



June 29, 2021

ADMINISTRATIVE INTERPRETATION
DECISION AND FINDINGS
PLNZAD2021-00229

REQUEST:

This is a request for an administrative interpretation regarding whether the parcel at 1655 S 1600 East (TAX ID: 16-16-179-020-0000) is a separate, legal lot that is buildable for a single-family home. The property is associated with the home located both on the subject property and on 1695 S 1600 East (TAX ID: 16-16-179-021-0000). The home is built across the property line that separates the two properties. An aerial showing the subject properties is in Attachment 1. The subject properties are located in the R-1/5,000 (Single Family Residential) zoning district.

DECISION:

The Zoning Administrator finds the following:

- Both 1655 S 1600 East and 1695 S 1600 East are considered to be separate, legal parcels.
- Each parcel is under the current minimum zoning requirement for lot width. However, as each parcel met the Zoning regulations required when they were originally created, they are considered legal noncomplying parcels. As such, the lots may each be developed for a single-family dwelling.
 - Construction of a new single-family dwelling will require compliance with current setbacks required by the current Zoning Code.
 - Two single-family homes may not be located on the same property, see 21A.36.010.B.1.

FINDINGS:

1655 S 1600 East –Legal Parcel Status

The property at 1655 S 1600 East has a lot width of 45.3 feet (see legal description below). The property is zoned R-1/5,000 which has a lot width requirement of 50 feet for a single-family home. The property has a lot depth of 113 feet, which provides a total lot area of 5,118.9 square feet, which is over the 5,000 square foot minimum of the zone.

Based on that, the property would be considered a non-complying lot as it does not meet the current lot width requirement. However, non-complying lots may be considered *legal* noncomplying lots and able to be built for a single-family home based on the following City Code (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.

In order to determine if the lot was “**legally established prior to April 12, 1995,**” Staff researched property records to determine when the lot was created and if it was legally established based on the rules at the time. The property is currently described as the following:

Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South

45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

The earliest reference to this exact legal description in a property deed is from 1946 that created the parcel with the following legal description:¹

Com on E line of 16th E sd 195 ft S, 50 ft E fr NW cor of S 1/2 of Lot 9 Blk 12 Sec 16, S 45.3 ft, E 113 ft, N 45.3 ft, W 113 ft to beg.

In 1946, the property was zoned “Residential ‘A’ – 1 and 2 Family Dwellings”, with a 3,000 square foot requirement for “one family dwelling(s)” and no lot width requirement.² The property met those minimum requirements. As the property met the standards of the time, it is considered to be legally established.

The property has continued to be described as a separate parcel since that time. In 1961 the property was included on a deed that described it, along with the adjacent property at 1695 S 1600 East (see discussion under “Parcel Description History” on page 3 regarding the property description). However, the legal descriptions were kept separate despite being on the same deed. As such, while the properties were under the same ownership, they remained separate parcels, and continue to remain separate parcels today.

As the parcel **was legally created (“established”)** prior to 1995 and has not been modified since that time or described as part of a single, combined parcel, the property is considered a separate, **“legal noncomplying”** lot and may be utilized to build a single-family dwelling.

1695 S 1600 East – Legal Parcel Status

The property at 1695 S 1600 East is currently described as the following, in the most recent 2021 deed:³

Parcel 1:

Commencing at a point on the east line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9. Block 12. F.M. Lyman, Jr. Survey or Section 16, Township 1 South, range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

Less tract deed to Salt Lake City, Utah, being the Southerly three feet, more or less.

The second part of the description (“less.. Southerly three feet”) means that the property is about **47’** feet wide, not 50’ wide, which is under the 50’ lot width requirement of the zone. The lot is 5,311 square feet in size, which is over the minimum 5,000 square feet required by the zone. As it **doesn’t meet the lot width requirement it is considered to be noncomplying. However,** noncomplying lots may be considered *legal* noncomplying and able to be built for a single-family home based on the following City Code (21A.36.020.A):

¹ Abbreviated from County records, see 1946 deed in Attachment 8.

² See 1946 Zoning Code in Attachment 6.

³ See 2021 deed in Attachment 10.

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.

In order to determine if the lot was “legally established prior to April 12, 1995,” Staff researched property records to determine when the lot was created and if it was legally established based on the rules at the time. The property was first described in this configuration in 1938 as the following:⁴

Com at a pt on E line of 16th E st, sd pt being 240.3 ft s 50 ft +/- E of Nw cor of S 1/2 of lot 9 blk 12 sec 16 S 50 ft to S line of sd lot 9, E 113 ft N 50 ft W 113 ft to beg.

Tog. with **RoW** over **fol**: Beg. **at a pt** 163 ft E of NW cor of S 1/2 of lot 9 **Blk 12** S 290.3 ft to N line of 17th S St E 12 ft N 290.3 ft **to a pt 12 ft E of beg, w 12 ft to beg.**

In 1951 the property owner deeded to the City approximately 3' of property on the south side, which became City right of way, making the lot 47' wide at that point.⁵ In 1951, the property was zoned “Residential ‘A’ – 1 and 2 Family Dwellings”, which required a lot size of 3,000 square feet for a single-family dwelling and had no lot width requirement.⁶ The property met the requirements of the time and has continued to be described in the same configuration since that time. It has also continued to be described as a separate parcel since that time, as verified in the below “Parcel Description History” discussion. As such, the property is considered to be a legal noncomplying lot and may be used for a single-family dwelling use.

Parcel Description History – 1655 and 1695 S 1600 East

The 1655 and 1695 South parcels were described on separate deeds from their initial creation until 1961 when they were included on the same deed in Entry #1764519.⁷ The deed described the properties as the following:

the following described tract of land in Salt Lake County,

State of Utah, to-wit: Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning. Together with a Right of Way 12 feet wide adjoining said property on the East.

ALSO: Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East more or less, of the Northwest corner of the South half of Lot 9, Block 12, F. M. Lyman Jr., Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Meridian; and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning. LESS tract deeded to Salt Lake City, Utah.

Together with a right of way over the following described land to-wit: Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet; more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning, thence West 12 feet to the place of beginning

WITNESS the hands of said grantors, this 1st day of March A. D. 1961

⁴ Abbreviated description, see County Abstract in Attachment 9.

⁵ See 1951 deed in Attachment 9.

⁶ See 1951 Zoning Map and 1949 Zoning Ordinance in Attachments 5 and 7.

⁷ See 1961 deed in Attachment 10.

The properties are described as separate parcels with two separate legal descriptions, using the word **“ALSO”**. Nothing in the deed notes that the properties are combined. If the properties were described with one single legal/boundary description, the property would be considered to be one parcel. Instead they are listed as separate parcels with two separate legal descriptions.

In 1971, the deed differs from prior deeds, but still describes the property as two separate parcels, **by describing the properties as “Parcel 1: (legal description)” and “Parcel 2: (legal description).”** A copy of that deed is attached in Attachment 10. The current 2021 deed also lists the property as two separate parcels in the same format.

Staff obtained copies of all the intervening property deeds and found that at no time have the properties been described as one parcel, with one legal description. See Attachment 10 for all deeds from 1961 to 2021. If the properties were at one point combined and not separated by a City process, the parcel at 1655 S would not be considered a legal lot. The attached deeds verify that they have never been combined. As such, the properties are considered two separate parcels.

Permit History

The home on the property is built over a property line and does not include the side yard setbacks currently or historically required along that property line.⁸ An aerial showing the setback encroachment is located in Attachment 1. Due to that encroachment, Staff researched City records to determine if the City issued any orders to combine the properties related to any building permits or special approvals, or if the property was ever shown as one parcel with one legal description on City records. Staff was unable to find any records to indicate either of those conditions. The below summarizes that research, covering all available permit information related to the home’s construction over the property line.

1938 Initial House Permit

In 1938 the City issued a permit for the address “1649 S 16th East” for a **“Frame Residence” with a value of “3000.00”**.⁹ The 1950 Sanborn map indicates that the subject properties were addressed as 1647 and 1695 South.¹⁰ No other property would have been addressed as 1649 between 1647 and 1695, so Staff believes the permit is referring to the subject properties.

In 1938 the property that the home was built on was described as the following (abbreviated from 1938 County Abstract):

Com at a pt on E line of 16th E st, sd pt being 240.3 ft S and 50 ft +/- E of NW cor of S 1/2 of Lot 9 Blk 12 Sec 16, S 50 ft to S line of Lot 9, E 113 ft, N 50 ft, W 113 ft to beg.

This represents the corner property (1695) and the home would have been located fully on the property based on the footprint of the home shown on the associated 1938 Assessor Tax Card.¹¹

1946 – House Addition and Garage

In 1946 a permit was issued for a **“double garage, roof over porch and patio”** with a value of **“800.00”** under the **“private garage column.”**¹² No other types of structures or building values

⁸ The current zoning (R-1/5,000) requires 10' and 4' side yard setbacks along the shared east-west property line, see [21A.24.070.E.3](#). The 1949 Zoning Code (applicable at the original time of the home addition construction) generally required a **minimum of 8' and 12' with some modifications allowed**. See copy in Attachment 7.

⁹ See 1938 permit log in Attachment 11.

¹⁰ See Sanborn in Attachment 4.

¹¹ See Assessor record in Attachment 12.

¹² See 1946 permit log in Attachment 11.

were noted. The subsequent **Salt Lake County Assessor's tax record indicates that the "roof over porch" was an open porch addition on the north side of the original home.**¹³

1950 – Remodel

On July 28, 1950 a permit noted as **"Remodel breezeway" was issued with a value of "600.00."**¹⁴ **The subsequent 1951 County Assessor's tax record indicates that the remodel was a full enclosure** of the previously open porch (**"breezeway"**), so that the home and garage were fully connected with living space.¹⁵ At this point, the structure was fully connected as one structure and crossed the east-west property line with no setbacks along the property line.

The applicable 1950 Zoning Code required a side yard setback next to side property lines.¹⁶ However, based on permit logs and assessment records, the City issued a permit for the home addition and did not require a setback. Staff was unable to find detailed permit records to identify how exactly the encroachment was allowed, due to the number of years that have passed since the approval and the lack of available detailed permit documentation, such as a site plan.

New Single-family Dwelling Requirements

For any new construction of a single-family dwelling, the Zoning Code only allows one single-family dwelling per lot in this zone. See 21A.36.010.B.1. In order to build a new single-family dwelling on the 1655 parcel, the existing single-family dwelling structure will need to be removed from the parcel. Any new structure on the 1655 parcel will have to comply with current setback and other lot and bulk requirements of the zone. The structure on the 1695 South parcel would also need to be modified to comply with current sideyard setback requirements.

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>.



Daniel Echeverria
Senior Planner

CC:

Nick Norris, Planning Director
Joel Paterson, Zoning Administrator

¹³ See Assessor record in Attachment 12.

¹⁴ See 1950 permit log in Attachment 11.

¹⁵ See 1951 Assessor record in Attachment 12.

¹⁶ The property was in the **"Residential 'A'"** district based on the 1943 and 1951 zoning maps in Attachment 5. The side yard requirements can be found in Attachment 7 and are summarized below:

- Side yard 1: 35% of building height. Minimum of 8'
- Side Yard 2: 70% of building height, subtracting side yard 1. Minimum of 12'.
- Total Sideyards: 70% of building height, min. 20'.

Posted to Web
File

Attachments:

1. Vicinity Map of Subject Properties
2. 2021 Salt Lake County Sidwell Parcel Map
3. Survey of Subject Properties (Credit: Salt Lake County Surveyor's Office)
4. 1950 Sanborn Map (for address reference)¹⁷
5. 1943 and 1951 Zoning Maps
6. 1944 Zoning Code Extract (Applicable to 1946 Deed for 1655 S)
7. 1949 Zoning Code Extract (Applicable to 1950 Permits and 1951 deed for 1695)
8. 1655 S Property Deeds (1946)¹⁸
9. 1695 S Property Deeds (1938 – 1961)
10. 1655 S and 1695 S on the Same Deed (1961 to 2021)
11. City Permit Records (Original Home Construction)
 - a. 1938 Permit Record
 - b. 1946 Permit Record
 - c. 1950 Permit Record
12. Salt Lake County Tax Assessment Records (Credit: Salt Lake County Archives)

¹⁷ Credit: Sanborn Map Company. (1950) *Insurance Maps of Salt Lake City Utah, Volume Two*. University of Utah Marriott Digital Library, <https://collections.lib.utah.edu/>, June 7, 2021.

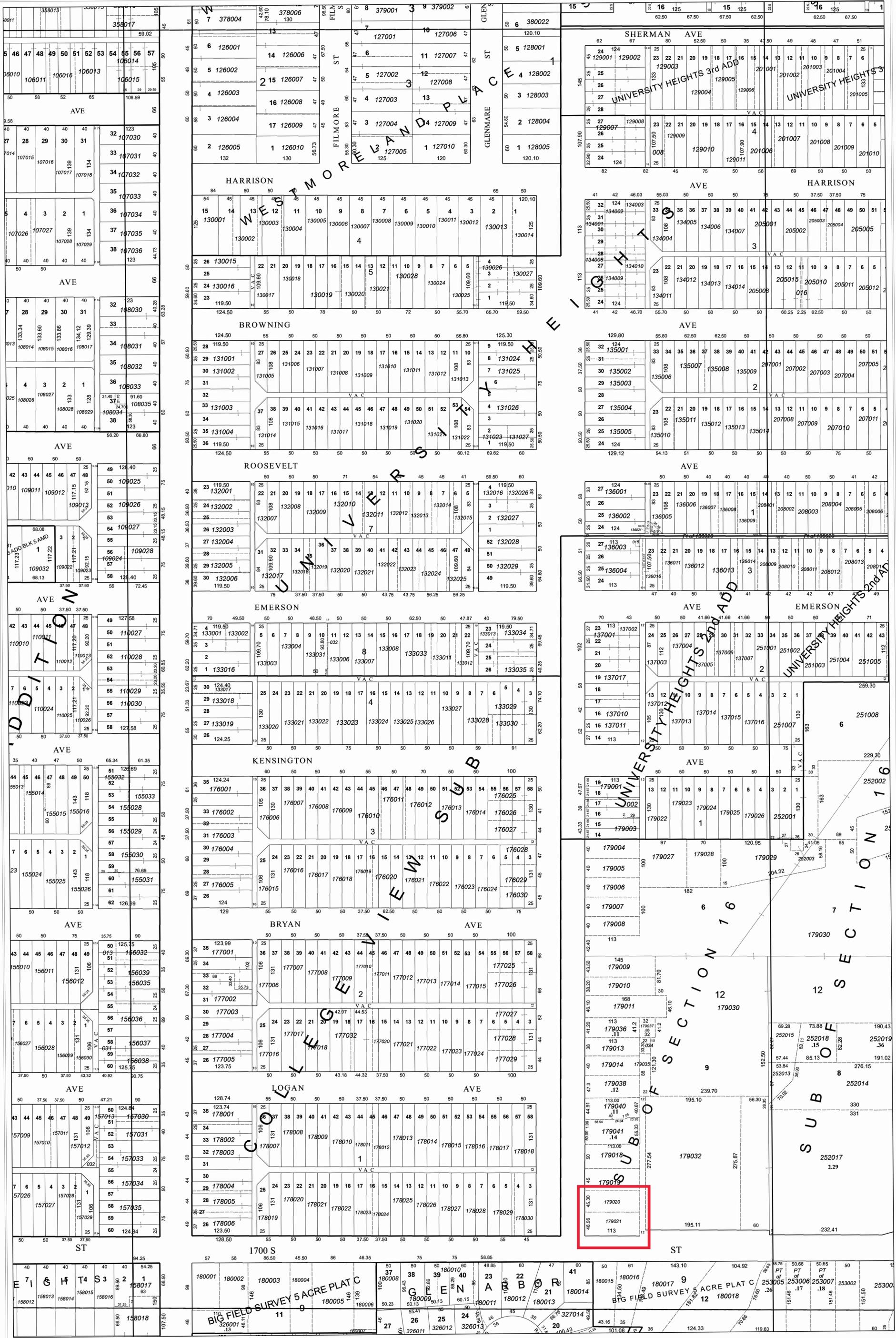
¹⁸ Deeds and associated property from Salt Lake County Recorder's Office records.

1. Vicinity Map of Subject Properties

Vicinity Map



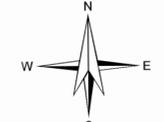
2. 2021 Salt Lake County Sidwell Parcel Map



This map is not intended to represent actual physical properties. In order to establish exact physical boundaries a survey of the property may be necessary.

