to the board of adjustment that the present or proposed situation of such building or structure is reasonable necessary for the convenience or welfare of the public.

**Sec. 6712. Building Inspector to enforce.** It shall be the duty of the building inspector of Salt Lake City to enforce

all the zoning ordinances and to see to it that all buildings, constructions and all reconstruction or modification of existing structures be accomplished in conformance with zoning and building restrictions with reference thereto and he shall have the power and it shall be his duty in any case where any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained; or where any building, structure or land is used in violation of any zoning ordinance or other regulation made pursuant to the provisions of 15-8-89 to 107 U.C.A. 1943, to institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, to restrain, correct or abate such violation, or to prevent occupancy of such building, structure or land, or to prevent any illegal act, conduct, business or use in or about such premises. It shall be his duty to refuse to issue any permit to construct, alter or repair any building or structure which does not conform to zoning ordinances and building restrictions contained in law or ordinance.

**Sec. 6713. Definitions.** For the purpose of this chapter certain terms and words are hereby defined as follows:

Words used in the present tense include the future; words in the singular number include the plural number; and words in the plural include the singular number. Any words not defined herein shall be construed as defined in the building code if defined therein.

1. "Accessory use or building." A subordinate use or building customarily incident to and located upon the same lot occupied by the main use or building.

2. "Alley." A street or thoroughfare less than twenty-six (26) feet wide.

3. "Apartment house." A building or portion thereof used or intended to be used as the home of three or more families or householders living independently of each other.

4. "Approach zone." An area at each end of each airport runway broadening from a width of 1000 feet at the end of runway to a width of 4000 feet at a distance of two miles from the end of such runway and its center line being a continuation of the center line of the runway.

5. "Established grade." "Grade."

(a) For buildings adjoining one street only, the elevation of the sidewalk at the center of that wall adjoining the street.

(b) For buildings adjoining more than one street, the average of the elevations of the sidewalk at the centers of all walls adjoining street.

(c) For buildings having no wall adjoining the street, the average level of the ground (finished surface) adjacent to the exterior walls of the building. All walls approximately parallel to and not more than five (5) feet from a street line are to be considered as adjoining a street.

6. "Family." Any number of individuals living together as a single housekeeping unit, and doing their cooking on the premises, independent of and separated from any other group or family.

7. "Front yard." For an interior lot, an open unoccupied space on the same lot with a building between the front line of the building (exclusive of steps) and the front lot or street line and extending across the full width of the lot. For a corner lot, an open unoccupied space on the same lot with a building between the front line of the building (exclusive of steps) and the front lot line or street line also between the side line of the building (exclusive of steps) adjacent to the street, and the side lot line or street line and extending for the full width and depth of the lot.

8. "Height of building." The vertical distance from the "grade" to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.

9. "Lot." Land occupied or to be occupied by a building and its accessory buildings, including such open spaces as are required under this ordinance, and having frontage upon street or alley.

10. "One-family dwelling." A building arranged or designed to be occupied by not more than one family.

11. "Public building." A building owned or leased by the U. S. Government or the city, county or state, and used for recreational, educational and/or administrative or protectional purposes.

12. "Public garage." Any building or premises used for the storage or housing of more than five (5) steam or motor driven vehicles, or where one or more such vehicles are repaired or kept for hire or sale.

13. "Rear yard." An open unoccupied space, except as hereinafter provided, on the same lot with a building between the rear line of the building (exclusive of steps) and the rear lot line and extending for the full width of the lot for an interior lot and extending from the side lot line to the front yard line for a corner lot.

14. "Side yard." An open unoccupied space on the same lot with a building between the side line of the building (exclusive of steps) and the side line of the lot and extending from the front yard line to the rear yard line.

15. "Two-family dwelling." A building arranged or designed to be occupied by two families.

16. "Corner lot." A lot fronting on two or more intersecting streets, both of which are at least twenty-six (26) feet wide.

Sec. 6714. Use districts designated. That in order to designate districts and regulate the location of dwellings, businesses, trades, industries, and the location of buildings erected or altered for specified uses, Salt Lake City is hereby divided into eleven (11) use districts to be known as:

Residential "AA" district.

Residential "A" district.

Residential "A-3" district.

Residential "B" district.

Residential "B-2" district.

Residential "B-3" district.

Business "A" district.

Commercial district.

Industrial district.

Industrial "B" district.

Unrestricted district.

The boundaries of said districts, as shown upon the map attached hereto and made a part hereof, are hereby established, said map being designated as the "Use district map" and said

greater height of building permitted on the wider street shall apply within a distance of 120 feet from such street.

(d) Industrial and Unrestricted districts. In an Industrial or Unrestricted district, no building other than a grain elevator or a gas holder shall be erected to a height in excess of eighty (80) feet.