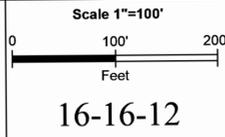


Prepared and published by
Salt Lake County Recorder
Adam Gardner
2001 S. State Street #N1-600
Salt Lake City, Utah 84190
385-468-8145
recorder.slcog.org



E 1/2 NW 1/4 Sec 16 T1S R1E
SALT LAKE COUNTY, UTAH

5/18/2018



16-16-12

1718	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1719	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
1720	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	
1721	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
1722	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	

Area Section Page

3. Survey of Subject Properties

BRYAN AVENUE

FOUND CITY MONUMENT

340.00'

LOGAN AVENUE

327.56'

N 0°06'59" E

92.05'

STREET

EAST

1600

N 0°13'40" E

91.86'

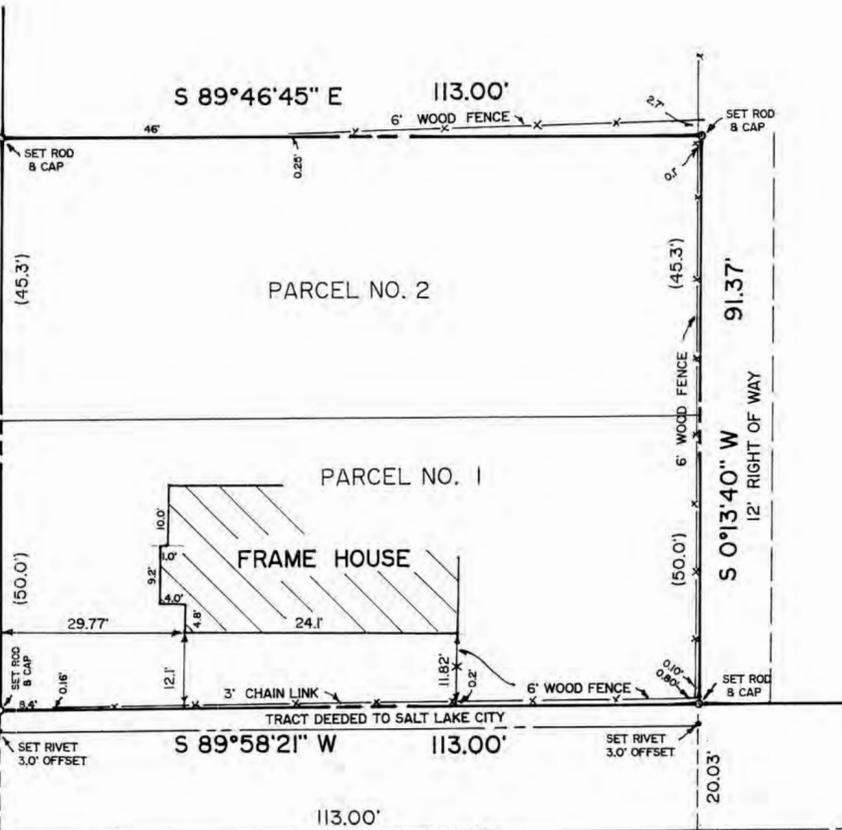
44.14'

19.99'

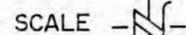
FOUND CITY MONUMENT

44.10'

P.O.B. TOTAL PROPERTY



SCALE 1" = 20'



SURVEYOR'S CERTIFICATION

I, ROBERT BYRON JONES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 127636 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND I HAVE SUPERVISED A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTIONS

PARCEL NO. 1:

COMMENCING AT A POINT ON THE EAST LINE OF 16th EAST STREET, SAID POINT BEING 240.3 FEET SOUTH AND 50 FEET EAST, MORE OR LESS, OF THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 9, BLOCK 12, F. M. LYMAN, JR. SURVEY OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 50 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE EAST 113 FEET; THENCE NORTH 50 FEET; THENCE WEST 113 FEET TO THE PLACE OF BEGINNING.
LESS TRACT DEEDED TO SALT LAKE CITY, UTAH, BEING THE SOUTHERLY THREE FEET, MORE OR LESS.

TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED LAND TO WIT:

COMMENCING AT A POINT 163 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTH HALF OF LOT 9, BLOCK 12, SAID SECTION 16, AND RUNNING THENCE SOUTH 290.3 FEET, MORE OR LESS, TO THE NORTH LINE OF 17TH SOUTH STREET; THENCE EAST 12 FEET; THENCE NORTH 290.3 FEET TO A POINT 12 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 12 FEET TO THE PLACE OF BEGINNING.

PARCEL NO. 2:

COMMENCING ON THE EAST LINE OF 16th EAST STREET, 195 FEET SOUTH AND 50 FEET EAST, MORE OR LESS, FROM THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 9, BLOCK 12, SECTION 16 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 45.3 FEET; THENCE EAST 113 FEET; THENCE NORTH 45.3 FEET; THENCE WEST 113 FEET TO THE PLACE OF BEGINNING.
TOGETHER WITH A RIGHT OF WAY 12 FEET WIDE ADJOINING SAID PROPERTY ON THE EAST.

ACTUAL TOTAL SURVEYED PARCEL:

BEGINNING AT A POINT ON THE EAST LINE OF 1600 EAST STREET AND NORTH LINE OF 1700 SOUTH STREET, SAID POINT BEING SOUTH 286.86 FEET AND EAST 50 FEET FROM THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 9, BLOCK 12, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°13'40" EAST ALONG SAID EAST LINE 91.86 FEET; THENCE SOUTH 89°46'45" EAST 113.00 FEET; THENCE SOUTH 0°13'40" WEST 91.37 FEET TO THE NORTH LINE OF 1700 SOUTH STREET; THENCE SOUTH 89°58'21" WEST ALONG SAID NORTH LINE 113.00 FEET TO THE POINT OF BEGINNING, CONTAINS 10,352 SQ. FT. OR 0.2377 ACRES.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE PROPERTY SURVEYED, AND THAT THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARY LINES OF THE ABOVE DESCRIBED PROPERTY ARE AS SHOWN.



S97-03-0206

Vaughn E. Butler, L.S.
SALT LAKE COUNTY SURVEYOR

NARRATIVE

THE CLIENT NEEDED A SURVEY-CERTIFICATE TO ESTABLISH THE BOUNDARY LINES OF THE PROPERTY. THE BEARING BASE FOR THIS SURVEY WAS SALT LAKE CITY SURVEYOR'S OFFICE DATUM. LOCATION-NORTHWEST 1/4 SECTION 16, T1S, R1E, S1L.B. & M.

BOUNDARY SURVEY		
95 SOUTH 1600 EAST STREET, SALT LAKE CITY, UTAH		
LOCATION - BLOCK 12, FIVE ACRE PLAT "C", BIG FIELD SURVEY		
PREPARED FOR KEN COLE		
BUSH & GUDGELL INC. ENGINEERS-PLANNERS-SURVEYORS 355 SOUTH 300 EAST SALT LAKE CITY UTAH 84111 364-1212 BRANCH OFFICE ST. GEORGE UTAH		
DRAWN ERJ CALC	DATE AUGUST 1996	SHEET
CHECKED	SCALE 1" = 20'	
APPROVED	JOB NO 43969	



4. 1950 Sanborn Map (for address reference)

T H R E E

V O L U M E

S E E

BROWNING

6' W.P.

364

6' W.P.

362
SHEET LAKE CITY, UTAH VOL. 4
344
NEW SHEET
JUNE 1939
X
SCALE 100 FT. TO AN INCH
(2203)

ROOSEVELT

AV.

EMERSON

AV.

KENSINGTON

AV.

BRYAN

AV.

LOGAN AV.

17TH S.

305

BLAINE AV.

SCALE 100 FT. TO ONE INCH
Copyright 1939 by the Sanborn Map Co.

COLONIAL HILLS WARD
HILLSIDE STAKE
L.D.S. CHURCH
CH. BL. BR. FACED

SALT LAKE CITY
SALT LAKE COUNTY

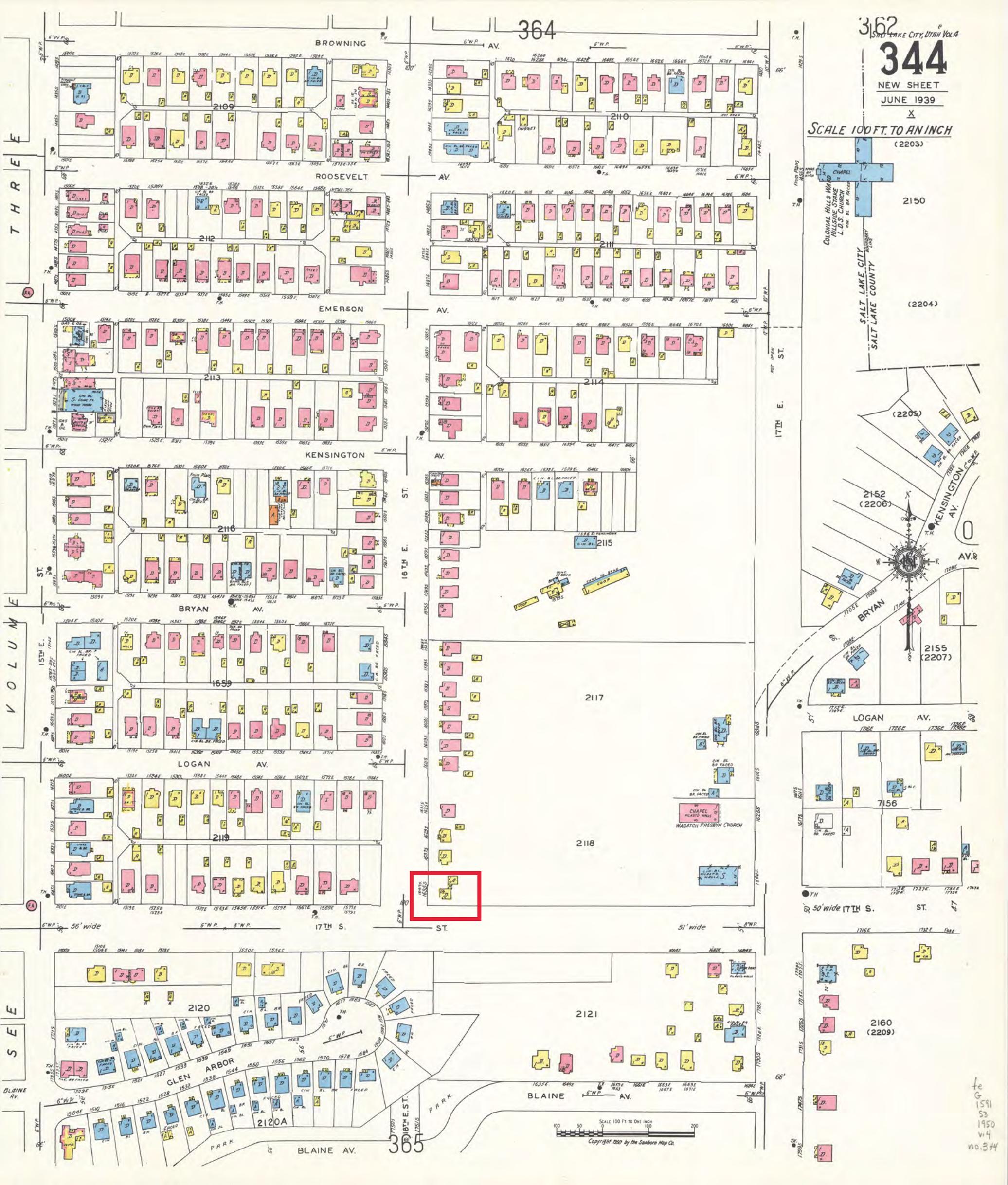
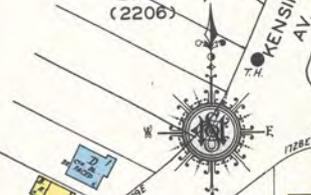
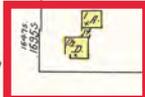
2150
(2204)

2152
(2206)

2155
(2207)

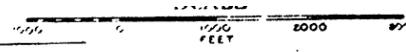
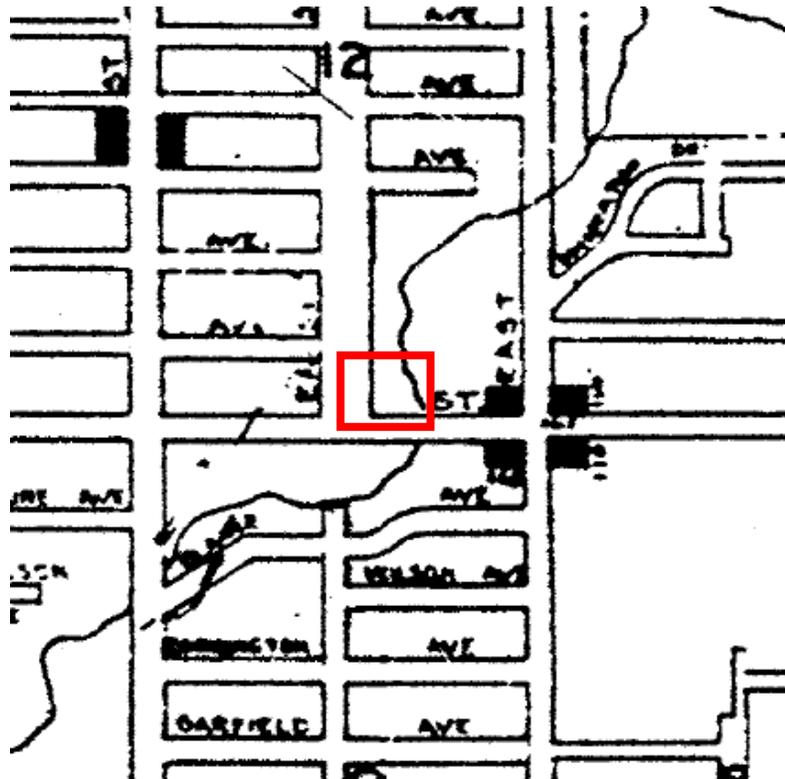
7156
2160
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1591
53
1950
v4
no. 344



5. 1943 and 1951 Zoning Maps

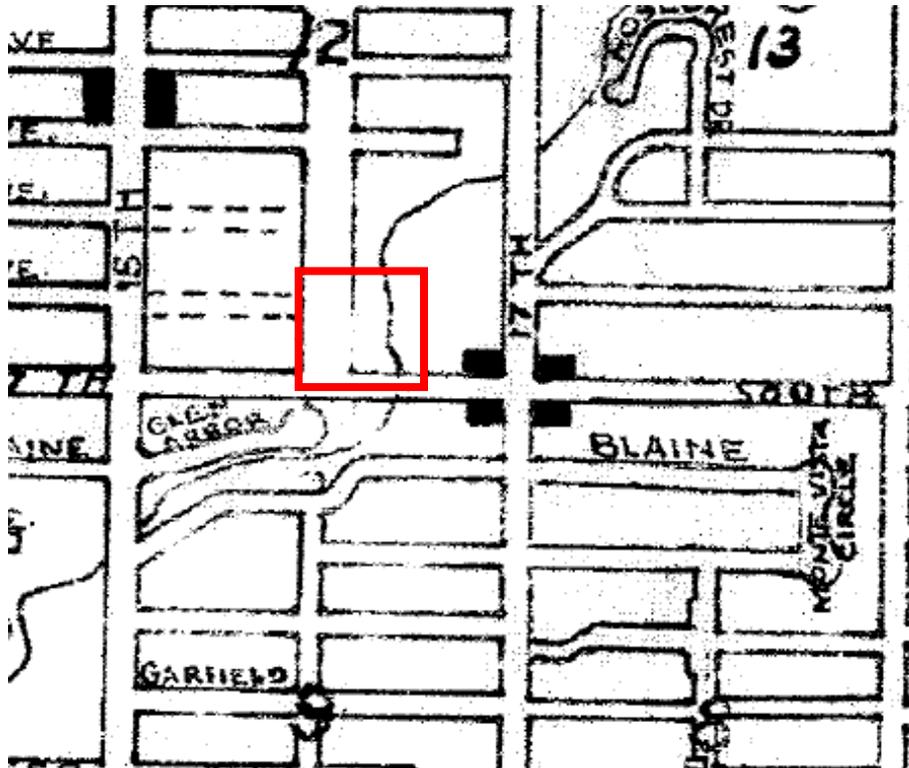
1943 Zoning Map Extract



DISTRICTS

RESIDENTIAL 'A'		Land 2 Family Dwellings	Side Yards 5' & 12'
RESIDENTIAL 'A-3'		Land 2 Family Dwellings	4' & 12'
RESIDENTIAL 'B'		Apartments & Hotels Permitted	6' & 11'
RESIDENTIAL 'B-2'		Apartments & Hotels Permitted	4' & 0'
RESIDENTIAL 'B-3'		Limited Retail Business	
BUSINESS 'A'		Limited Commercial Use	
COMMERCIAL		General Business Activities	
INDUSTRIAL		Manufacturing, Warehouses, Etc.	
INDUSTRIAL 'B'		Wholesale Storage Petroleum Products	
UNRESTRICTED		Any Use permitted in the City	

1951 Zoning Map Extract



USE DISTRICT
MAP OF

SALT LAKE CITY

USE DISTRICT	SYMBOL	DESCRIPTION	SIDE YARDS
RESIDENTIAL	"A-A"	SINGLE FAMILY DWELLINGS	8' & 12'
RESIDENTIAL	"A"	1 AND 2 FAMILY DWELLINGS	8' & 12'
RESIDENTIAL	"A-3"	1 AND 2 FAMILY DWELLINGS (3 & 4 FAMILY SPEC. PER)	8' & 12'
RESIDENTIAL	"B"	APARTMENTS AND HOTELS PERMITTED	6' & 11'
RESIDENTIAL	"B-2"	APARTMENTS AND HOTELS PERMITTED	4' & 10'
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	

Revised 12/10/51 GEB

6. 1944 Zoning Code Extract (Applicable to 1946 Deed for 1655 S)

and said map and references, notations and other information shown thereon shall be as much a part of this ordinance as if the information and matters set forth by said map were all fully described herein.

Except as hereinafter provided, no building shall be erected or altered, nor shall any building or premises be used for any purpose other than is permitted in the use district in which such building or premises is located.

Sec. 6715. Residential "A" district.

(a) In Residential "A" district no building or premises shall be used or maintained, and no building shall be erected or altered so as to be arranged, intended or designed to be used for other than one of the following uses:

1. One-family dwellings.
2. Two-family dwellings.
3. Schools.
4. Churches.
5. Libraries and museums.
6. Public parks, public recreation grounds and playgrounds, but not including privately owned commercial amusement parks or commercial recreation grounds.
7. Farming and truck gardening, nurseries and greenhouses, provided that greenhouses shall be set back at least sixty (60) feet from the front yard line.
8. Railroad or street railway passenger stations and rights of way, not including railroad yards or sheds.
9. Public buildings, except penal or mental institutions.
10. Cemeteries adjoining or in extension to existing cemeteries.
11. Telephone exchange where no public business office and no repair or storage facilities are maintained.

(b) In a Residential "A" district buildings and uses, such as are ordinarily appurtenant to any of the uses listed above, but not involving the conduct of business, shall be permitted, subject to the limitations herein provided.

1. Accessory uses customarily incident to the above uses.
2. The office of a physician, musician or other professional person, when located in his or her dwelling; also customary incidental home occupations engaged in by indi-

viduals within their dwellings, provided that no window display is made.

3. A name plate not exceeding one and one-half (1½) square feet in area, stating only the name and/or occupation of the person.

4. A signboard not exceeding eight (8) square feet in area, appertaining to the lease or sale of the property; also a bulletin board not exceeding eight (8) square feet in area erected upon the premises of a church or other institution for the purpose of displaying the name and activities or services therein provided, when set back within two (2) feet of the building line.

5. In a one-family dwelling the renting of rooms to not more than six (6) persons for lodging purposes only, or the furnishing of table board to not more than six (6) persons, or the furnishing a combination of the above to not more than six (6) persons; provided, however, that these provisions shall not be applicable to a two-family dwelling.

6. Dormitories, fraternity or sorority houses or boarding houses occupied only by the faculty or students of a public educational institution and supervised by the authorities thereof, subject, however, to the express condition that such houses shall not be located or established more than 600 feet distant from the lands and premises occupied by the institution to which they are incident.

7. A private garage that shall occupy not more than seven (7) per cent of the area of the lot and shall be located not less than sixty (60) feet from the front lot line, thirty (30) feet for a corner lot on the side street and not less than fifteen (15) feet from any dwelling on an adjacent lot, unless it is part of the main building or located in a terrace or retaining wall. If located in a terrace or retaining wall, such garage shall not project in front of the terrace or retaining wall and shall not extend above the top of said terrace or retaining wall more than two (2) feet, and in no case above the level of the ground floor of a dwelling on an adjacent lot.

Sec. 6716. Residential "A-3" district.

(a) In a Residential "A-3" district no building or premises shall be used and no building shall be erected that is

arranged, intended or designed to be used for other than one of the following uses:

1. Any use permitted in a Residential "A" district.
2. Three-family dwelling.
3. Four-family dwelling.

(b) No building shall be erected and no building shall be altered or changed, that is intended or designed to be used for a three or four-family dwelling until the plans for the same shall have been submitted to and approved by the board of commissioners of Salt Lake City.

(c) In a Residential "A-3" district, for every building erected or altered there shall be a "front yard," "side yard" and "rear yard" of such dimensions required for buildings erected in a residential "A" district, as provided in Sections 6724 to 6727 inclusive of this chapter.

(d) In Residential "A-3" district the height regulations shall be as specified for Residential "A" districts as provided in paragraph (b) of Section 6729 of this chapter.

Sec. 6717. Residential "B" and "B-2" districts.

(a) In Residential "B" and "B-2" districts no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used for other than one of the following uses:

1. Any use permitted in a Residential "A" district.
2. All dwellings, flats, apartments and boarding or lodging houses without stores.
3. Hotels.
4. Clubs or fraternal societies, except those the chief activity of which is a service customarily carried on as a business.
5. Hospitals, sanitariums and institutions for philanthropic or eleemosynary uses, other than correctional or for insanity or other mental diseases.
6. An institution for subnormals when located not less than six hundred (600) feet from any dwelling or apartment house.
7. Public utility buildings, from which no noises, vibration, fumes or odors are emitted.
8. Outdoor advertising structures that otherwise comply with city ordinances.

(b) Accessory uses shall be as specified under a Residential "A" district, Section 6715, paragraph (b) in conformity with the requirements governing such uses. In addition thereto public garages may be maintained for storage purposes only, where no repair facilities are provided, when located not less than sixty (60) feet from the front lot line and not less than thirty (30) feet from any other street line on which the property faces; provided, that there shall be no entrance or exit for motor vehicles within one hundred fifty (150) feet of an entrance or exit of a public school, church, playground or other public or semipublic institution; concessions and service shall also be permitted as accessories within hotels, etc., provided that access to such uses is only from within the building.

Sec. 6718. Residential "B-3" district.

In a Residential "B-3" district no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for other than one of the following uses:

- (a) Any use permitted in the Residential "A," "B" or "B-2" district.
- (b) Shops for retail business.
- (c) Drug stores.
- (d) Bank or office buildings.
- (e) Barber shops and beauty parlors.
- (f) Theaters.
- (g) Restaurants and tea rooms.
- (h) Gasoline service stations.

2. No building or structure shall be erected or altered in a Residential "B-3" district for any of the uses enumerated in items (b) to (h), inclusive, of this section, unless the plans for such building or structure, including all signs and advertising emblems, shall have been submitted to and approved by the board of commissioners of Salt Lake City.

3. In a Residential "B-3" district, for every building erected, there shall be a "front yard" and "rear yard" of such dimensions as are required for all buildings erected in a Residential "B-2" district.

Sec. 6719. Business "A" district.

1. In a business "A" district, no building or premises

26. Stock yards.
27. Sugar refining.
28. Tannery.
29. Tar distillation or manufacture.
30. Tar roofing or tar waterproofing manufacture.
31. Wool pulling, scouring or shoddy manufacture.
32. Any other trade, industry or use that is noxious or offensive by reason of the emission of odor, smoke, gas, vibration or noise.

Sec. 6722. Industrial "B" district.

In an Industrial "B" district all buildings and premises may be used for any purpose permitted in Residential "A," "B," "B-2" and "B-3" districts, Business "A," Commercial and Industrial districts and also for the storage of petroleum products or by-products not to exceed a total capacity of 100,000 gallons on any property held under one ownership.

Sec. 6723. Unrestricted districts.

(a) In an unrestricted district all buildings and premises may be used for any lawful purpose except those which by ordinance are excluded from within the city limits.

(b) Any uses prohibited in Section 6722 (Industrial district) that are to be undertaken in this district shall be located at least 660 feet distant from the boundary line of any Residential "A," "B," "B-2," "B-3" or Business "A" or Commercial district.

Sec. 6724. Front yards. In all residential districts no part of any building (exclusive of steps) shall be erected nearer to the property line on which it faces than the average alignment of existing buildings within the same block frontage, except that a front yard need not be more than 30 feet in depth. Where there are no existing buildings within the same block frontage, the minimum depth of the front yard shall be 20 feet. One street frontage only of a corner lot shall be exempt from these provisions, except that in such event the building on that side shall be set back not less than ten (10) feet. In a district where the street widths are less than one hundred (100) feet no wall, fence or other structure shall be erected and no hedge, shrub, tree or other growth shall be maintained in such location as to cause dan-

ger to traffic by obstructing the view. No fence or wall shall be built in any front yard as defined herein to a height in excess of four (4) feet. Where a residential district and a commercial district adjoin each other within the same block, the front and side yard regulations shall apply to the commercial district as well as to the residential district on the residential street.

Sec. 6725. Side yards. In all Residential "A," "A-3," "B" and "B-2" districts, for every building erected there shall be a side yard along each lot line. The least dimension of any such side yard shall be 35 per cent of the building height, but in no case less than eight (8) feet for Residential "A" and "A-3," 30 per cent of the building height, but in no case less than six (6) feet for Residential "B," and 25 per cent of the building height, but in no case less than four (4) feet for Residential "B-2," and the total width of the two side yards for any one lot shall be 70 per cent of the building height, but in no case less than twenty (20) feet for Residential "A" and "A-3," 60 per cent of the building height, but in no case less than seventeen (17) feet for the residential "B," and 50 per cent of the building height, but in no case less than fourteen (14) feet for Residential "B-2."

In a Residential "B-3" district side yards are not required, except that whenever the boundary line of a Residential "B-3" district forms a common boundary line with Residential "A," "A-3," "B" or "B-2" district, then a side yard of a width equal to that required for maximum side yards in the adjoining district shall be required on that side adjacent to the common boundary.

Sec. 6726. Rear yards. In all residential districts there shall be a rear yard not less than twenty-five (25) feet; provided, however, that not more than 40 per cent of the area of the rear yard may be occupied by a one-story accessory building not over fifteen (15) feet in height. Where the garage is located within or made a part of the dwelling, and no accessory building is erected in the rear yard, then the depth of such rear yard may be reduced not more than 40 per cent.

Sec. 6727. Side and rear yard exceptions. (a) The area of a side or rear yard shall be open and unobstructed, except

for the ordinary projections of window sills, belt courses, cornices and other ornamental features to the extent of not more than four (4) inches, except that where the building is not more than two (2) stories in height the cornice or eaves may project not more than two (2) feet into such yard and a bay window or chimney breast not over ten (10) feet long may extend into the side yard not more than two (2) feet, provided such extension maintains the minimum side yard requirements.

(b) An open iron fire escape may project not more than four (4) feet into a side or rear yard.

(c) Where a rear yard or a side yard in a residential district abuts on an alley or permanent open way, the yard shall be deemed to extend to the center of such alley or way.

(d) In all "use" districts there shall be maintained a side yard and a rear yard for all dwelling and apartment houses, tenement houses and hotels as required for minimum side yards in Residential "B-2" districts.

(e) On any lot held under separate ownership from adjacent lots, and of record at the time of the passage of the Zoning Ordinance, September 1, 1927, the side yard requirements may be waived to the extent that the buildable width of such lot is not reduced to less than twenty-six (26) feet, except that at least a three (3) foot side yard is required on both sides of all lots.

(f) On rear yard for a corner lot an accessory building may be built nearer to the front lot line than thirty (30) feet, provided such building be not over twenty (20) feet long and be located as near to the side line, farthest from the street, as the width of the lot will permit.

Sec. 6728. Nonconforming use. Any use of buildings or premises at the time of the passage of the Zoning Ordinance on September 1, 1927, may be continued, although such use does not conform to the provisions hereof. In the case of a building such use may be extended throughout the building, provided that no structural alterations are made therein, except those required by law or ordinance. Providing no structural alterations are made, a nonconforming use may be changed to any use permitted in a district where such nonconforming

use would be permitted. Any nonconforming use changed to a more restricted use or to a conforming use shall not thereafter be changed back to a less restricted use.

No non-conforming building which has been damaged by fire, explosion, act of God or act of the public enemy, to the extent of more than sixty (60) per cent of its assessed value, shall be restored except in conformity with the regulations of this ordinance.

Any nonconforming use building, existing in any residential district at the time of the passage of the Zoning Ordinance, September 1, 1927, may be reconstructed or replaced to conform with all requirements for a Residential "B-3" district, including all required yard spaces.

Sec. 6729. Height regulations—general. (a) No dwelling or hotel, unless of fireproof construction, shall be erected to a height of more than three (3) stories. No dwelling shall be erected to a height less than ten (10) feet or one (1) story. No building or structure shall be erected within the approach zone of any airport runway within 600 feet of same to a height of more than one (1) story or 15 feet, and no building or structure shall be erected in the vicinity of any airport and located within any approach zone more than 600 feet from any airport runway to a height greater than one foot of height for every 40 feet of distance from said runways, and no building or structure shall be erected in the vicinity of any airport that would in any way constitute a hazard and endanger life or limb of any person.

(b) Residential districts. In a Residential "A" and "A-3" district no dwelling shall be erected to a height in excess of thirty-five (35) feet, and no building shall be erected to a height in excess of forty-five (45) feet.

In a Residential "B" district no building shall be erected to a height in excess of forty-five (45) feet.

In a Residential "B-2" and Business "A" district no building shall be erected to a height in excess of fifty-five (55) feet.

In a Residential "B-3" district no building shall be erected to a height in excess of thirty-five (35) feet.

(c) Commercial district. In a Commercial district no

building shall be erected to a height in excess of one and one-quarter ($1\frac{1}{4}$) times the width of the street on which it fronts.

Where a building fronts on two or more streets, the 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 flagpole, 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 building 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 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 be 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 by imprisonment 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

7. 1949 Zoning Code Extract (Applicable to 1950 Permits)

map and references, notations and other information shown thereon shall be as much a part of this ordinance as if the information and matters set forth by said map were all fully described herein.

Except as hereinafter provided, no building shall be erected or altered, nor shall any building or premises be used for any purpose other than is permitted in the use district in which such building or premises is located.

Sec. 6714-A. Residential "AA" district.

(a) In Residential "AA" district no building or premises shall be used or maintained, and no building shall be erected or altered so as to be arranged, intended or designed to be used for other than one of the following uses:

1. One-family dwellings.
2. Schools.
3. Churches.
4. Libraries and museums.
5. Public parks, public recreation grounds and playgrounds, but not including privately owned commercial amusement parks or commercial recreation grounds.
6. Farming and truck gardening, nurseries and greenhouses, provided that the greenhouses shall be set back at least sixty (60) feet from the front yard line.
7. Railroad or street railway passenger stations and rights of way not including railroad yards or sheds.
8. Public buildings, except penal or mental institutions.
9. Cemeteries adjoining or in extension to existing cemeteries.
10. Telephone exchange where no public business office and no repair or storage facilities are maintained.

(b) In a Residential "AA" district buildings and uses such as are ordinarily appurtenant to any of the uses listed above, but not involving the conduct of business, shall be permitted subject to the limitations herein provided.

1. Accessory uses customarily incident to the above uses.
2. The office of a physician, musician or other professional person, when located in his or her dwelling; also customary incidental home occupations engaged in by individuals

within their dwellings, provided that no window display is made.

3. A name plate not exceeding one and one-half (1½) square feet in area, stating only the name and/or occupation of the person.

4. A signboard not exceeding eight (8) square feet in area, appertaining to the lease or sale of the property; also a bulletin board not exceeding eight (8) square feet in area erected upon the premises of a church or other institution for the purpose of displaying the name and activities or services therein provided, when set back within two (2) feet of the building line.

5. A private garage not over 500 square feet in area located on the rear yard and not less than sixty (60) feet from the front lot line (thirty (30) feet for a corner lot on the side street, provided it is located at least 10 feet from the rear lot line) and not less than fifteen (15) feet from any dwelling on an adjacent lot, unless it is part of the main building or located in a terrace or retaining wall. If located in a terrace or retaining wall, such garage shall not project in front of the terrace or retaining wall, and shall not extend above the top of said terrace or retaining wall more than two (2) feet, and in no case above the level of the ground floor of a dwelling on an adjacent lot. Parking lots as an adjunct to public or semi-public institutions providing the plans for such parking lots are submitted to and approved by the Board of City Commissioners.

(c) In a Residential "AA" district the side yard requirements shall be as specified for Residential "A" district in Section 6725 of the Revised Ordinances.

Sec. 6715. Residential "A" district.

(a) In a Residential "A" district no building or premises shall be used or maintained and no building shall be erected or altered so as to be arranged, intended or designed to be used for other than one of the following uses:

1. Any use permitted in a Residential "AA" district.
2. Two-family dwellings.
3. In a Residential "A" district the accessory uses shall be as designated in a Residential "AA" district.

4. In a one-family dwelling the renting of rooms to not more than six (6) persons for lodging purposes only, or the furnishing of table board to not more than six (6) persons, or the furnishing a combination of the above to not more than six (6) persons; providing, however, that these provisions shall not be applicable to a two-family dwelling.

5. Dormitories, fraternity or sorority houses or boarding houses occupied only by the faculty or students of a public educational institution and supervised by the authorities thereof, subject, however, to the express condition that such houses shall not be located or established more than 600 feet distant from the lands and premises occupied by the institution to which they are incident.

Sec. 6716. Residential "A-3" district.

(a) In a Residential "A-3" district no building or premises shall be used and no building shall be erected that is arranged, intended, or designed to be used for other than one of the following uses:

1. Any use permitted in Residential "A" district.
2. Three-family dwelling, including one garage space for each unit.
3. Four-family dwelling, including one garage space for each unit.

(b) No building shall be erected and no building shall be altered or changed that is intended or designed to be used for a three or four-family dwelling until the plans for the same, including garages, shall have been submitted to and approved by the Board of City Commissioners of Salt Lake City.

(c) In a Residential "A-3" district, for every building erected or altered there shall be a front yard, side yard, and rear yard of such dimensions required for buildings erected in a Residential "A" district as provided in Sections 6724 to 6727 inclusive of this chapter.

(d) In Residential "A-3" district the height regulations shall be as specified for Residential "A" districts as provided in paragraph (b) of Section 6729 of this chapter.

Sec. 6717. Residential "B" and "B-2" districts.

(a) In Residential "B" and "B-2" districts no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used for other than one of the following uses:

1. Any use permitted in Residential "A" district.
2. All dwellings, flats, apartment and boarding or lodging houses without stores.
3. Hotels.
4. Clubs or fraternal societies, except those the chief activity of which is a service customarily carried on as a business.

5. Hospitals for human beings, clinics, sanitariums and institutions for philanthropic or eleemosynary uses other than correctional or for insanity or other mental diseases, providing the plans for such are submitted to and approved by the Board of City Commissioners.

6. An institution for subnormals when located not less than six hundred (600) feet from any dwelling or apartment house.

7. Public utility buildings, from which no noises, vibration, fumes or odors are emitted.

8. Outdoor advertising structures that otherwise comply with city ordinance.

(b) Accessory uses shall be as specified under a Residential "A" district, in conformity with the requirements governing such uses. In addition thereto public garages may be maintained for storage purposes only, where no repair facilities are provided, when located not less than sixty (60) feet from the front lot line and not less than thirty (30) feet from any other street line on which the property faces; provided, that there shall be no entrance or exit for motor vehicles within one hundred fifty (150) feet of an entrance or exit of a public school, church, playground or other public or semipublic institution; concessions and service shall also be permitted as accessories within hotels, etc., provided that access to such uses is only from within the building.

Sec. 6724. **Front yards.** In all residential districts no part of any building (exclusive of steps) shall be erected nearer to the property line on which it faces than the average alignment of existing buildings within the same block frontage, except that a front yard need not be more than thirty (30) feet in depth. Where there are no existing buildings within the same block frontage, the minimum depth of the front yard shall be twenty (20) feet. One street frontage only of a corner lot shall be exempt from these provisions, except that in such event the building on that side shall be set back not less than ten (10) feet; (the ten feet shall only be applied on that side of a corner lot having the greatest length.) For every building or structure erected in all Residential Districts there shall be a front yard as defined herein; except in a Residential "B", "B-2", or "B-3" district for group houses erected on any one "parcel of land" the front yard shall be considered that area between the front lot or street line and the nearest building line; providing, the spacing between the group buildings conforms to the side yard requirements for a Residential "B-2" district. In a district where the street widths are less than one hundred (100) feet no wall, fence or other structure shall be erected and no hedge, shrub, tree or other growth shall be maintained in such location as to cause danger to traffic by obstructing the view. No fence or wall shall be built in any front yard as defined herein to a height in excess of four (4) feet. Where a residential district and a commercial district adjoin each other within the same block, the front and side yard regulations shall apply to the commercial district as well as to the residential district on the residential street.