(e) Exceptions. General. The following exceptions apply to the foregoing height regulations except as outlined in paragraph (a) above, relating to buildings and structures within the vicinity of airports:

(1) The provisions of this section shall not apply to restrict the height of a church spire, tower or belfry, or a flag-pole, wireless tower, monument, chimney, water tank, elevator bulkhead, stage tower or scenery loft.

(2) Nothing in these regulations shall apply to prevent the erection above the height limit of a parapet wall or cornice for ornament and without windows, extending above such height limit not more than five (5) feet.

(3) Any portion of a building may be erected to a height in excess of the respective height limits as herein prescribed provided such portion of such buildings is set back from all street, alley and required yard lines, one (1) foot for each three (3) feet of such additional height if in an industrial or commercial district, and one (1) foot for each two (2) feet of such additional height if in any residential district.

**Sec. 6730. Area regulations.** In all use districts for buildings hereafter erected or altered to accommodate or make provision for additional families, the required lot area per family housed shall be as follows:

3000 square feet for a one family dwelling.

3500 square feet for a two-family dwelling with an additional 500 square feet required for each family added.

Provided that in any district a single family dwelling may be erected on any lot held in separate ownership at the time of the passage of the Zoning Ordinance, September 1, 1927. A lot extending to a rear alley shall be deemed to extend to the center of such alley, and a lot abutting upon two or more streets (a corner lot) shall be deemed to extend to the center

of the side street in computing its area for the purpose of this section. For the purpose of this section the number of families which a building is designed to accommodate shall be determined by the number of separate housekeeping units in such building. A suite of rooms without a kitchen or facilities for cooking meals shall not be deemed a housekeeping unit for the purpose of this section.

**Sec. 6731. Plats.** All applications for building permits shall be accompanied by a plat in duplicate drawn to scale and showing the actual dimensions of the lot to be built upon, the size and location of the existing buildings and buildings to be erected, and such other information as may be necessary to provide for the enforcement of this ordinance. A careful record of such application and plats shall be kept in the office of the Building Inspector. No yard or other open spaces provided about any building for the purpose of complying with the provisions of these regulations shall be used as a yard or open space for another building.

**Sec. 6732. Interpretation and application.** In interpreting and applying the provisions of this chapter they shall be held to the minimum requirements for the promotion of the public health, safety, order, convenience, prosperity and general welfare. It is not intended by this chapter to interfere with or abrogate or annul any easement, covenants or other agreements between parties; provided, however, that where this chapter imposes a greater restriction upon the use of building or premises or upon height of building, or requires larger open spaces than are imposed or required by other laws, ordinances or restrictions, the provisions of this chapter shall control.

**Sec. 6733. Violation and penalty.** Any person convicted of violating or refusing to comply with any of the provisions of this chapter shall be punished by a fine in any sum not exceeding two hundred ninety-nine (\$299.00) dollars, or be imprisoned in the city jail for a period of not longer than six months, or by both such fine and imprisonment. The court may, in imposing the fine, enter as part of the judgment, that, in default of the payment of the fine, the violator may be imprisoned in the city jail for a period of not exceeding six



5.b. 1953 Platting and Subdivision Code Extracts

Sec. 6802. DEFINITION OF SUBDIVISION. The word "sub-division" as used in this ordinance is hereby defined as the division of a tract or parcel of land into five (5) or more parts for the purpose, whether immediate or future, of sale or of building development; provided, that if any one person within one calendar year divides any tract into five or more parts, such land shall be deemed a subdivision within the meaning of this ordinance. Providing, however, that this definition of a subdivision shall not include a bona fide division or partition of agricultural land in parcels of more than one acre for other than development purposes, nor shall it include the division of property in Commercial or Industrial districts for commercial or industrial developments where no new streets are required or are to be dedicated for public use; nor shall it include or apply to the allocation of land in the settlement of an estate, or a court decree for the distribution of property.

Sec. 6803. PRELIMINARY PLAT, REQUIREMENTS.

(A). Whenever a subdivision is to be filed three copies of the preliminary or tentative plat shall be prepared and presented to the Salt Lake City Planning Commission for their approval. If no action is taken by this commission within forty (40) days after the submission of the preliminary plat, such plat shall be considered approved unless an extension of time is agreed to by the subdivider. The preliminary plat so prepared by the subdivider and formally filed with the planning commission shall contain:

1. The proposed name of the subdivision.
2. Its location as forming a part of some larger tract or parcel of land referred to in the records of the County Recorder.
3. Sufficient information to accurately locate the plat.  
(a vicinity plat on a small scale should accompany the preliminary plat showing the zoning classification.)
4. The names and addresses of the persons to whom the notice of the hearing to be held by the Planning Commission should be sent: the subdivider, the

existence and named should bear the same name. Before the street is named the proposed name must be submitted to and approved by the City Engineer.