Sec. 6725. **Side yards.** In all Residential "A", "A-3", "B", and "B-2" districts, for every building erected there shall be a side yard along each lot line. The least dimension of any such side yard shall be 35 per cent of the building height, but in no case less than (8) feet for Residential "A" and "A-3", 30 per cent of the building height, but in no case less than six (6) feet for Residential "B", and 25 per cent of the building height, but in no case less than four (4) feet for Residential "B-2", and the total width of the two side yards for any one lot shall be 70 per cent of the building height,

but in no case less than twenty (20) feet for Residential "A" and "A-3", 60 per cent of the building height, but in no case less than seventeen (17) feet for residential "B", and 50 per cent of the building height, but in no case less than fourteen (14) for Residential "B-2".

In a Residential "B-3" district side yards are not required, except that whenever the boundary line of a Residential "B-3" district forms a common boundary line with Residential "A", "A-3", "B" or "B-2" district, then a side yard of a width equal to that required for maximum side yards in the adjoining district shall be required on that side adjacent to the common boundary.

Sec. 6726. **Rear yards.** In Residential "A", "A-3", "B" and "B-2" districts, there shall be a rear yard of not less than twenty-five (25) feet. In addition to allowable garage space and excepting poultry houses, stables, and other agricultural use buildings, the rear yard may be occupied by an accessory building not over 150 square feet in area. The above excepted uses (poultry houses, stables, and other agricultural use buildings) shall be permitted on lots over 5000 square feet in area provided that the plans for such buildings are submitted to and approved by the Board of City Commissioners. Where the garage is located within or made part of the dwelling, and no accessory buildings are erected, the depth of such rear yard may be reduced to not less than fifteen (15) feet. In a Residential "B-3" district there shall be a rear yard of ten (10) feet which shall be kept free and clear from any obstruction.

Sec. 6727. **Side and rear yard exceptions.** (a) The area of a side or rear yard shall be open and unobstructed, except for the ordinary projections of window sills, belt courses, cornices and other ornamental features to the extent of not more than four (4) inches, except that where the building is not more than two (2) stories in height the cornice or eaves may project not more than two (2) feet into such yard and a bay window or chimney breast not over ten (10) feet long may extend into the side yard not more than two (2) feet, provided such extension maintains the minimum side yard requirements.

(b) An open iron fire escape may project not more than four (4) feet into a side or rear yard.

(c) Where a rear yard or a side yard in a residential district abuts on an alley or permanent open way, the yard shall be deemed to extend to the center of such alley or way.

(d) In all "use" districts there shall be maintained a side yard and a rear yard for all dwelling and apartment houses, tenement houses and hotels as required for minimum side yards in Residential "B-2" districts.

(e) On any lot held under separate ownership from adjacent lots, and of record at the time of the passage of the Zoning Ordinance, September 1, 1927, the side yard requirements may be waived to the extent that the buildable width of such lot is not reduced to less than twenty-six (26) feet, except that at least a three (3) foot side yard is required on both sides of all lots.

(f) On rear yard for a corner lot an accessory building may be built nearer to the front lot line than thirty (30) feet, provided such building be not over twenty (20) feet long and be located as near to the side line, farthest from the street, as the width of the lot will permit.

(g) Where the garage is attached to or located within a dwelling and provided that no accessory building is located within the rear yard, the total sideyard requirement may be reduced, provided the minimum sideyard is maintained on both sides of such dwellings, and provided further that the plans for said dwelling are submitted to and approved by the Board of Commissioners of Salt Lake City.

Sec. 6728. Nonconforming use. Any use of buildings or premises at the time of the passage of the Zoning Ordinance on September 1, 1927, may be continued, although such use does not conform to the provisions hereof. In the case of a building such use may be extended throughout the building, provided that no structural alterations are made therein, except those required by law or ordinance. Providing no structural alterations are made, a nonconforming use may be changed to any use permitted in a district where such nonconforming use would be permitted. Any nonconforming use changed to a more restricted use or to a conforming use shall not thereafter be changed back to a less restricted use.

No non-conforming building which has been damaged by

fire, explosion, act of God or act of the public enemy, to the extent of more than sixty (60) per cent of its assessed value, shall be restored except in conformity with the regulations of this ordinance.

Any non-conforming use building, existing in any residential district at the time of the passage of the Zoning Ordinance, September 1, 1927, may be reconstructed or replaced to conform with all requirements for a Residential "B-3" district, including all required yard spaces.

Sec. 6729. Height regulations — general. (a) no dwelling or hotel, unless of fireproof construction, shall be erected to a height of more than three (3) stories. No dwelling shall be erected to a height less than ten (10) feet or one (1) story. No building or structure shall be erected within the approach zone of any airport within 600 feet of same to a height of more than one (1) story or 15 feet, and no building or structure shall be erected in the vicinity of any airport and located within any approach zone more than 600 feet from any airport runway to a height greater than one foot of height for every 40 feet of distance from said runways, and no building or structure shall be erected in the vicinity of any airport that would in any way constitute a hazard and endanger life or limb of any person.

(b) Residential districts. In a Residential "A" and "A-3" district no dwelling shall be erected to a height in excess of thirty-five (35) feet, and no building shall be erected to height in excess of forty-five (45) feet.

In a Residential "B" district no building shall be erected to a height in excess of forty-five (45) feet.

In a Residential "B-2" and Business "A" district no building shall be erected to a height in excess of fifty-five (55) feet.

In a Residential "B-3" district no building shall be erected to a height in excess of thirty-five (35) feet.

(c) Commercial district. In a Commercial district no building shall be erected to a height in excess of one and one-quarter (1¼) times the width of the street on which it fronts.

Where a building fronts on two or more streets, the

8. 1655 S Property Deeds (1946)

9. 1695 S Property Deeds (1938 – 1961)

SALT LAKE COUNTY ABSTRACTS

D-32 Continued from Page 34 - This Book

Table with columns: LINE, DATE OF INST. AND DATE OF FILING, ENTRY NO. AND MONTH DAY YEAR, GRANTORS, WITNESS, GRANTEE, KIND OF INSTRUMENT, CONSIDERATION. Contains multiple rows of legal transactions.

Table with columns: LINE NO., ALL OR PART, GOV'T LOT, SAME DESCRIP'N AS LINE, DESCRIPTION. Contains detailed descriptions of land parcels and survey data.

Transferred to Bk D 42 page 30

901726

Recorded at Request of KETCHUM LOAN & TRUST CO.

APR 9 1941

Book 268 Page 234-5 Ref: D42-30-11-12

J. E. Stenmark, Dep.

Warranty Deed

[CORPORATE FORM]

Ketchum Builders Supply Company, a corporation organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, of County of Salt Lake, State of Utah,

grantor, hereby CONVEYS AND WARRANTS to Peter Holz and La Von Holz, his wife as joint tenants at the common law, with full right of survivorship, and not as tenants in common,

grantee s of Salt Lake City, County of Salt Lake, State of Utah, for the sum of Ten & No/100 - (\$10.00) -Dollars, and other good adequate, and valuable consideration, the receipt of which is hereby acknowledged, the following described tract of land in Salt Lake County, State of Utah:

Commencing at a point on the East line of 16th East Street said point being 240.3 feet South and 50 feet more or less East of the Northwest corner of the South half of Lot 9, Block 12, F.M. Lyman Jr. Survey, of Section 16, Township 1 South Range 1 East, Salt Lake Meridian and running thence South 50 feet to the South Line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

Together with a right of way over the following described land, to-wit: Commencing at a point 163 feet East of the Northwest corner of Said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South St.; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

Subject to general taxes after the year 1940.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 4th day of April, A. D. 1941

Attest: *H. Peterson* Secretary.

KETCHUM BUILDERS SUPPLY COMPANY
By: *E. Ketchum* President.

[CORPORATE SEAL]

Recorded at Request of Hurd & Hurd JUN 12 1944
at 4:15 P.M. (1.90) Cornelia S. Lund, Recorder, Salt Lake County, Utah
By F. E. Jamney B. 386 Page 246- D42-30-28

977600

ADMINISTRATOR'S DEED

THIS CONVEYANCE made and entered into this 10th day of June, 1944, by and between CLARENCE EARL JOHNSTON, Administrator of the Estate of Bianca J. Johnston, deceased, party of the first part, and DAVID H. MCGHIE of Salt Lake City, Utah, party of the second part, WITNESSETH:

THAT WHEREAS, there is no money or personal property belonging to the estate of said deceased, and no money with which to pay the debts, charges, costs and expenses of administration, and the only estate left by said deceased, being the interest hereinafter described in and to the real property hereinafter described; and

WHEREAS, said party of the first part deeming it necessary in order to secure funds with which to pay the debts, charges, costs and expenses of administration and in order to close the estate of said deceased, sold, at private sale, judging it most beneficial for said estate, subject to confirmation by the Third Judicial District Court in and for Salt Lake County, Utah, all the right, title, claim, and interest of the said Bianca J. Johnston, deceased, and of her said estate in and to the real property hereinafter mentioned and described, for the sum of \$125.00 to said party of the second part, he being the highest and best bidder and the said sum bid being the highest and best sum bid; and

WHEREAS, the said Third Judicial District Court did on the 7th day of June, 1944, make an Order confirming said sale and directing conveyance to be made, executed and delivered to said party of the second part, which said Order of confirmation is now on file in the office of the Clerk of said Court and is hereby referred to and made a part hereof, and a certified copy of which said Order of Confirmation was recorded in the office of the County Recorder of Salt Lake County, Utah, where said land sold is situated on the 9th day of June, 1944, as Entry No. 977424.

NOW, THEREFORE, the said CLARENCE EARL JOHNSTON, administrator of the estate of Bianca J. Johnston, deceased, as aforesaid, party of the first part, pursuant to said Order of the Third Judicial District Court in and for Salt Lake County, Utah, and for and in consideration of the sum of \$125.00, lawful money of the United States to him in hand paid by said party of the second part, receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey to the party of the second part, his heirs and assigns forever, all of the right, title, claim, interest and estate of the said Bianca J. Johnston, deceased, at the time of her death, and all of the right, title, claim and interest which her estate, by operation of law or otherwise may have acquired other than or in addition to that of said decedent at the time of her death, in and to that certain tract of land situate in Salt Lake County, State of Utah, and described as follows to wit:

All of lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, said interest being the statutory inchoate interest of said deceased, Bianca J. Johnston, as the surviving wife of James Johnston, deceased, subject to the adverse claims of the parties in possession, and their predecessors in interest since August 13, 1904, and together with the tenements, hereditaments and appurtenances in any way belonging or appertaining to the same.

33

(Space for Recordation)

985981

Recorded at Request of TRACY-COLLINS TRUST CO. OCT 6 1944
at 2:32 p.m. Fee paid \$.90
By J. C. Linnway Dep. Book 100 Page 215 Ref. D42-30-55
Cornelia S. Lund, Recorder S. L. County, Utah

WARRANTY DEED

PETER HOLS and **LAVON HOLS**, his wife,
Grantor
of Salt Lake City, County of Salt Lake, State of Utah, hereby
CONVEY and WARRANT to **HAROLD VIVIAN FORD and GRACE PROBST FORD**, his wife,
as joint tenants and not as tenants in common, with full rights of survivorship,
Grantee
of Salt Lake City, Utah, for the sum of
TEN DOLLARS and other good and valuable consideration **DOLLARS**
the following described tract of land in Salt Lake County, State of Utah:



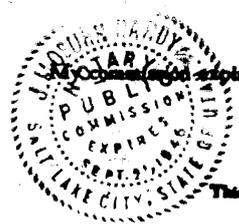
BEGINNING at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet, more or less, East of the Northwest corner of the South half of Lot 9, Block 12, F.M. Lynn Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base & Meridian and running thence South 50 feet to South line of said Lot 9, thence East 113 feet; thence North 50 feet; thence West 113 feet, to the place of beginning.
CONTINUE with a right of way over: Beginning 163 feet East of the Northwest corner of said South half of Lot 9, thence South 390.3 feet, more or less to North line of 17th South Street; thence East 12 feet; thence North 390.3 feet; thence West 12 feet to the place of beginning.

WITNESS the hands of said Grantors, this 5th day of October, A. D. one thousand nine hundred and forty-four.

Signed in the presence of
Richard G. Gandy }
Peter Holz
Lavon Holz

STATE OF UTAH, } ss.
County of Salt Lake

On the 5th day of October, A. D. 1944,
personally appeared before me **PETER HOLS and LAVON HOLS**, his wife,
the signers of the within instrument, who duly acknowledged to me that they executed the same.



Richard G. Gandy
Notary Public.
My residence is Salt Lake City, Utah

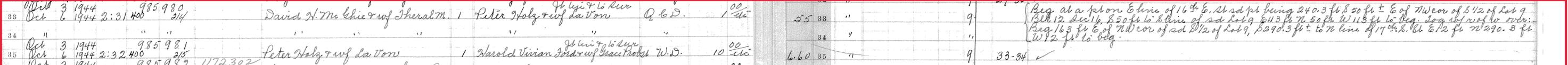
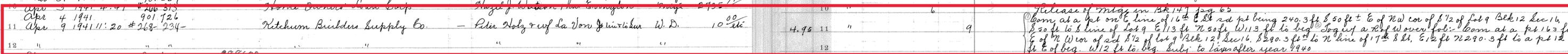
SALT LAKE COUNTY ABSTRACTS

D-42 Transferred from D 32 page 53

Table with columns: LINE, DATE OF INST. AND DATE OF FILING, ENTRY NO. AND RELEASED ON MARGIN, GRANTORS, WITNESS, GRANTEEES, KIND OF INSTRUMENT, CONSIDERATION. Contains numerous entries for property transactions in Salt Lake County.

Section 16 Township 1 South, Range 1 East, Salt Lake Meridian

Table with columns: Blk 12, LINE NO., ALL OR PART, SAME DESCR'N AS LINE, DESCRIPTION. Contains detailed descriptions of land parcels and transactions for Block 12.



Transferred to D 52 Page 67

985980

(Space for Recordation)

TRACY-COLLINS TRUST CO.

OCT 6 1944

Recorded at Recorder's Office

at 2:31 P.M. on 10-9-44

Cornelia S. Lund, Recorder S. E. County, Utah

By F. B. Dimmick Notary

Book 400 Page 214 Ref: D42-30-23 3/4

Quit-Claim Deed

DAVID H. MC GHIE AND THERAL M. MC GHIE, his wife

Grantor, s

of SALT LAKE

County of SALT LAKE

State of Utah, hereby

QUIT CLAIM to PETER HOLE AND LA VON HOLE, his wife, his wife, as joint tenants, not as tenants in common, with full rights of survivorship.

Grantee, s

of Salt Lake City, Utah

for the sum of

ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION. DOLLARS

the following described tract of land in Salt Lake County, State of Utah:



BEGINNING at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet, more or less, East of the Northwest corner of the South half of Lot 9, Block 12, F. M. Iymen Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base & Meridian and running thence South 50 feet to South line of said Lot 9, thence East 113 feet; thence North 50 feet; thence West 113 feet, to the place of beginning.

TOGETHER with a right of way over: Beginning 163 feet East of the Northwest corner of said South half of Lot 9, thence South 290.3 feet, more or less to North line of 17th South Street; thence East 12 feet; thence North 290.3 feet; thence West 12 feet to the place of beginning.

55

WITNESS the hands of said Grantor s . this 3rd day of

October . A. D. one thousand nine hundred and forty-four

Signed in the presence of

[Signature]

David H. McGhie
Theral M. McGhie

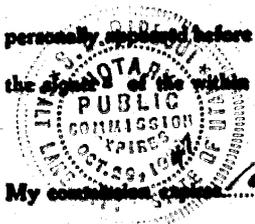
STATE OF UTAH.

County of Salt Lake } ss.

On the 3rd day of October . A. D. 19 44.

personally appeared before me DAVID H. MC GHIE and THERAL M. MC GHIE, his wife

the grantors of the within instrument, who duly acknowledged to me that they executed the same.



[Signature]
Notary Public.

My commission expires 10/29/47

My residence is Salt Lake City, Ut.

977124

Recorded at Request of

Hurd & Hurd

JUN 9 1944

at 2:47 P.M. Fee paid \$ 1.90

Cornelia S. Lund, Recorder S. L. County, Utah

By *F. E. J. [unclear]* Dep.

Book 386 Page 34-40 No. D42-30-27

IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT, PROBATE DIVISION, IN AND FOR SALT LAKE COUNTY, STATE OF UTAH

IN THE MATTER OF THE ESTATE)

OF)

BIANCA J. JOHNSTON,)

Deceased.)