(L) All streets within the City limits will be required to be dedicated for public use. The dedication of half streets in any subdivision is prohibited except where essential to the reasonable development of the subdivision in conformity with the other requirements of these rules, and where the Planning Commission finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever there exists a half street adjacent to a tract to be subdivided the other half shall be platted within such tract.

(M) No subdivision for residential development shall be approved except in a Residential district.

Sec. 6809. STREET IMPROVEMENTS REQUIRED. The owners of any land to be platted as a subdivision shall be required to install all street improvements including sidewalks, curb and gutter, street grading and surfacing, as well as sanitary sewers, street drainage and drainage structures, water mains, and fire hydrants including hydrant and valve boxes, all such improvements to be installed under the specifications and supervision of the City Engineer. Provided, however, that the installation of all such improvements required above may be reduced on major streets forming a boundary of the subdivision. In lieu of the above, the owners shall post a surety bond guaranteeing the installation of the above in such amount as shall be determined by the Board of City Commissioners.

Sec. 6810. ADMINISTRATIVE OFFICIALS' RESPONSIBILITIES. All administrative officials of Salt Lake City, shall refrain from opening, accepting, grading, paving, or lighting a street or authorizing the laying of sewers and water mains making connections from the City mains to such lines in a street which has, (1) not received the status of a public street prior to the taking effect of this ordinance, or, (2) does not correspond with a street on a subdivision plat tentatively approved by the Planning Commission, or, (3) having been submitted to the Planning Commission and dis-

approved by it has not been accepted by the City Commission by a favorable vote of more than two thirds of their membership.

Sec. 6811. LOT REQUIREMENTS.

(A) All lots shown on the subdivision plat must conform to the minimum requirements of the zoning ordinance. The size and shape of the lots shall be such as the Planning Commission deems appropriate for the type of building development contemplated.

(B) The platting of key lots whose width at the set back line is less than 50 feet shall not be permitted.

(C) Double frontage lots shall be prohibited except where unusual topography makes it impossible to meet this requirement.

(D) All remnants of lots below minimum size left over after the subdividing of a larger tract must be added to adjacent lots rather than allowed to remain as unusable parcels.

(E) All lots shall face upon a street and as nearly as possible the lot side lines shall run at right angles to the street or to the tangent of a curving street.

79. Sec. 6812. EASEMENTS. Where alleys are not provided, easements of not less than five (5) feet on each side of all rear lot lines and side lines will be required where necessary for poles, wires, conduits, storm or sanitary sewers, gas and water mains and other public utilities. Easements of greater width may be required along lines where necessary for surface overflow or for the extension of main sewers or similar utilities.

Sec. 6813. DEDICATIONS.

(A) All streets within the subdivision must be dedicated.

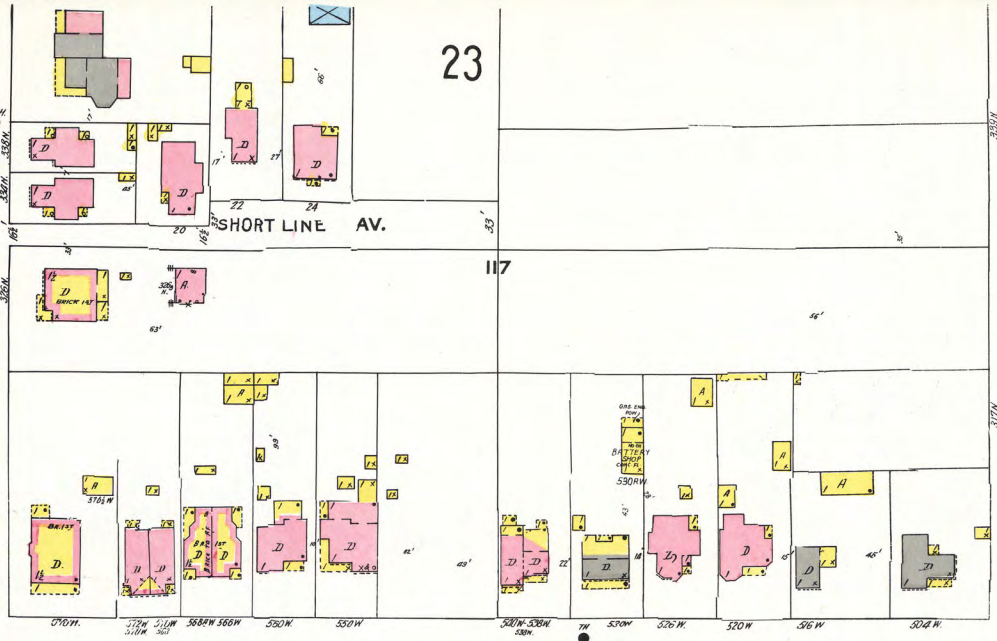
(B) The Planning Commission may require off-street parking areas within the retail center of a new subdivision and specify requirements for maintenance of same.

(C) Where natural or scenic features and/or historic community assets exist such locations are to be safeguarded either by dedication to a public or private agency by the subdivider.

(D) Dedication of all other public open space within the subdivision will be required in accordance with the master plan

5.c. 1950 Sanborn Fire Insurance Map Extract – Shows Adams Place location

**Source: University of Utah Digital Library,**  
([https://collections.lib.utah.edu/search?facet\\_setname\\_s=uum\\_sfim](https://collections.lib.utah.edu/search?facet_setname_s=uum_sfim))



2ND ST. N.

5TH ST. W.



1ST 51 ST. N.

14TH ST. W.

Scale of Feet.



fe  
1519  
53  
1950  
v.1  
no. 33

## 5.d. 1951 Zoning Map and Legend

### USE DISTRICT MAP OF

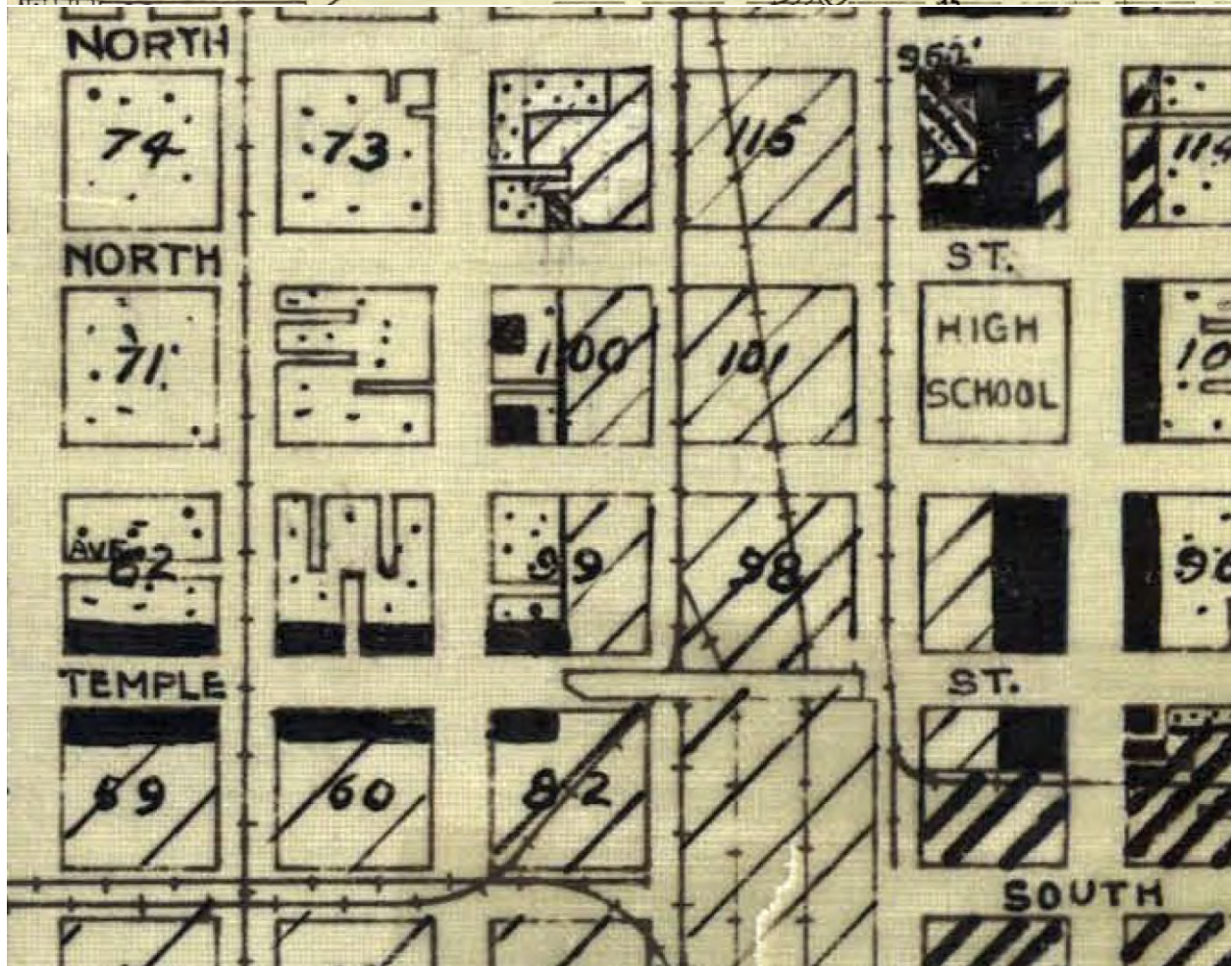
# SALT LAKE CITY

RESIDENTIAL	"A-A"		SINGLE FAMILY DWELLINGS
RESIDENTIAL	"A"		1 AND 2 FAMILY DWELLINGS
RESIDENTIAL	"A-3"		1 AND 2 FAMILY DWELLINGS (3 & 4 FAMILY SPEC. PER)
RESIDENTIAL	"B"		APARTMENTS AND HOTELS PERMITTED
RESIDENTIAL	"B-2"		APARTMENTS AND HOTELS PERMITTED
RESIDENTIAL	"B-3"		LIMITED RETAIL BUSINESS
BUSINESS	"A"		LIMITED COMMERCIAL USE
COMMERCIAL			GENERAL BUSINESS ACTIVITIES
INDUSTRIAL			MANUFACTURING, WAREHOUSES, ETC.
INDUSTRIAL	"B"		WHOLESALE STORAGE PETROLEUM
UNRESTRICTED			ANY USE PERMITTED IN THE CITY

SIDE  
8' &  
8' &  
8' &  
6' &  
4' &

Revised 12/10/51 GEB.

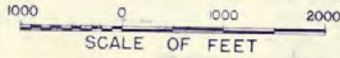
U ST.