ORDER CONFIRMING SALE

OF

REAL ESTATE

No. 25771

Said matter coming on regularly for hearing before the Court this 7th day of June, 1944, upon the verified petition of Clarence Earl Johnston, Administrator of the estate of Bianca J. Johnston, deceased, praying for an order of this Court approving, ratifying and confirming the sale of real property hereinafter mentioned and described, and it appearing to the Court that due and legal notice of the hearing of this petition has been given according to law and the order of this court, and the Court having heard the evidence and being fully advised in the premises;

And it appearing to the Court that there is no money or personal property belonging to the estate of said deceased, and that the only property which has come to the knowledge or attention of said administrator is an undivided one-third interest in and to the following described real property situate in Salt Lake County, State of Utah, to wit:

All of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Meridian;

said interest being the statutory inchoate interest of said deceased, Bianca J. Johnston, as the surviving wife of James F. Johnston, deceased, subject to the adverse claims of parties in possession and their predecessors in interest since August 13th, 1904;

And it further appearing to the Court that there are no outstanding debts against said decedent and that no family allowance

104

has been made or will be made and that it is necessary and proper in order to obtain funds with which to pay the debts, charges and expenses of administration to sell the interest of said deceased in and to said real property;

And it further appearing to the Court that said Administrator sold all of the above mentioned and described right, title, claim and interest of said deceased and of her estate in and to said above described real property for the sum of \$125.00 to one DAVID H. MCGHIE, ten per cent of said sale price being paid at the time of sale and the balance to be paid on confirmation of sale by this Court;

And it further appearing to the Court that the interest of said deceased and her estate in and to said real property has been appraised within one year of the time of sale and that said sale price is more than 90% of the appraised value and that said sum is the highest and best sum obtainable; that said sale was legally made and fairly conducted and that the price obtained at said sale is not disproportionate to the value of the property sold and that a sum exceeding said bid at least 10%, exclusive of the expenses of a new sale, can not be obtained, and no person or persons objecting thereto or offering a higher price, and that all of the allegations of said return of sale and petition for confirmation of sale are true,

IT IS NOW, THEREFORE, ORDERED, ADJUDGED AND DECREED that the aforesaid sale to DAVID H. MCGHIE is hereby ratified, approved and confirmed and declared valid, and upon payment to the Administrator of the balance of said sale price, said administrator shall be and he is hereby authorized, empowered and directed to make, execute and deliver to said purchaser a good and sufficient conveyance of all the right, title, claim and interest of the said Bianca J. Johnston, deceased, and of her estate in and to the real property hereinbefore mentioned and described.

DONE IN OPEN COURT This 7th day of June, 1944.

C. E. Henderson
J U D G E

1302295

WARRANTY DEED.

HAROLD V. FORD and GRACE P. FORD, his wife, GRANTORS,
of Salt Lake City, Salt Lake County, State of Utah, hereby convey
and warrant to SALT LAKE CITY, a municipal corporation of the State
of Utah, GRANTEE, for the sum of One and 00/100 (\$1.00) Dollar and
other good and valuable consideration, receipt of which is hereby
acknowledged, the following described property situated in Salt
Lake County, State of Utah, to-wit:

Beginning at a point in the present north line of 17th
South Street 50.0 ft. East of the southwest corner of Lot 9,
Block 12, F. M. Lyman Jr.'s Survey of Section 16, T. 1 S.,
R. 1 E., S. L. B. & M., also being in Block 12, 5 Acre Plat
"C", Big Field Survey; running thence S. 89° 46' 44" E. 125.0
ft. along the south line of said Lot 9; thence North 3.93 ft.,
thence S. 89° 59' 39" W. 125.0 ft. more or less to the east
line of 16th East Street, thence south 3.44 ft. to point
of beginning.

WITNESS the hands of said Grantors this 10 day of

July, A. D. 1951.

[Signature]
Grace P. Ford

STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)

On the 1st day of October, A. D. 1952, personally ap-
peared before me HAROLD V. FORD and GRACE P. FORD, his wife, the
signers of the above instrument, who duly acknowledged to me that
they executed the same.

[Signature]
Notary Public, residing at
Salt Lake City, Utah.

Recorded OCT 3 1952 at 12:38 p.
Request of Salt Lake City
For File. Hazel Teggart Climo,
Recorder, Salt Lake County, Utah
\$ 0.00 by [Signature] Deputy
Book 758 Page 80 Reg.



10.1655 S and 1695 S on the Same Deed (1961 to 2021)

MAR 2 1961

Recorded at Request of WESTERN SAVINGS & LOAN CO.

at 11:45 AM. Fee Paid \$ 2.70 NELLIE M. JACK, Recorder Salt Lake County, Utah

By F. Anselmo Dep. Book _____ Page _____ Ref. _____

Mail tax notice to Western Savings & Loan Co. Address 45 East First South, Salt Lake City, Utah

WARRANTY DEED

HAROLD VIVIAN FORD, also known as HAROLD V. FORD and GRACE PROBST FORD grantors also known as GRACE P. FORD, his wife of Salt Lake, County of Salt Lake, State of Utah, hereby

CONVEY and WARRANT to JOHN PROCTOR and MARY ANN PROCTOR, husband and wife, as joint tenants and not as tenants in common, with full rights of survivorship grantees

of Salt Lake, County of Salt Lake, State of Utah

for the sum of TEN AND NO/100 (\$10.00) ----- DOLLARS,

the following described tract of land in Salt Lake County,

State of Utah, to-wit: Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning. Together with a Right of Way 12 feet wide adjoining said property on the East.

ALSO: Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East more or less, of the Northwest corner of the South half of Lot 9, Block 12, F. M. Lyman Jr., Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Meridian; and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning. LESS tract deeded to Salt Lake City, Utah.

Together with a right of way over the following described land to-wit: Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet; more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning, thence West 12 feet to the place of beginning.

WITNESS the hands of said grantors, this 1st day of March A. D. 1961

Signed in the presence of

William A. Anderson *Harold Vivian Ford*
Grace Probst Ford

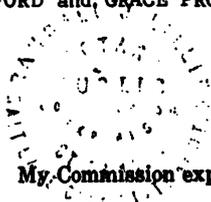
STATE OF UTAH, }
County of SALT LAKE, } ss.



On the 1st day of March A. D., 1961 personally

appeared before me HAROLD VIVIAN FORD, also known as HAROLD V. FORD and GRACE PROBST FORD, also known as GRACE P. FORD, his wife

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



Randall J. Lillis
Notary Public.

My Commission expires October 28, 1962 My residence is Salt Lake City, Utah

Loan 1-208833-18

Recorded at Request of

American Savings

JUN 25 1976

at *455p* M. Fee Paid \$ *2.70*

Katie L. Dixon, Salt Lake County Recorder

by *Patricia Brown* Dep. Book

Page

Ref.

Mail tax notice to

Address

WARRANTY DEED

2828775

JOHN PROCTOR AND MARY ANN PROCTOR, his wife grantor s
of Salt Lake City, County of Salt Lake, State of Utah, hereby
CONVEY and WARRANT to

GEORGE G. HOWE, a single man

of Salt Lake City, Utah
Ten and no/100 (And other good and valuable consideration)

grantee
for the sum of
DOLLARS,

the following described track of land in Salt Lake County,
State of Utah:

Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

Together with a Right of Way 12 feet wide adjoining said property on the East.

ALSO: Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9, Block 12, F. M. Lyman, Jr., Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning. Less tract deeded to Salt Lake City, Utah. Together with a Right of Way over the following described land, to-wit: Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet; more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning, thence West 12 feet to the place of beginning.

Subject to taxes for the year 1976 and thereafter.

Subject to easements, restrictions, covenants and rights of way appearing of record or enforceable in law and equity.

WITNESS, the hand of said grantor, this 25th day of June, A.D. 19 76

Signed in the Presence of

John Proctor
John Proctor

Mary Ann Proctor
Mary Ann Proctor

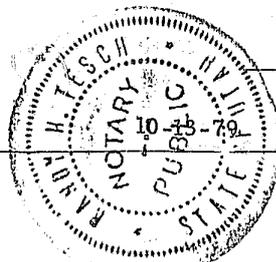
STATE OF UTAH,

County of Salt Lake

ss.

On the 25th day of June, A.D. 19 76
personally appeared before me

the signer John Proctor and Mary Ann Proctor, his wife
of the within instrument, who duly acknowledged to me that they executed the same.



Randy H. Tesch
Notary Public

My commission expires

Residing in Salt Lake City, Utah

McGHEE LAND TITLE COMPANY

Recorded JUL - 5 1977 at 1043
Request of TRACY MORTGAGE COMPANY
KATIE L. DIXON, Recorder
Salt Lake County, Utah
By Patricia R. Brown Deputy
REF. ~~Patricia R. Brown~~

WHEN RECORDED, MAIL TO:

TRACY MORTGAGE COMPANY
465 East Second South
Salt Lake City, Utah 84111

Space Above for Recorder's Use

2965203 WARRANTY DEED

GEORGE G. HOWE, a single man, grantor

of Salt Lake City, County of Salt Lake, State of Utah,
SHERMAN

hereby CONVEY and WARRANT to PAUL MICHAEL/and KATHLEEN C. SHERMAN, his wife,
as joint tenants with full rights of survivorship and not as tenants in common,

, grantee

of Salt Lake City, County of Salt Lake, State of Utah

for the sum of TEN AND NO/100 (\$10.00) DOLLARS,
and other good and valuable consideration,

the following described tract of land in Salt Lake County, State of Utah, to-wit:

Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.
Together with a Right of Way 12 feet wide adjoining said property on the East.
ALSO: Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9, Block 12, F. M. Lyman, Jr., Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Meridian and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.
Less tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less. Together with a Right of Way over the following described land, to-wit: Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet; more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning, thence West 12 feet to the place of beginning.

Subject to current general taxes, easements, and restrictions.

WITNESS the hand of said grantor, this 1st day of July, 19 77

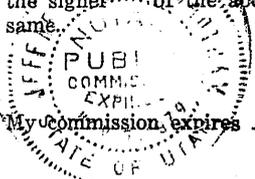
Signed in the presence of

George G. Howe

STATE OF UTAH, } ss.
County of Salt Lake

On the 1st day of July, 1977
personally appeared before me GEORGE G. HOWE, a single man

the signer of the above instrument, who duly acknowledged to me that he executed the same.



Jeffrey D. Higginbotham
Notary Public
Residing in Salt Lake City, Utah

BOOK 4512 PAGE 1365

Recorded FEB 1 1979 at 400P

WHEN RECORDED, MAIL TO:

TRACY MORTGAGE COMPANY

465 EAST 200 SOUTH

SALT LAKE CITY, UTAH 84111

Request of GUARDIAN TITLE CO.

KATIE L. DIXON, Recorder

Salt Lake County, Utah

Edward S. Matson Deputy

650

REF.

Space Above for Recorder's Use

3232116 WARRANTY DEED

PAUL MICHAEL SHERMAN and KATHY CLARK, formerly know as , grantor
KATHLEEN C. SHERMAN
of SALT LAKE CITY , County of SALT LAKE , State of Utah,

hereby CONVEY and WARRANT to GERALD A. FARR and,
JANA FARR, his wife,

as joint tenants with full rights of survivorship and not as
tenants in common , grantee

of SALT LAKE CITY , County of SALT LAKE , State of Utah

for the sum of TEN AND NO/100-----DOLLARS,
and other good and valuable consideration

the following described tract of land in SALT LAKE County, State of Utah, to-wit:

SEE ATTACHED

SUBJECT TO CURRENT GENERAL TAXES, RESTRICTIONS, AND RESTRICTIONS.

SUBJECT TO A DEED OF TRUST DATED JULY 1, 1977 EXECUTED BY PAUL MICHAEL
SHERMAN AND KATHLEEN C. SHERMAN, HIS WIFE, IN FAVOR OF TRACY MORTGAGE
COMPANY TO SECURE A NOTE OF EVEN DATE IN THE AMOUNT OF \$49,950.00
RECORDED JULY 5, 1977 AS ENTRY NO. 2965204 IN BOOK 4512 AT PAGE 1366,
HAVING A PRESENT BALANCE OF \$49,422.62.

WITNESS the hands of said grantor , this 31th day of JANUARY , 19 79

Signed in the presence of

PAUL MICHAEL SHERMAN

KATHY CLARK

STATE OF UTAH,

County of SALT LAKE } ss.

On the 31th day of JANUARY , 1979
personally appeared before me PAUL MICHAEL SHERMAN and

KATHY CLARK, formerly know as KATHLEEN C. SHERMAN
the signers of the above instrument, who duly acknowledged to me that they executed the
same.

Notary Public.

My commission expires 10-26-82 Residing in Salt Lake City Utah

APPROVED FORM - UTAH SECURITIES COMMISSION

FORM 101 - WARRANTY DEED - KELLY CO., 85 W. NINTH SO., S.L.C. L-1108

BOOK 4898 PAGE 1485

WT 30950

Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest Corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

TOGETHER WITH a Right of Way 12 feet wide adjoining said property on the East. ALSO: Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest Corner of the South half of Lot 9, Block 12, F. M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less. TOGETHER WITH a Right of Way over the following described land, to wit: Commencing at a point 163 feet East of the Northwest Corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

Situate in Salt Lake County, State of Utah.

BOOK 4808 PAGE 1486

1695 S. 1600 E. SLC
34105

WHEN RECORDED, MAIL TO:
UNITED SAVINGS AND LOAN ASSOCIATION

376 EAST FOURTH SOUTH

SALT LAKE CITY, UTAH 84111

Space Above for Recorder's Use

3831041

WARRANTY DEED

GERALD A. FARR and JANA FARR, husband and wife

of SALT LAKE CITY, County of SALT LAKE, State of Utah, grantors

hereby CONVEY and WARRANT to MARK EDWIN BAILEY and LYNN ANN BAILEY, husband and wife with title in joint tenancy, not as tenants in common, with full rights of survivorship, grantees

1695 SOUTH 1600 EAST of SALT LAKE CITY, County of SALT LAKE, State of Utah for the sum of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS*****

the following described tract of land in SALT LAKE County, State of Utah, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Wayne Harper
KATIE L. BAILEY
RECORDER
SALT LAKE COUNTY
UTAH
AUG 15 11 31 AM '83
FARR AND TITLE CO.
REF

WITNESS the hand of said grantor, this 12TH day of AUGUST 1983

Signed in the presence of

Gerald A. Farr
GERALD A. FARR

Jana Farr
JANA FARR

STATE OF UTAH, } ss.
County of SALT LAKE

On the 12TH day of AUGUST, 1983 personally appeared before me GERALD A. FARR and JANA FARR, husband and wife

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

Notary Public

My commission expires 5-21-84 Residing in SALT LAKE CITY, UTAH

BOOK 5482 PAGE 2455

APPROVED FORM - UTAH SECURITIES COMMISSION

Parcel No. 1: Commencing at a point on the East line of 16th East Street said point being 240.3 feet South and 50 feet East, more or less, of the Northwest Corner of the South half of Lot 9, Block 12, F. M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 Feet; thence North 50 feet; thence West 113 feet to the place of beginning.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a Right of Way over the following described land, to wit; Commencing at a point 163 feet East of the Northwest Corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

Parcel No. 2: Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest Corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

TOGETHER WITH a Right of Way 12 feet wide adjoining said property on the East.

BOOK 5482 PAGE 2456

950

4865635
29 DECEMBER 89 01:32 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY: D DANGERFIELD , DEPUTY

4865635

Return To:

Grantee: Katherine Boswell
1605 South Woodcrest
St. Albans, Utah 8405

WARRANTY DEED

MARK EDWIN BAILEY and LYNN ANN BAILEY, grantor
of _____, County of _____, State of Utah, hereby
CONVEY and WARRANT to

KATHERINE BOSWELL, an unmarried woman

of Salt Lake City, Utah, grantee
TEN DOLLARS and other good and valuable consideration--DOLLARS,
for the sum of
the following described tract of land in Salt Lake County,
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
FOR LEGAL DESCRIPTION

WITNESS, the hand of said grantor, this 27th day of
December, A. D. 19 89

Signed in the Presence of

Mark Edwin Bailey
Mark Edwin Bailey
Lynn Ann Bailey
Lynn Ann Bailey

STATE OF ~~UTAH~~ ILLINOIS
County of _____

On the 27th day of Dec., A. D. 19 89
personally appeared before me Mark Edwin Bailey and Lynn Ann Bailey

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

"OFFICIAL SEAL"
JOAN DESCHER
Notary Public, State of Illinois
My Commission Expires 8/15/93

Joan Descher
Notary Public.

My commission expires 8-15-93 Residing in Illinois

LTC/3575

800/6187 FEE 2061

"EXHIBIT "A"

PARCEL NO. 1:

COMMENCING at a point on the East line of 16th East Street said point being 240.3 feet South and 50 feet East, more or less, of the Northwest Corner of the South half of Lot 9, Block 12, F. M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of BEGINNING.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a Right of Way over the following described land, to wit: COMMENCING at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of BEGINNING.

PARCEL NO. 2

COMMENCING on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of BEGINNING.

TOGETHER WITH a Right of Way 12 feet wide adjoining said property on the East.

Subject to current general taxes, easements, restrictions and rights of way of record.

WHEN RECORDED, MAIL TO:

DANIEL E. BYRNE
1695 SOUTH 1600 EAST
SALT LAKE CITY, UTAH 84105

1500

5693736
23 DECEMBER 93 04:17 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY: REBECCA GRAY , DEPUTY

Space Above for Recorder's Use

Warranty Deed

KATHERINE BOSWELL, an unmarried woman

5693736

of _____, County of _____, State of Utah,
hereby CONVEY and WARRANT to

DANIEL E. BYRNE and DENISE E.F. BYRNE, husband and wife

as joint tenants not as tenants in common with full rights of survivorship.
of 1695 SOUTH 1600 EAST County of SALT LAKE, State of Utah for the sum of
SALT LAKE CITY

TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS *****

the following described tract of land in SALT LAKE County, State of Utah, to-wit:

SEE LEGAL DESCRIPTION

WITNESS the hand of said grantor, this 22ND day of DECEMBER, 1993.

Signed in the presence of

Katherine Boswell
KATHERINE BOSWELL

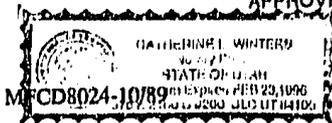
STATE OF UTAH,)
County of Salt Lake) ss.

On the 22nd day of December, 1993, KATHERINE BOSWELL, an unmarried woman personally appeared before me

the signer of the above instrument, who duly acknowledged to me that THEY executed the same.

My Commission expires 2-22-94 Residing in Salt Lake, Utah
Notary Public.

APPROVED FORM - UTAH SECURITIES COMMISSION



HC 10902

13532093

BK 6835 PG 04 39

LEGAL DESCRIPTION

PARCEL NO. 1:

COMMENCING at a point on the East line of 16th East Street said point being 240.3 feet South and 50 feet East, more or less, of the Northwest Corner of the South half of Lot 9, Block 12, P. M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of BEGINNING.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a Right of Way over the following described land, to wit:

COMMENCING at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of BEGINNING.