5.e. 1955 Zoning Map

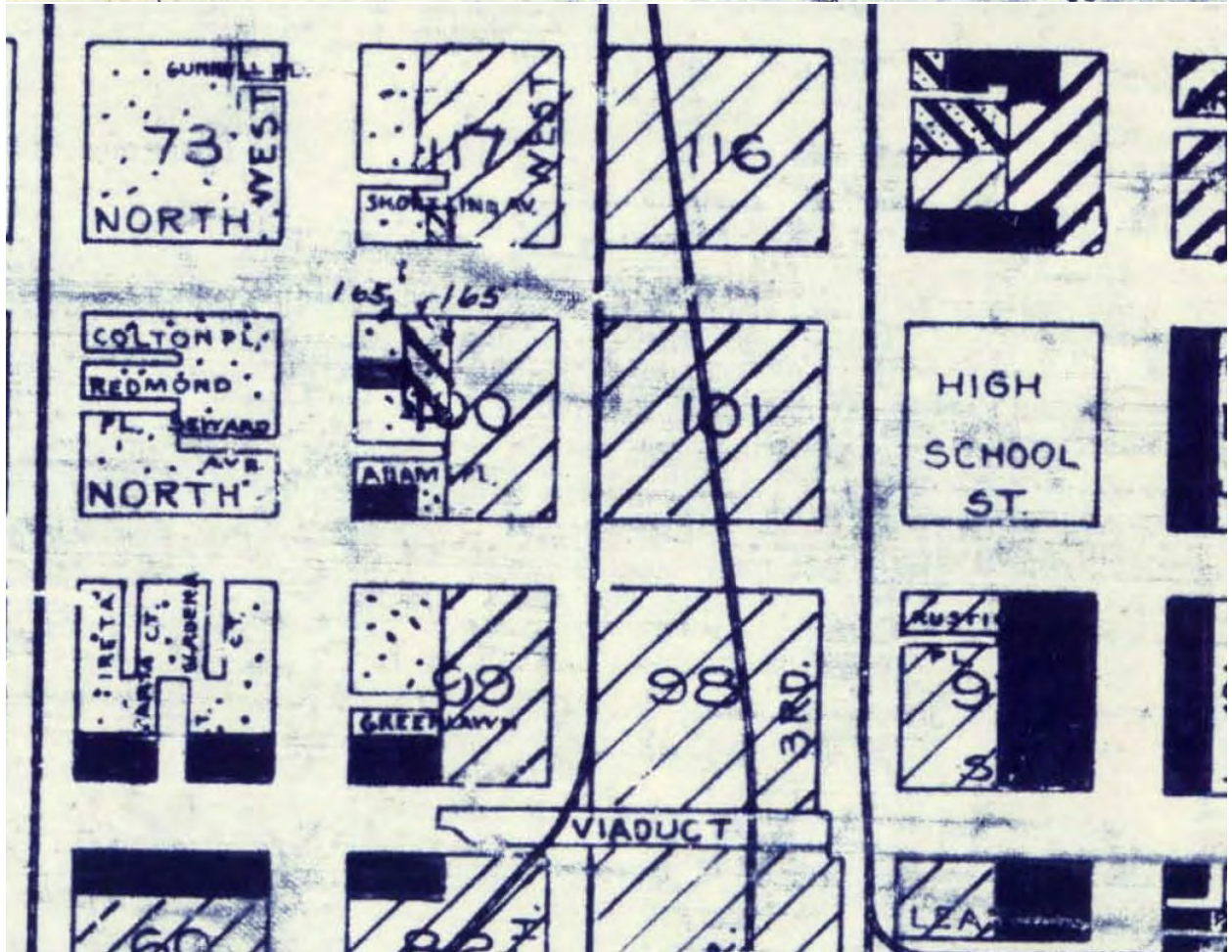
# USE DISTRICT MAP OF SALT LAKE CITY



**EXPLANATION**

	EXPLANATION	SIDE YARD REQUIREMENTS
RESIDENTIAL "A-A"	A A A A A	Single Family Dwelling 8' & 12'
RESIDENTIAL "A"	[Blank Box]	1 and 2 Family Dwellings 8' & 12'
RESIDENTIAL "A-3"	[Dotted Pattern]	1 and 2 Family Dwellings (3 and 4 Spec. Per.) 8' & 12'
RESIDENTIAL "B"	[Diagonal Lines]	Apartments and Hotels permitted 6' & 11'
RESIDENTIAL "B-2"	[Dotted Pattern]	Apartments and Hotels permitted ("B-2-1" permits Trailer Homes) 4' & 10'
RESIDENTIAL "B-3"	[Solid Black]	Limited Retail Business
BUSINESS "A"	[Diagonal Lines]	Limited Commercial Use
BUSINESS "A-1"	[Diagonal Lines]	Controlled Low Density Business
COMMERCIAL	[Diagonal Lines]	General Business Activities
INDUSTRIAL	[Diagonal Lines]	Manufacturing, Warehouses, etc.
INDUSTRIAL "B"	[Diagonal Lines]	Wholesale Storage Petroleum Products
UNRESTRICTED	[Cross-hatch Pattern]	Any Use Permitted in the City

A A A A A



6. Driveway Related Records:

6.a. 1936 Salt Lake County Tax Assessment Photos (226 N and 232 N)

**Source: Salt Lake County Archives**

08-36-305-070



08-36-305-008



13272

6.b. 1958 Aerial Photograph

**Source: Utah Geological Survey Imagery  
Collection ([https://  
geodata.geology.utah.gov/imagery/](https://geodata.geology.utah.gov/imagery/))**



6.c. 1989 Zoning Ordinance Extract – Includes parking and driveway codes



**CHAPTER 41**  
**SECTION 21.84**  
**OFF-STREET PARKING AND LOADING**

**SECTIONS:**

- 21.84.010 General requirements--Enlarged uses.  
 21.84.020 Number of spaces--One-to four-family dwellings.  
 21.84.030 Number of spaces--Specific uses.  
 21.84.040 Off-street loading space.  
 21.84.050 Handicapped parking spaces.

**SEC. 21.84.010 (51-9-1)****GENERAL REQUIREMENTS--ENLARGED USES:**

**(A).** There shall be provided at the time of the erection of any main building or structure, minimum hard surfaced off-street parking space with adequate provisions for ingress and egress by standard-sized automobiles as hereinafter provided.

- (1).** Parking area and geometric design shall conform to the Off-Street Parking Policy which has been approved by the City Transportation Engineer, City Planning Director and City Planning and Zoning Commission. Copies of the Off-Street Parking Policy shall be available in the Planning Division's Permits and Zoning Review Office and the City Transportation Division Office.  
[rev: bill #47 08/08/89]

**(B).** This same requirement shall apply when any main building or structure is enlarged or increased in capacity, except as follows:

- (1).** Existing single-family residential structures which are nonconforming as to number of legally located off-street parking spaces, provided the following conditions are fulfilled;

**(1a).** The enlargement shall not convert existing garage or parking space into living area;

**(1b).** The enlargement shall not be sited so as to prevent the future construction of legally located parking spaces and driveway access thereto in accordance with current zoning requirements.

- (2).** Existing two-, three-, or four-unit residential structures which are legally nonconforming as to parking, but only after the applicant has been granted a special permit by the Board of Adjustment waiving the requirement to bring the parking into compliance with current standards. In granting said special permit, the board shall apply the following standards:

**(2a).** The enlargement shall not convert existing garage space to living area, nor use required parking or driveway area as a building site;

**(2b).** The enlargement shall not increase the occupancy capacity of any unit, thereby creating a potential for greater parking needs to service the unit.

**(C).** Where the number of units in a structure has been increased over time and may have resulted in units that are substandard, the board may deny an application for an expansion of the structure and waiver of

the parking requirement, thereby favoring the alternative of returning the use of the structure to a lesser number of units. In no case shall economic hardship for the applicant serve as a basis for granting a special permit. In reaching any decision, the board may take into consideration the adverse impact of removal of existing landscaping which would be necessitated by construction of additional parking facilities.