PARCEL NO. 2

COMMENCING on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of BEGINNING.

TOGETHER WITH a Right of Way 12 feet wide adjoining said property on the East.

+

BK 6835 PG 0440

6465399

6465399
09/27/96 11:42 AM 15.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY: V ASHBY DEPUTY - WJ

Return To:

Grantee: BRADFORD R. & DIANE L. CLINCH

1695 SOUTH 1600 EAST

SALT LAKE CITY, UT 84105

WARRANTY DEED

DANIEL E. BYRNE and DENISE E.F. BYRNE grantor
of SALT LAKE CITY, County of SALT LAKE, State of Utah, hereby
CONVEY and WARRANT to _____

BRADFORD R. CLINCH and DIANE L. CLINCH, husband and wife, as joint tenants

of SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH grantee
TEN DOLLARS and other good and valuable consideration-----DOLLARS,
for the sum of

the following described tract of land in SALT LAKE County,
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF.

WITNESS, the hand of said grantor, this 24th day of
September, A. D. 1996

Signed in the Presence of

[Signature]
DANIEL E. BYRNE
[Signature]
DENISE E.F. BYRNE

STATE OF UTAH,
County of SALT LAKE } ss.

On the 24th day of September, A. D. 1996
personally appeared before me DANIEL E. BYRNE and DENISE E.F. BYRNE
the signer of the within instrument, who duly acknowledged to me that he executed the
same.

[Signature]
Notary Public.
Residing in [Signature]

My commission expires 2-23-2000


LTC#16772

JK 7498 PG 1278

EXHIBIT 'A'

PARCEL NO. 1:

COMMENCING at a point on the East line of 16th East Street said point being 240.3 feet South and 50 feet East, more or less, of the Northwest Corner of the South half of Lot 9, Block 12, F. M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of BEGINNING.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a Right of Way over the following described land, to wit:

COMMENCING at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of BEGINNING.

PARCEL NO. 2

COMMENCING on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of BEGINNING.

TOGETHER WITH a Right of Way 12 feet wide adjoining said property on the East.

SIDWELL NO. 16-16-179-021 (Affects Parcel 1)

SIDWELL NO. 16-16-179-021 (Affects Parcel 2)

+

Handwritten signatures and initials, including a large scribble and a set of initials.

3K/498PG1279

Return To:

Grantee: BRADFORD R. & DIANA L. CLINCH
1695 S. 1600 E.
Salt Lake City, UT. 84105

6497323
11/04/96 11:52 AM 15.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
Landmark Title
REC BY: D KILPACK , DEPUTY - WI

6497323

WARRANTY DEED

BRADFORD R. CLINCH and DIANA L. CLINCH who acquired title
incorrectly as DIANE L. CLINCH grantor
of Salt Lake City, County of Salt Lake, State of Utah, hereby
CONVEY and WARRANT to

BRADFORD R. CLINCH and DIANA L. CLINCH, husband and wife
as Joint Tenants with Full Rights of Survivorship

of Salt Lake City, County of Salt Lake, State of Utah--- grantee
TEN DOLLARS and other good and valuable consideration----- for the sum of
DOLLARS,

the following described tract of land in Salt Lake County,
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE
A PART HEREOF.

THIS DEED IS BEING RECORDED TO CORRECT THE VESTING OF TITLE OF
THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 27, 1996 AS
ENTRY NO. 6465399 IN BOOK 7498 AT PAGE 1278 OF THE OFFICIAL
RECORDS.

WITNESS, the hand of said grantor, this 1st day of
November, A. D. 19 96

Signed in the Presence of

Bradford R. Clinch
Bradford R. Clinch
Diana L. Clinch
Diana L. Clinch

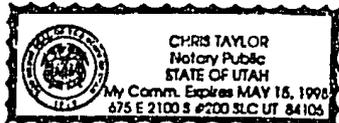
STATE OF UTAH,
County of Salt Lake } ss.

On the 1st day of October/November, A. D. 1996
personally appeared before me Bradford R. Clinch and Diana L. Clinch

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

Chris Taylor
Notary Public.

My commission expires 5/15/98 Residing in Salt Lake City, UT.



LTC/16772

EW7527H32095

EXHIBIT "A"

PARCEL NO. 1:

COMMENCING at a point on the East line of 16th East Street said point being 240.3 feet South and 50 feet East, more or less, of the Northwest Corner of the South half of Lot 9, Block 12, F. M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of BEGINNING.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a Right of Way over the following described land, to wit:

COMMENCING at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of BEGINNING.

PARCEL NO. 2

COMMENCING on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of BEGINNING.

TOGETHER WITH a Right of Way 12 feet wide adjoining said property on the East.

SIDWELL NO. 16-16-179-020 and 16-16-179-021

ER7527132096

6514386

WHEN RECORDED MAIL TO:

Brad & Diana Clinch
1695 S. 1600 E.
Salt Lake City, UT. 84105

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. LANDMARK TITLE COMPANY hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

Quit-Claim Deed

BRADFORD R. CLINCH and DIANA L. CLINCH grantor
of Salt Lake City, County of Salt Lake City, State of Utah, hereby
QUIT-CLAIM to

BRAD CLINCH and DIANA CLINCH, Trustees of
THE BRAD CLINCH and DIANA CLINCH FAMILY TRUST

of Salt Lake City, County of Salt Lake, State of Utah----- grantee
TEN DOLLARS and other good and valuable consideration----- for the sum of
DOLLARS,

the following described tract of land in Salt Lake County,
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF FOR LEGAL DESCRIPTION.

WITNESS the hand of said grantor, this 20th day of
November, A.D. one thousand nine hundred and ninety-six

Signed in the presence of

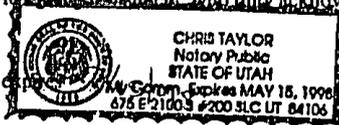
Bradford R. Clinch
Bradford R. Clinch
Diana L. Clinch
Diana L. Clinch

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

On the 20th day of November A.D. one
thousand nine hundred and ninety-six personally appeared before me
Bradford R. Clinch and Diana L. Clinch

the signer of the foregoing instrument, who duly acknowledge to me that he executed the same.

My commission expires MAY 15, 1998



Chris Taylor
Notary Public
Address: Salt Lake City UT

RO/10000

DK7543PC0349

EXHIBIT "A"

PARCEL NO. 1:
COMMENCING at a point on the East line of 16th East Street said point being 240.3 feet South and 50 feet East, more or less, of the Northwest Corner of the South half of Lot 9, Block 12, F. M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of BEGINNING.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a Right of Way over the following described land, to wit:

COMMENCING at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of BEGINNING.

PARCEL NO. 2
COMMENCING on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of BEGINNING.

TOGETHER WITH a Right of Way 12 feet wide adjoining said property on the East.

SIDWELL NO. 16-16-179-020 and 16-16-179-021

6514386
11/26/96 12:30 PM 15.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY: V ASHBY , DEPUTY - WI

BK7543PG0341

7691085

7691085
08/03/2000 12:11 PM 14.00
Book - 8379 Pg - 509-510
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
GUARDIAN TITLE
BY: ZJM, DEPUTY - MA 2 P.

Order No. _____
Escrow No. _____
Loan No. _____

WHEN RECORDED MAIL TO GRANTEE:
JOHN PEREIRA
1695 S 1600 E
SLC UT 84105

1148845
APN:

WARRANTY DEED

Diana
Bradford R. Clinch and ~~Diane~~ L. Clinch, Husband and wife as joint tenants, GRANTOR OF 1695 South 1600 E, Salt Lake City, UT, County of Salt Lake, State of Utah, hereby CONVEY(S) and WARRANTY(S) to:
JOHN R. PEREIRA AND JULIE FLOM PEREIRA, as joint tenants, husband and wife, grantee of SALT LAKE, County of SALT LAKE, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in the county of Salt Lake, State of Utah, to-wit: *

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restriction, rights of way, currently of record and general property taxes for the current year and thereafter.

WITNESS the hand(s) of said grantor(s) this 28 day of August, 2000

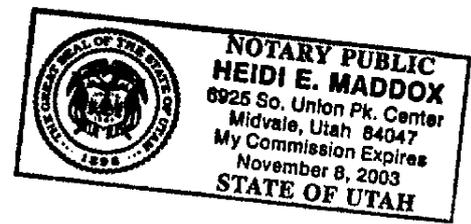
[Signature]
Bradford R. Clinch

[Signature]
Diane L. Clinch
Diana

STATE OF Utah
COUNTY OF Salt Lake SS.

On July 28th 2000 before me, Heidi E. Maddox personally appeared, Bradford R. Clinch and ^{Diana} Diane L. Clinch, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature [Signature]
My Commission Expires: 11, 8, 03



BK8379PG0509

G1163943

E X H I B I T A

LEGAL DESCRIPTION

The land referred to is situated in Salt Lake, and is described as follows:

PARCEL NO. 1

COMMENCING AT A POINT ON THE EAST LINE OF 16TH EAST STREET, SAID POINT BEING 240.3 FEET SOUTH AND 50 FEET EAST, MORE OR LESS, OF THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 9, BLOCK 12, F.M. LYMAN, JR. SURVEY OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 50 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE EAST 113 FEET; THENCE NORTH 50 FEET; THENCE WEST 113 FEET TO THE PLACE OF BEGINNING.

LESS TRACT DEEDED TO SALT LAKE CITY, UTAH, BEING THE SOUTHERLY THREE FEET, MORE OR LESS.

TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED LAND, TO WIT:

COMMENCING AT A POINT 163 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTH HALF OF LOT 9, BLOCK 12, SAID SECTION 16, AND RUNNING THENCE SOUTH 290.3 FEET, MORE OR LESS, TO THE NORTH LINE OF 17TH SOUTH STREET; THENCE EAST 12 FEET; THENCE NORTH 290.3 FEET TO A POINT 12 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 12 FEET TO THE PLACE OF BEGINNING.

PARCEL NO. 2:

COMMENCING ON THE EAST LINE OF 16TH STREET 195 FEET SOUTH AND 50 FEET EAST, MORE OR LESS, FROM THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 9, BLOCK 12, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 45.3 FEET; THENCE EAST 113 FEET; THENCE NORTH 45.3 FEET; THENCE WEST 113 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY 12 FEET WIDE ADJOINING SAID PROPERTY ON THE EAST.

Tax Parcel(s): 16-16-179-021

LEGAL DESCRIPTION:

Parcel 1:

Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9, Block 12, F.M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

Less tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

Parcel 1A:

Together with a right of way over the following described land, to wit:

Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

(For reference purposes only: Tax Parcel No. 16-16-179-021)

Parcel 2:

Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

Parcel 2A:

Together with a right of way 12 feet wide adjoining said property on the East.

(For reference purposes only: Tax Parcel No. 16-16-179-020)

Situate in Salt Lake County, State of Utah.

Subject to easements, restrictions and rights-of-way currently of record and general property taxes for the year 2002 and thereafter.

EXHIBIT "A"

Parcel 1:

Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South 1/2 of Lot 9, Block 12, F.M. LYMAN SURVEY of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

LESS & EXCEPTING THEREFROM that tract deed to Salt Lake City, being the Southerly 3 feet, more or less.

Parcel 1A:

TOGETHER WITH a right-of-way over the following described land, to wit: Commencing at a point 163 feet East of the Northwest corner of said South 1/2 of Lot 9, Block 12, Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

Parcel 2:

Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South 1/2 of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

Parcel 2A:

TOGETHER WITH a right-of-way over the following described land, to wit: Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

10804578
9/25/2009 2:41:00 PM \$14.00
Book - 9765 Pg - 7989-7990
Gary W. Ott
Recorder, Salt Lake County, UT
PARAMOUNT TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Tax Notice to:
Grantees
1695 South 1600 East
Salt Lake City, Utah 84105

PTC FILE NO. 08-1261 *JR*
Parcel No. 16-16-179-021

misc.

WARRANTY DEED

Caroline G. Goldman

Grantor(s), of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY(S) AND WARRANT(S) to:

Caroline G. Goldman and Jorge A. Moreno, wife and husband, as joint tenants

Grantee(s), of Salt Lake City, County of Salt Lake, State of Utah, for the sum of OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN AND NO/100THS DOLLARS,

the following described tract of land in Salt Lake County, State of Utah:

Parcel No. 1:

Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9, Block 12, F.M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a right of way over the following described land, to wit:

Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

Parcel No. 2:

Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence south 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

TOGETHER WITH a right of way 12 feet wide adjoining said property on the East.

This document filed for record as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

Subject to easements, restrictions, reservations, and rights of way of record.
Subject to annual general property taxes for 2008 and subsequent years thereafter.

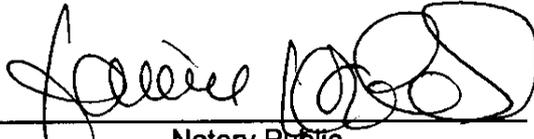
WITNESS the hand(s) of the Grantor(s) this 24th day of September, 2009.



Caroline G. Goldman

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

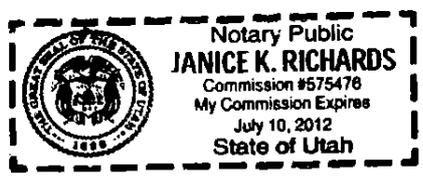
On the 24th day of September, 2009, personally appeared before me Caroline G. Goldman, the signer(s) of the foregoing instrument who duly acknowledged to me that she executed the same.



Notary Public

My Commission Expires: 7-10-12

Residing at: S LC, UT



10804578
9/25/2009 2:41:00 PM \$14.00
Book - 9765 Pg - 7989-7990
Gary W. Ott
Recorder, Salt Lake County, UT
PARAMOUNT TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Tax Notice to:
Grantees
1695 South 1600 East
Salt Lake City, Utah 84105

PTC FILE NO. 08-1261
Parcel No. 16-16-179-021

JR

MISC.

WARRANTY DEED

Caroline G. Goldman

Grantor(s), of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY(S) AND WARRANT(S) to:

Caroline G. Goldman and Jorge A. Moreno, wife and husband, as joint tenants

Grantee(s), of Salt Lake City, County of Salt Lake, State of Utah, for the sum of OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN AND NO/100THS DOLLARS,

the following described tract of land in Salt Lake County, State of Utah:

Parcel No. 1:

Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9, Block 12, F.M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a right of way over the following described land, to wit:

Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

Parcel No. 2:

Commencing on the East line of 16th East Street 195 feet South and 50 feet East, more or less, from the Northwest corner of the South half of Lot 9, Block 12, Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence south 45.3 feet; thence East 113 feet; thence North 45.3 feet; thence West 113 feet to the place of beginning.

TOGETHER WITH a right of way 12 feet wide adjoining said property on the East.

This document filed for record as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

Subject to easements, restrictions, reservations, and rights of way of record.
Subject to annual general property taxes for 2008 and subsequent years thereafter.

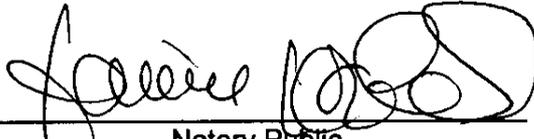
WITNESS the hand(s) of the Grantor(s) this 24th day of September, 2009.



Caroline G. Goldman

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

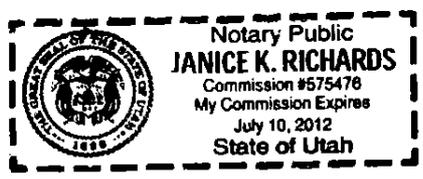
On the 24th day of September, 2009, personally appeared before me Caroline G. Goldman, the signer(s) of the foregoing instrument who duly acknowledged to me that she executed the same.



Notary Public

My Commission Expires: 7-10-12

Residing at: S LC, UT



10804670
9/25/2009 3:20:00 PM \$15.00
Book - 9765 Pg - 8409-8410
Gary W. Ott
Recorder, Salt Lake County, UT
PARAMOUNT TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Tax Notice to:
Grantees
1695 South 1600 East
Salt Lake City, Utah 84105

PTC FILE NO. 08-1261 *JR*
Parcel No. 16-16-179-021

MISE,

WARRANTY DEED

Caroline G. Goldman

Grantor(s), of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY(S) AND WARRANT(S) to:

Caroline G. Goldman and Jorge A. Moreno, wife and husband, as joint tenants

Grantee(s), of Salt Lake City, County of Salt Lake, State of Utah, for the sum of OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN AND NO/100THS DOLLARS,

the following described tract of land in Salt Lake County, State of Utah:

Parcel No. 1:

Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9, Block 12, F.M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

LESS tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

TOGETHER WITH a right of way over the following described land, to wit:

Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of beginning.

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TOGETHER WITH a right of way 12 feet wide adjoining said property on the East.

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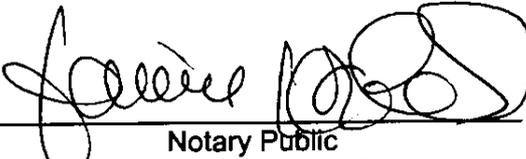
WITNESS the hand(s) of the Grantor(s) this 24th day of September, 2009.



Caroline G. Goldman

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

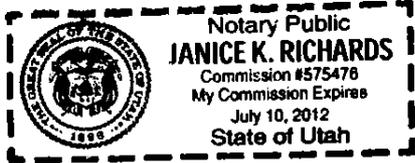
On the 24th day of September, 2009, personally appeared before me Caroline G. Goldman, the signer(s) of the foregoing instrument who duly acknowledged to me that she executed the same.



Notary Public

My Commission Expires: 7-10-12

Residing at: SLC, UT



13296589
6/12/2020 11:37:00 AM \$40.00
Book - 10960 Pg - 360
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NOVATION TITLE INSURANCE AGCY
BY: eCASH, DEPUTY - EF 1 P.

MAIL TAX NOTICE TO
Ryan N. Davis and Erin E. Davis
1695 South 1600 East
Salt Lake City, UT 84105

Warranty Deed

GRANTOR(S): Ryan Davis and Erin Davis, husband and wife, as joint tenants

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Ryan N. Davis and Erin E. Davis, husband and wife as joint tenants

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Salt Lake County, State of Utah:

Parcel 1:

Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9, Block 12, F.M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of Beginning.

Less tract deeded to Salt Lake City, Utah, being the Southerly three feet, more or less.

Together with a right of way over the following described land, to wit: Commencing at a point 163 feet East of the Northwest corner of said South half of Lot 9, Block 12, said Section 16, and running thence South 290.3 feet, more or less, to the North line of 17th South Street; thence East 12 feet; thence North 290.3 feet to a point 12 feet East of the point of beginning; thence West 12 feet to the place of Beginning.

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Together with a right of way 12 feet wide adjoining said property on the East.

Tax ID.: 16-16-179-021(Parcel 1) and 16-16-179-020(Parcel 2)

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants Conditions and Restrictions now of record.

WITNESS, the hand(s) of the Grantor(s), this 11th day of June, 2020.



Ryan Davis



Erin Davis

State of Utah }

County of Salt Lake)

On this 11th day of June, 2020, personally appeared before me, **Ryan Davis and Erin Davis**, the signer(s) of the above instrument, who duly acknowledged before me that he/she/they executed the same.

Witness my hand and official seal



Notary Public





MAIL TAX NOTICE TO GRANTEE:
Ryan Davis and Erin Davis
1695 SOUTH 1600 EAST
SALT LAKE CITY, UTAH 84105
File Number: 2045043KC

13296359
6/12/2020 10:39:00 AM \$40.00
Book - 10959 Pg - 8633-8634
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Caroline G. Goldman and Jorge A. Moreno, wife and husband, as joint tenants GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Ryan Davis and Erin Davis, husband and wife, as joint tenants GRANTEE

the following tract of land in Salt Lake, County, State of UTAH, to-wit

Parcel No. 1:

Commencing at a point on the East line of 16th East Street, said point being 240.3 feet South and 50 feet East, more or less, of the Northwest corner of the South half of Lot 9, Block 12, F.M. Lyman, Jr. Survey of Section 16, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 50 feet to the South line of said Lot 9; thence East 113 feet; thence North 50 feet; thence West 113 feet to the place of beginning.

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TOGETHER WITH a right of way 12 feet wide adjoining said property on the East.

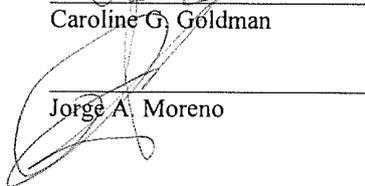
TAX ID NUMBER FOR PROPERTY: 16-16-179-021 and 16-16-179-020

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2020 and thereafter.

Effective as of this 11th day of June, 2020.



Caroline G. Goldman

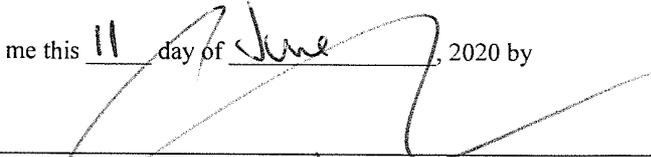


Jorge A. Moreno

STATE OF: UTAH

COUNTY OF: SALT LAKE

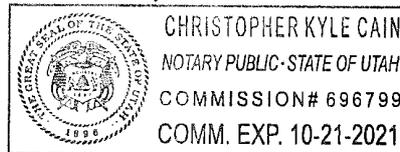
The foregoing instrument was acknowledged before me this 11 day of June, 2020 by
Caroline G. Goldman and Jorge A. Moreno



Notary Public

Residing In: Salt Lake

Commission Expires: 10/21/21



11. City Permit Records (Original Home Construction)
a. 1938 Permit Record

INSPECTOR OF BUILDINGS AND REGISTER OF PERMITS

MONTH OF

October

193*8*

DATE	PERMIT NUMBER	OWNER	ARCHITECT	BUILDER	LOCATION	NUMBER OF STORIES AND KIND OF BUILDING	TO BE USED FOR	NO. OF ROOMS	RESIDENTIAL BUILDINGS				
									BRICK, IRON AND CONCRETE BUILDINGS	FRAME BUILDINGS	ADDITIONS, ALTS & REPAIRS TO BRICK, IRON & CONCRETE BUILDINGS	ADDITIONS, ALTS & REPAIRS TO FRAME BUILDINGS	
BROUGHT FORWARD													
14	45767	Mary Loft house		Lyne	75 N Street	Residing brick res.			5740000	3550000	2532000	484000	
	45772	Ch. Thomas		London & Stam	1362 So 13th East	Frame residence				600000	10500		
	45773	Edward J. Post		Lyne	Improving Addition	Movable frame office bldg.							
	45775	N. J. Christensen		Jay Newton	824 Sherman Ave	Residing frame res.						12500	
	45776	L. J. Tolman		Lyne	1021 E So Temple	Residing brick res.							
	45777	J. O. Spencer		Lyne	865 So 11th East	Residing brick res.					24000		
	45779	Anna Mc Cully		Lyne	1414 Sherman Ave	Residing brick res.					16000		
	45785	J. W. Cannon		M. Pettel	2123 Hubbard Ave	Frame residence					12000		
	45786	L. Hansen		D. Welshman	1467 Parkway Ave	Frame residence			600000				
	45790	W. L. Watson		Lyne	1041 So 7th East	Remodl brick res - 2 families				350000			
	45801	Angus Jensen		Lyne	450 Williams Ave	Residing brick res.					30000		
	45802	Mrs. J. C. Smith		Glen Black	365 No 2nd West	Residing brick res.					10000		
	45803	Anthony R. Smith		London Minee	841 So 20th East	Brick residence					17500		
	45804	Orson J. Brown		W. L. Billing	1586 So 5th East	Brick residence			375000				
15	45808	Earl E. Cyphers		Lyne	2929 Highland Ave	Frame residence			350000				
	45814	Earl Feyen		Lyne	531 E 5th So	Remodl apt house				140000			
	45817	Emanuel N. Inrson		Lyne	2587 So 8th East	Remodl brick res.					25000		
17	45819	Robert Carroll		Lyne	1165 Genith Ave	Replace poultry house							
	45821	W. Hardy		Lyne	1527 So 7th So	Frame residence							
	45822	Cyril Keshan		Thos K. Billing	2506 Green St.	Brick residence				300000			
	45839	Mrs. C. Hansen		Lyne	1241 Bryan Ave	Cinder block res.			280000				
	45850	Catholic Church		J. K. Angel	675 1st East	Remodl brick res & garage					110000		
	45852	N. O. L. C.		Paul Janke	858 So 3rd East	Residing & repair brick res.					15000		
	45855	N. J. Jorgensen		M. J. Small	1918 So 4th East	Remodl parson brick res.					20000		
18	45887	L. C. Schaper		Lyne	1372 So 7th East	Altd. to frame residence						7500	
	45888	Hazel Berzmyotte		Wm. Truelblood	812 E 13th So	Repair brick residence					18000		
	45889	Ersk O. Hubert		Lyne	1420 Harrison Ave	Frame garage							
	45896	Horace Halbrook		Bygdon G. Holbrook	910 So 5th East	Residence & store bldg.							
	45897	Jays Benefit Bldg Soc.		Lyne	1087 W 3rd	Residing brick-stucco res.					10400		
	45935	Hetchum Builders Supply Co.		Lyne	708 W 1st No	1 brick chimney					10000		
	45942	W. J. Johnson		Lyne	1649 So 16th East	Frame residence				300000			
19	45959	L. W. Woods		B. J. Trimmell	58 Boulevard Gardens	Masonry service station							
	45985	N. O. L. C.		Ernest Dubacki	2263 Windsor St.	Garage & repair brick res.					30000		
	45990	G. R. Mair		Albert Wallin	343 Kenesee St.	Replace frame porch with brick					30000		
	45991	N. O. L. C.		"	248 Williams Ave	Residing brick res.					15000		
	45993	Marques A. Clarke		Lyne	1186 So 5th East	Remodl brick res into 2 apts					33500		
20	46012	Carl Hoffman		Carl Baeye	627 9th Ave	Garage							
	46015	H. W. Scalfeld		Lyne	1550 So 16th East	Remodl brick res for 2 families					30000		
	46016	Boyd Bernard		Ben H. Davis	1811 E 9th So	Brick residence			600000				
	46017	Julean S. Cannon		Carl W. Buchner	2513 So 15th East	Cinder block residence			500000				
	46018	Harry Luff		Glen Black	624 Proposing Ave	Repair brick residence					12600		
	46019	Arrel Brookquist		"	1030 So 9th East	Repair brick res.					12500		
	46020	J. R. Pratt		Lyne	998 So 3rd East	Frame residence				360000			
	46023	W. M. Adamson		Lyne	844 Clay boulev	Frame residence				290000			
	46024	G. M. Adamson		Lyne	836 Clay boulev	Frame residence				290000			
	46025	Elizabeth Arnold		Lyne	533 Hawthorne Ave	Frame garage							
	46026	J. G. Peterson		Lyne	2788 Golden St.	Residing frame res						9000	
	46027	Wolbe & Spence		Lyne	918 So 15th East	Residing brick res.					19000		
	46038	Chas. H. Jarman		John J. Jarman	821 Lake St.	Frame garage							
21	46055	R. A. Robinson		Lyne	38 1st Street	Remodl 7th brick res into 5 apts					150000		
	46063	E. V. Johnson		Mark Nicholson	2552 So 13th East	One story brick res.			400000				
	46065	Otto Peterson		Anderson & Co.	2470 13th East	Frame garage & residing res					27000		
	46067	W. R. Hanville		A. E. Jorgensen	1884 W 1st Ave	Brick frame res			600000				
	46068	Union Trust Co		Glo. Koehn	2308-12 Green St.	Residing duplex					17500		
TOTAL									8545000	7080000	3308500	509000	
CARRIED FORWARD													

b. 1946 Permit Record

INSPECTOR OF BUILDINGS AND REGISTER OF PERMITS

MONTH OF

January

1946

DEBERT NEWS PRESS, SALT LAKE

DATE	PERMIT NUMBER	OWNER	ARCHITECT	BUILDER	LOCATION	NUMBER OF STORIES AND KIND OF BUILDING	TO BE USED FOR	NO. OF ROOMS	RESIDENTIAL BUILDINGS				
									BRICK, IRON AND CONCRETE BUILDINGS	FRAME BUILDINGS	ADDITIONS, ALTS. & REPAIRS TO BRICK, IRON & CONCRETE BUILDINGS	ADDITIONS, ALTS. & REPAIRS TO FRAME BUILDINGS	
BROUGHT FORWARD													
2	6406	H. Robert Peterson		Carl Richardson	2047 Laird Drive	1 story brick Res.				6000.00			
	6408	Mrs. Johnson		same	340 - "D" Street	Exterior remodeling						700.00	
	6412	Laurey W. Libby		same	212-14-16 West 1st So.	Exterior remodeling - apt. house	add					3500.00	
	6414	Pilot Products Co.		same	1430 South Main	Remodel bldg. for storage							
	6415	Chas. Simpson		same	667 East 3rd So.	Int. remodelled - frame duplex							4000.00
	6416	A. R. Curtis & Sons		H. J. McKeon	1211 Wilmington Ave	Cement blk. bldg. 30' x 70'							
	6417	Ernest Gossiter		same	921-927 East 6th So.	Four family brick Res.	1300'	8 x		10000.00			
	6418	Ernest Pearson		same	350 East 13th South	Make room in basement frame Res.							100.00
	6419	Paul M. Hasky		Elke Christoffersen	1105 East 9th South	Cinder blk. service station	24' x 40'						
	6420	Bernard Bracker		F. Jacobs	135 North West Temple	8 sheet iron garages							
	6421	LaMar Duncan		Earl R. Dylaga	1460 Westminster Ave	1 story brick Res.		5		6000.00			
	6422	Wm. A. Child		Wm. A. Child	32 East 13th South	Frame office bldg. 13' x 15'		2					
	6423	Colville Ice Cream		same	159 West 1st South	Remodel brick bldg. - 2nd floor							
3	6425	Amy E. Ferry		same	846 East 5th South	Remodel brick Res. 1 add. apt.						2000.00	
	6426	Ernest R. Brown		same	333 Douglas Street	Remodel brick Res. - basement apt.						2000.00	
	6427	Byron Echols		same	830 So. 9th East	Remodel int. of 2 story brick Res. - 3 apts.						554.00	
	6428	Mr. Gallagher		C. Eskelson	2685 So. 18th East	Frame add to frame 5' x 8'							3000.00
	6429	Edw. J. Richards		same	1319 Laird Ave.	Finish 2 bedrooms bath						1000.00	
	6430	Utah Oil Refining		same	106 East 5th South	Exterior remodeling to bldg. new front.							
4	6443	H. Hengel		Fred Southwick	380 North 1st West	Remodel basement of apt. house - 1 add. apt.						800.00	
	6445	Richard Jacob		same	1738 So. 19th East	1 story frame Res. 3 rooms					4000.00		
	6450	G. L. Johnson		same	245 So. 12th West	Frame Res.					3000.00		
	6451	G. W. Roundy Jr.		Jack Johnson & Low	364 Douglas St.	Int. remodeling frame Res. - 2 add. apts.							5000.00
	6453	Allen George		Mark Nicholson	42 West Girard St.	1 story brick Res. 950'		5		6000.00			
	6457	E. J. Middles		same	2715 Alden St.	Cinder blk. garage 20' x 30'							
	6462	Fred Wolfenb		same	237 So. State	Remodel int. store bldg.							
	6463	Wm. L. Simpson		same	2877 Milling	1 story brick Res. garage		4		6000.00			
5	6464	Harold V. Ford		same	1675 So. 16th East	double garage - roof over porch & patio							
	6465	Wm. L. Simpson		same	222 So. 2nd East	Ext. remodeling 10 apts. noise - 4 add. apts.						10000.00	
	6468	Fred Wepper		Fred Southwick	1198 So. Main	Remodel fruit stand							
	6472	Lawrence Schaffer & Peterson		same	670 East So. Temple	Remodel brick Res. for clinic							
	6474	Mr. Clayton		same	1077 East 1st Ave.	Exterior remodeling to brick Res. 1 add. apt.						800.00	
	6475	E. Sorenson		Peave Const. Co.	317 West North Temple	Brick tourist court - 18 units	20' x			40000.00			
7	6476	Dick Rogers		B. Madson & Sons	1375 Bryan Ave.	Remodel basement for bedroom & shower						800.00	
	6495	Wayne J. Peck		same	324 North 7th West	1 story cinder blk. Res. 22' x 26'		4		3000.00			
	6501	Ervin E. Nelson		same	1003 Blaine Ave.	1 story brick venen Res.		6		7000.00			
8	6502	Ann Lyons		Fred C. Wilkinson	354 Hubbard Ave	Make basement apt. in Res.						2000.00	
	6503	Homes & Garden R.E.C.		J. A. Angel	40 So. Main	New front - new partitions in rear of store							
	6510	Roy Jensen		Fred Southwick	1117 Laird Ave.	Frame garage							
	6511	G. J. Magnuson		Fred Southwick	642 Redondo Ave.	Frame add. to frame Res.							800.00
	6512	Frank A. Dereniak		same	1431 East 21st South	Frame garage 20' x 22'							
	6515	G. C. Mulville		same	2716 So. 9th East	Frame add. to frame Res. 20' x 14'							5000.00
	6516	Mark Nicholson		same	716 West 3rd South	Cinder blk. warehouse 2400'							
	6520	Harden W. Wrijenholt		same	861 So. 22nd East	2 story frame & brick Res. garage	6			9000.00			
	6521	Vendor D. Whiteman		same	2666 So. 17th East	1 story frame Res.		4		6000.00			
9	6522	Harry Booth		same	1312 West 6th South	Remodel int. of frame Res.							750.00
	6525	Palate Market Co.		same	375 South 2nd West	Ext. remodeling to store bldg.							
	6534	Silbert J. Nyberg		same	949 So. State	Cinder blk. Cafe bldg. 25' x 25'							
	6537	A. J. Gotberg		same	1506 South 16th East	Frame garage 20' x 20'	Finish basement room						
	6539	A. J. Brown		same	1983 Wilson Ave	Frame garage - brick add. to Res.						1000.00	
	6540	A. C. Neilson		same	1344 South 13th East	1 story brick Res. & garage		5		6600.00			
	6540	A. C. Neilson		same	1352 South 13th East	1 story brick Res. & garage		5		6600.00			
	6541	Albert S. Edgmon		same	2134 Wellington	1 story brick Res.		5		6500.00			
	6541	Albert S. Edgmon		same	2024 Laird Drive	1 story brick Res.		6		8000.00			
	6542	Albert S. Edgmon		same	2022 Laird Drive	1 story brick Res.		6		8000.00			
	515									138700.00	13000.00	25154.00	7175.00
		TOTAL											
		CARRIED FORWARD											
		GRAND TOTAL											
										14	3	12	9