(D). Any building permit issued which allows expansion for one-family to four-family structures without conforming to current parking standards shall in no way be construed to confer any right to park or store any vehicle, any camper, boat, or other recreational-type vehicle in any front or side yard area.

**SEC. 21.84.020 (51-9-2)**

**NUMBER OF SPACES--DWELLINGS:**

(A). In all zoning districts there shall be provided in a private garage, or on a hard-surfaced area properly located for a future garage, space for the parking of

two (2) automobiles for each single-family dwelling,

three (3) automobiles for a two-family dwelling,

five (5) automobiles for a three-family dwelling and

six (6) automobiles for a four-family dwelling.

The parking space must be on the same lot as the main building. In addition to the above, visitor parking meeting all front, rear and side yard requirements and design standards shall be required on a ratio of one-half (1/2) stall per unit.

(B). For more than four (4) dwellings units such other amounts of visitor parking shall be provided as may otherwise be specified. [rev: bill #7 20/15/90]

**SEC. 21.84.030 (51-9-3)**

**NUMBER OF SPACES--SPECIFIC USES:**

For a new building or structure, or for the enlargement or increase in capacity, floor area or guestrooms of an existing main building or structure, there shall be at least one (1) permanently maintained parking space either on the same lot with the main building or not more than five hundred (500') feet therefrom, as follows: [rev: bill #47 08/08/89]

(A). For apartments, one and one-half (1 1/2) parking spaces for each unit in such apartment unless the apartment is located in a R-7, C-2, C-3, C-3A or C-4 M-1, M-1A and M-2 district, in which case parking shall be required on a ratio of one (1) parking stall to each apartment; [rev: bill #7 02/15/90]

(B). For motels, one (1) parking space for each unit in such motel;

(C). For fraternity or sorority houses, at least one (1) parking space for each two (2) rooms or two (2) guests for which the building is designed or intended to accommodate;

(D). For boardinghouses and roominghouses, dormitories and hotels, one (1) parking space for every two (2) guests the building is designed to accommodate;

(E). For hospitals and sanatoriums, at least one (1) parking space for each two (2) bed capacity plus, parking space for each two (2) employees during the highest shift;

(F). For convalescent, nursing and other similar type homes, one (1) parking space for every five (5) persons the home is licensed or

designated to care for, plus one (1) additional space for each car used by the operators in conducting the home, plus one (1) space for every two (2) employees working on the highest employment shift;

(G). For medical and dental clinic, one (1) parking space for every two hundred square (200) feet of gross building area;

(H). For any theater, auditorium, stadium or similar use designed to draw an assembly of persons, one (1) parking space for every four (4) seats provided in such place of assembly;

(I). For any church, school, club, mortuary, wedding chapel or other similar use designed to draw an assembly of persons, one (1) parking space for every ten (10) seats provided in such place of assembly;

(J). For business or commercial buildings or structures, one (1) parking space for every three hundred square (300) feet of first floor area in such building, and every seven hundred and fifty square (750) feet of the floor area above the first floor. If the basement is to be used for any purpose other than for storage or utilities or maintenance areas, said portion of such basement area shall require one (1) parking space for every seven hundred and fifty square (750) feet of such area;

(K). For manufacturing or industrial uses, space for all the vehicles used directly in the conducting of such use, and in addition one (1) parking space for every two (2) persons employed or intended to be employed on such parcel of land;

(L). For restaurants or establishments that serve any food, at least one (1) parking space for every two hundred square (200) feet of floor space in the building, plus one (1) parking space for each two (2) employees working on the highest employment shift, or five (5) parking spaces, whichever requirement is greater;

(M). For all office buildings located in a B-3, C-1, C-2 or R-7 district, one (1) parking space for each three hundred square (300) feet of total floor area in the building, including strictly storage and mechanical areas; and

(N). For every use not covered by one of the above, at least one (1) parking space for every three hundred square (300) feet of floor area on the first floor and one (1) parking space for every seven hundred and fifty square (750) feet above the first floor, or one (1) parking space for every two (2) employees working on the highest employment shift, whichever requirement is greater.

#### SEC. 21.84.040 (51-9-4)

##### OFF-STREET LOADING SPACE:

(A). On the same premises with every building or structure which is erected or increased in capacity which is to be used for any purpose which involves the receipt or distribution of materials or merchandise by vehicle, there shall be provided and maintained adequate space for standing, loading or unloading services off the street.

(B). All such loading areas or berths shall be so located that no vehicle loading or unloading merchandise or other material shall be parked in any required front yard or in any street, alley or other public way.

(C). Where any required or permitted loading dock or area is constructed adjoining a residential zoned district, such loading dock or area shall be screened from the adjoining property by completely landscaping the required side yard area and the construction of a light-tight fence or wall not over six (6') feet or under four (4') feet in

height on the common boundary line.

**SEC. 21.84.050 (51-9-5)  
HANDICAPPED PARKING SPACES:**

(A). For a new building or structure, or for the enlargement or increase in capacity, floor area, or rooms of an existing main building or structure, or whenever an existing parking lot is redesigned pursuant to the adopted off-street Parking Policy, there shall be created and maintained parking spaces reserved for handicapped parking as those individuals and vehicles are identified and described in Section 41-1-49.8 and 41-1-49.9, Utah Code Annotated, in the following number: (see Table #B)

**TABLE #B.**

Regular Required Parking	Handicapped Spaces
0 - 12	0
13 - 50	1
51 - 100	2
101 - 200	3
201 - 400	4

For every additional one hundred (100) parking stalls otherwise required (or portion of one hundred (100) above four hundred (400) required stalls, one (1) additional handicapped parking stall is required.

(B). Handicapped parking stalls shall be at least thirteen (13') feet wide and marked with a visible upright sign and meet all other current requirements. The handicapped parking stalls required by this section shall be reasonably accessible to handicapped accessible entrances to the buildings served by the parking spaces. [rev: bill #47 08/08/89]

**CHAPTER 42  
SECTION 21.86  
PARKING LOTS**

**SECTION:**

- 21.86.010 Permit--Required.
- 21.86.020 Car capacity and parking arrangements.
- 21.86.030 Parking station screening and bumper curbs.
- 21.86.040 Driveways.
- 21.86.050 Attendant buildings.
- 21.86.060 Ground surfaces.
- 21.86.070 Lighting conditions.
- 21.86.080 Noncommercial parking permit for specific buildings.

**SEC. 21.86.010 (51-10-1)****PERMIT--REQUIRED:**

No parking lot or parking area shall be constructed without first obtaining a permit authorizing such construction. No permit shall be issued without first securing the recommendations of the City transportation engineer and the City Planning Commission, and no permit shall be issued until the applicant has complied with the provisions of this chapter.

**SEC. 21.86.020 (51-10-7)****CAR CAPACITY AND PARKING ARRANGEMENTS:**

The maximum car capacity indicated on the application shall be reasonable and the arrangement of parking facilities shall not necessitate the backing of cars onto adjoining public sidewalks, parkways, roadways or thoroughfares in conducting parking and unparking operations.

**SEC. 21.86.030 (51-10-2)****PARKING STATION SCREENING AND BUMPER CURBS:**

The parking station shall be provided with attractive wall, guardrail, or screening shrubbery, at least along the street side, to limit points of ingress and egress, to prevent encroachment of parked vehicles on any sidewalk, and to improve the general appearance, and where necessary, with a bumper curb parallel with the inside of the wall or guardrail at such distance that the wheels of the motor vehicles in the parking station are stopped prior to the motor vehicle contact with the wall or guardrail.

**SEC. 21.86.040 (51-10-3)****DRIVEWAYS:**

Driveways must not exceed thirty (30') feet in width in residential and commercial zones, forty (40') feet in width in industrial zones, measured at the point where they cross the sidewalk; adjacent driveways must be separated by an island at least twelve (12') feet in width; and driveways must be at least ten (10') feet from the property line of any intersecting street. [rev: bill #47 08/08/89]

**SEC. 21.86.050 (51-10-4)****ATTENDANT BUILDINGS:**

Attendant building must be located far enough from the entrance to prevent congestion at the sidewalk, and must be constructed so as not to detract from the appearance of the surrounding neighborhood. Every operator of a parking station, before construction or reconstructing, or locating or relo-

cating an attendant building, shall secure the approval of the City transportation engineer and the City planning official.

**SEC. 21.86.060 (51-10-5)**

**GROUND SURFACES:**

Ground surfaces of the parking area shall be paved or hard-surfaced.

**SEC. 21.86.070 (51-10-6)**

**LIGHTING CONDITIONS:**

Stations to be operated during hours of darkness after six p.m. (6:00) shall be provided with lights that produce not less than two-tenths (2/10) lumens of light per square foot, measured on the pavement surface, and arranged to prevent glare to motorists on the public streets and to residents of adjoining property.

**SEC. 21.86.080 (51-10-8)**

**NONCOMMERCIAL PARKING PERMIT FOR SPECIFIC BUILDINGS:**

No building permit for construction, reconstruction, alteration or change of the use of a building that involves the use of off-premises or off-site parking areas shall be issued without the issuance of a separate parking lot permit for the specific off-site parking area listing all potential addresses for the area. Thereafter, the parking area is encumbered for providing parking for such building, and shall be cross-referenced on the permit to the building site; The noncommercial parking area shall be considered a parking lot, and operation and design standards of parking lots shall conform to the provisions of this chapter. Once a permit for a noncommercial parking lot has been issued under this provision, no other permit or license shall be issued for the location without planning division approval.