c. 1950 Permit Record

INSPECTOR OF BUILDINGS AND REGISTER OF PERMITS

MONTH OF

July

1950

DATE	PERMIT NUMBER	OWNER	ARCHITECT	BUILDER	LOCATION	NUMBER OF STORIES AND KIND OF BUILDING	TO BE USED FOR	NO. OF ROOMS	RESIDENTIAL BUILDINGS				
									BRICK, IRON AND CONCRETE BUILDINGS	FRAME BUILDINGS	ADDITIONS, ALTS. & REPAIRS TO BRICK, IRON & CONCRETE BUILDINGS	ADDITIONS, ALTS. & REPAIRS TO FRAME BUILDINGS	
		BROUGHT FORWARD								04365700	23657000	4387000	2670900
26	20775	Larff Realty		L. C. Bullock	1303 Roberts St.	1 story frame Res		4					
	20774	Larff Realty		L. C. Bullock	1307 Roberts St.	1 story frame Res.		4		700000			
	20774	Larff Realty			1313 Roberts Street	1 story frame Res.		4		700000			
	20778	Rebel S. Morgan		Vern Miller	2189 Highland Drive	Brick store bldg - 6'00" - 4 units						350000	
	20781	Wells S. Maudsley		same	1144 Sherman Ave.	Brick add to Res. 22' x 25'							
	20783	Ega D. Lathrop		same	642 University St.	Gen. storage & laundry						600000	
	20784	Lucine S. Clark Fox		Orval C. Fox	74 - "D" Street	Remodel Res.							
	20787	Theron J. Eggerton		same	1124 Windsor St.	Single garage 14' x 20'							
	20790	W. Walter Johnson		Carl Morris	1444 Beacon Drive	1 story brick Res. att garage		6	1488000				
	20792	Taylor Merrill		Carl Morris	2120 Galesway Terrace	1 story brick Res. att garage		6	1350000				
	20793	H. W. Amundsen		same	1067 West 5th North	1 story frame Res. & garage		4		770000			
	20794	H. W. Amundsen		same	1077 West 5th North	1 story brick duplex no garage		8	1350000				
+ 22	20799	Hugh E. Newton		same	733-739-745 So. 7th East	3-4 unit Apts. 2 story garage		XX	6300000				
27	20797	Franklin Schmidt		same	1764 So. 4th East	Add 2 rooms at rear of Res.						50000	
	20808	James V. Brazier		same	1503-1507 Panama Ave	Double frame garage							
	20809	R. D. Burbach		same	1724 Parley Canyon Rd	1 story brick Res. & garage		5	1250000				
	20819	Miss Wilson		Harry Cook	2162 Wyoming St.	Finish basement Apts.						140000	
	20820	Mrs. Margitta Brazier		W. R. Hoffeling	170 Canyon Road	Repair brick wall						20000	
	20820	Mrs. Margitta Brazier		W. R. Hoffeling	170 Canyon Road	Finish basement Apts.						75000	
	20824	Wm. H. Fox		same	1637 Roosevelt Ave.	Add to Res. and new garage						200000	
	20827	E. D. Hoagwood		same	1695 South 16th East	Remodel breezeway							60000
	20827	Harold J. Ford		same	135 Layton Ave.	Add to garage for storage							
	20841	George W. Kahan		same	1538 West 5th South	Double frame garage							
	20842	Golding Cannon		same	575 - "S" Street	1 story frame Res. no garage		4		800000			
	20843	Thos. E. Fudd		same	1171 South 21st East	1 story brick Res. att garage		4	1280000				
	20846	L. F. Hewitt		same	2370 Logan Way	1 story frame Res. no garage		6		896000			
	20847	Sam Ward		same	960 West 4th North	Frame garage 12' x 20'							
	20850	John M. Van Dorn		same	1411 Logan Ave.	Frame garage 18' x 20'							
	20851	Mary Emery Reberman		same	1824 South 11th East	Add at rear of Res. finish basement						150000	
	20852	Warne Sanford		same	330 North 8th West	1 story frame Res. no garage		4		600000			
	20853	United Bank & Finance		same	Beard St South 8th East	Block garage 20' x 20'							
	20854	Ralph Plant		same	450 East 13th South	Blk. garage 12' x 20'							20000
	20861	B. M. Taylor		same	274 North 8th West	Remodel porch							
	20862	Clney S. Berger		same	1736 Lake Street	1 story brick Res. garage		5	1170000				
	20864	J. N. Jones		John Haslam	407 North Main	1 story brick Res. att garage			1250000				
	20867	H. DeLozier		same	819 East 21st South	1 story blk store bldg.							25000
29	20877	Warner Siegler		same	1176 South 4th East	Remodel porch						250000	
	20885	Norman Thompson		same	338 Cottageville Ave.	Remodel duplex							
	20887	Hebe H. Egerton		same	174 "J" Street	Double blk. garage							
	20890	Robert J. Lewis		same	285 Hampton Ave.	Frame garage 18' x 20'							
31	20898	E. O. Muir Co.		Sid Clisson Jr.	Pear 460 South 1st West	Co. blk. storage bldg garage							
	20898	Ed. Brazier		She Christofferson	2111 East 27th South	1 story brick Res. no garage		5	950000				
	20903	J. F. Johnson		same	1886 Wsatch Drive	1 story brick Res. att garage		5	1000000				
	20904	Chas. E. Peterson		Floyd Snarr	1132 Simonsi Ave.	1 story brick Res. no garage		4	750000				
* 28	20836	Gul. Brubaker		same	2174 Parkway Ave.	1 story blk. Res. att garage		6	1800000				
28	20838	Ellen S. Boyer		same	677-681 - 11th Ave	1 story brick duplex & garage		8	1600000				
28	20844	Ray L. Taylor		same	2437 Maywood Drive	1 story brick Res. & garage		6	1300000				
28	20856	Reliance Bldg.		Doper Taylor	2059 Peabody Ave.	1 story brick Res. & garage		6	1330000				
28	20857	Reliance Bldg.		Doper Taylor	2019 Laird Drive	1 story brick Res. & garage		5	1030000				
28	20863	Norman Coast Co.	and	William Home Bldg.	201 East 3rd South	Add 2nd story to brick Bldg.							
31	20905	Ralph Merrill		same	1832 Kensington Ave.	Single blk. garage 14' x 20'						250000	
	20906	C. L. Neff		same	955 Lincoln St	Remodel 1st & basement Apts.						250000	
	20907	Clifford Snow		Barton & Conroy	2483 So. 13 East	Convert front porch into room							
	20909	Personality Homes		same	733 South 23rd East	1 story brick Res. att garage		6	1330000				
	20910	Mrs. Elizabeth Smaulis		same	2103 East 17 South	1 story brick duplex det garage		8	2000000				
	339								33093900	2823000	6782000	2775900	
		TOTAL											
		CARRIED FORWARD											
		GRAND TOTAL							18	7	11	3	

12.Salt Lake County Tax Assessment Records (Credit: Salt Lake County Archives)

16-16-179-021

9-3331

RE-APPRAISAL CARD

Owner's Name Ketchum Builders Supply Co.
 Owner's Address _____
 Location Part of lot 9, Blk 12, Sec. 16, T 1S, R 1E.
 Kind of Building Res Street No. 1649 So. - 16 East
 Schedule 1 Class 6 Base Factor 4

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1 1/2</u>	<u>17 x 24</u>		<u>642</u>	<u>390</u>	<u>2503</u>
			<u>328</u>	<u>143</u>	<u>469</u>

No. of Rooms 3 Condition Good

Description of Building	Add	Deduct	
Foundation—Stone <u>Conc.</u> Conc. <u>X</u> None _____			<u>vacant.</u>
Ext. Walls <u>Siding</u>			
Roof—Type <u>Gable</u> Mat. <u>shg</u>			
Dormers—Small <u>2</u> Med. _____ Lg. _____			
Bays—Small _____ Med. <u>1</u> Lg. _____	<u>50</u>		
Porches—Front _____ x <u>4.5</u> @ <u>58</u>	<u>22</u>		
Rear _____ x <u>16</u> @ <u>50</u>	<u>8</u>		
Basement <u>3/2</u> x _____ Floor _____		<u>75</u>	
Attic—Rooms _____ Fin. _____ Unfin. _____			
Plumbing { Class <u>2</u> Tub <u>1</u> Trays _____ Basin <u>2</u> Sink <u>1</u> Toilet _____ Urinals _____ Fountains _____	<u>137</u>		
Heat—Stove _____ H.A. <u>Gas</u> Steam _____ S _____	<u>192</u>		
Finish— { Hd. Wd. _____ Floors— { Hd. Wd. _____ Fir _____ Fir _____	<u>27</u>		
Cabinets _____ Mantels _____			
Tile— { Walls _____ Floors _____	<u>115</u>		
Lighting—Lamp _____ Drops _____ Fix _____			
Total Additions and Deductions	<u>541</u>	<u>75</u>	<u>2972</u>
Net Addition or Deductions	<u>- 75</u>		<u>+ 466</u>

Handwritten notes:
 vacant.
 Not finished
 Jan 1 1939.
 Net 800 =
 1946
 Perch - 150
 10/15/46
 270.
 5/21/61
 1946
 1946
 1946

Age _____ Yrs. by { Est. Owner <u>X</u> Tenants _____ Neighbors _____ Records _____	REPRODUCTION VALUE _____ \$ <u>3438</u>
Remodeled _____ Est. Cost _____	Depreciation _____ % \$ _____
Remodeling Inc. _____ % \$ _____	Reproduction Val. Minus Dep. _____ \$ _____
Garage—S—C— <u>2</u>	1946 Perch <u>150</u>
Cars <u>2</u> Walls <u>Siding</u>	
Roof <u>Shole</u> Size <u>24' x 18'</u> Age <u>1946</u>	
Floor <u>Conc</u> Cost <u>2.54</u>	Depreciated Value Garage _____ \$ <u>254</u>
Remarks _____	Total _____ \$ <u>3438</u>
	Obsolescence _____ % \$ _____
	Total Building Value _____ \$ <u>3842</u>

Original Record _____ Appraised Aug 22 1939
 Card No. _____ Year _____ By W. J. Fustico

Handwritten: OK, N.

16-16-179-021 / 9-3331

1939, August 22

1 of 2



1949 1950 1951 1952

OUT BLDGS.	1939	1940	1941	1942	1943	1944	1945	1946	1947	1948	REMARKS
Res	3961	3886	3812	3738							
GAR	334	327	320	313							
PORCH	203	199	194	190							
						5/21	1/31	See New Card			CW6.
Total	4498	4412	4326	4241							
4070	1800	1765	1730	1695							
1946 Porch									150	207	
GARAGE 1946									254	341	
RESIDENCE VALUE (NET)	800	3438	3370	3304	3238	3169	3100	3031	2962	4060	
TOTAL BLDG. VALUE	800								3366	4608	
ASSESSED VALUE						1595				1845	

RECORD OF ASSESSMENT OF IMPROVEMENTS

Salt Lake COUNTY SERIAL NO. ~~9-1285-1~~

9-3331

OWNER'S NAME Ketchum Builders Supply Co.

OWNER'S ADDRESS _____

LOCATION Part of lot 9, Blk 12, SEC 16, T 1S, R 1E

RE-APPRAISAL CARD (NEW APPR. BASE)

Owner's Name

Owner's Address

Location Ft. Lot 9, Bk 12, Sec. 16, T. 15, R. 1 E

Kind of Building Res. Street No. 1695 So. 16 East

Schedule Class 6 Type 1-2-3-4 Base Cost \$ 4630-3594 = 1036

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1 1/2	x x		642	\$	\$ 1036
1	x x		834	\$	\$ 4130
Attached Garage	x x		437	\$.90	\$ 389

No. of Rooms 6 & Bath Condition Good 5555

Description of Building	Add	Deduct
Foundation—Stone Conc. <input checked="" type="checkbox"/> None		
Ext. Walls Siding		
Insulated—Floors Walls Clgs.		
Roof—Type Gable Mat. Shgl		
Dormers—Small Med. Lg.		
Bays—Small False Med. 12 @ 300 Lg. 3 @ 300	36	
Porches—Front 96 @ 100	96	
Rear 108 @ 100	108	
Cellar—Basn't—1/4 1/2 3/4 full floor con.		160
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfin.		
Plumbing—{ Class 2 Tub 1 Trays Basin 2 Sink 1 Toilet 2 Urns Ftns. Sh. Dishwasher Garbage Disp.		
Heat—Stove H. A. Steam S. Bir. Oil Gas <input checked="" type="checkbox"/> Coal	197	
Air-Conditioned Incinerators		
Radiant—Pipeless		
Finish—{ Hd. Wd. 4 { Fir <input checked="" type="checkbox"/> Floors—{ Hd. Wd. 4 Conc. 7	40	
Cabinets <input checked="" type="checkbox"/> Mantels 2	160	
Tile—{ Walls <input checked="" type="checkbox"/> Wainscot <input checked="" type="checkbox"/> { Floors <input checked="" type="checkbox"/>	120 35	
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix. <input checked="" type="checkbox"/>		
CONC. STOPS 45 @ .50	23	
4 STOPS 15 @ .80	12	
Total Additions and Deductions	827	160
Net Additions or Deductions	-160	

Age Yrs. by { Est. Owner
 { Tenant
 { Neighbors
 { Records

REPRODUCTION VALUE \$ 6222

Depr. 1-2-3-4-5-6 16% % \$

Reproduction Val. Minus Dep. \$ 5226

Remodeled Est. Cost Remodeling Inc. % \$

Garage—S 8—C Depr. 2% 3% Obsolescence \$

Cars Walls Out Bldgs. \$

Roof Size x Age \$

Floor Cost Depreciated Value Garage \$

Remarks Total Building Value \$ 5226

Appraised 5/21/51 By CWL

16-16-179-021 / 9-3331

1951, May 21

2 of 2

16-16-179-021



4-1285-1

9-3331
611-3

365

RECORD OF ASSESSMENT OF IMPROVEMENTS

_____ COUNTY

SERIAL NO. ~~9-1285~~
9-3331

OWNER'S NAME _____

OWNER'S ADDRESS _____

LOCATION _____

FORM TC-74B
STATE TAX COMMISSION
OF UTAH

9-3331

Location _____
 Kind of Bldg. Res St. No. 1695 So. 16th East
 Class 6 Type 1 2 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		834		\$ 3014
1 1/2	x x		642		1197
	x x				

Gar.—Carport 24 x 18 Flr. Concrete Walls Stucco Cl. 3 510

Description of Buildings	Additions	
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____		
Ext. Walls <u>Siding</u>		
Insulation—Floors _____ Walls _____ Clgs. _____		
Roof Type <u>Gable</u> Mtl. <u>Shgt.</u>		
Dormers—Small <u>1</u> Med. _____ Large _____	50	
Bays—Small <u>13</u> Med. _____ Large _____	35	
Porches—Front <u>w/ Railing</u> .45 @ 1.00	45	
Rear _____ .96 @ 1.25	120	
Porch <u>Roofed, 2 deck</u> .188 @ 1.75	189	
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters <u>1/4 Lid. ft. cheap</u> @ 1.50	21	
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>Concrete</u>	229	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>2</u> Tub <u>1</u> Trays _____	510
	Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Built-in-Appliances _____		
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/>	445	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir _____ Hd. Wd. <u>4</u> Other _____	120	
Cabinets <u>1</u> Mantels <u>2</u>	200	
Tile—Walls _____ Wainscot <input checked="" type="checkbox"/> Floors <input checked="" type="checkbox"/>	155	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	45	
<u>cons. Stoop</u> 15' @ .60	9	
Total Additions	2173 2173	

Year Built <u>1949</u>	Avg. Age <u>14</u>	Reproduction Value	\$ <u>6894</u>
Inf. by {	Owner - Tenant - Neighbor - Record - Est.	Obsol. or Rem. %	
		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 <u>74%</u>	<u>5102</u>
Remodel Year _____	Est. Cost _____	Repr. Val. Minus Depr.	\$ _____

Garage—Class _____ Depr. 2% 3% Carport—Factor _____
 Cars _____ Floor att. Walls _____ Roof _____ Doors _____
 Size—x _____ Age _____ Cost _____ x _____ %
 Other Swim Pool & Barbecue dep. 0.20 1374
over NO RNS: 2-calls Total Building Value \$ 6476
 Appraised 10-30 1957 By 1321

RECORD OF ASSESSMENT OF IMPROVEMENTS

Salt Lake

COUNTY

SERIAL NO.

9-3331

Owners Name Harold V. & Grace P. Ford

Location _____

Kind of Bldg. res St. No. 1695 So. 16th East

Class. 6 Type 1 2 3 4 Cost \$ 6771-2706 X - %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	834		\$ 6771	\$
1/2	x x	642		2706	
	x x				

Att. Gar. C.P. 24 x 18 Flr. Conc Walls Sub Cl. 3 1170

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>Siding</u>		
Roof Type <u>gable</u> Mtl. <u>shel</u>		
Dormers—Small <u>1</u> Med. _____ Large _____	125	
Bays—Small <u>1</u> Med _____ Large _____	80	
Porches—Front <u>5x9</u> <u>45ft</u> @ <u>.30</u>	14	
Rear <u>3x5</u> <u>15ft</u> @ <u>.30</u>	5	
Porch <u>Patio</u> <u>10x8ft</u> @ <u>1.80</u>	194	
Planters <u>Patio</u> <u>96ft</u> @ <u>1.50</u>	144	
Ext. Base. Entry _____ @ _____		
Cellar—Bsmt. — <u>1/4</u> <u>1/8</u> <u>1/2</u> <u>3/8</u> <u>3/4</u> Full _____ Floor <u>Conc</u>	584	
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing	Class <u>2</u> Tub. <u>1</u> Trays _____	650
	Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u>	
	Wtr. Sfrtr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. <u>1</u>	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	485	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	272	
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd. <u>4</u> Other _____	160	
Cabinets <u>1</u> Mantels <u>1</u>	390	
Tile—Walls _____ Wainscot <input checked="" type="checkbox"/> Floors <input checked="" type="checkbox"/>		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. _____	120	
Awnings — Metal _____ Fiberglass _____		
<u>metal railing 25 @ 225</u>	56	
<u>Class 1 Swimming Pool</u>		
<u>396ft @ 1.60</u>	634	
Total Additions	4253	

Loop 4-4-77
2061

Year Built <u>1943</u>	Avg. 1. <u>22</u>	Replacement Cost <u>(3)</u> <u>14900</u>
	Age 2.	Obsolescence

Inf. by Owner - Tenant - Adj. Bld. Value
Neighbor - Record - Est. Conv. Factor x47

Replacement Cost—1940 Base
Depreciation Column 1 2 3 4 5 6
1940 Base Cost, Less Depreciation
Total Value from reverse side

Total Building Value \$

Appraised ① 8-20 1965 By 1653
Appraised ② _____ 19 _____ By _____

Owners Name _____

Location _____

Kind of Bldg. _____ St. No. _____

Class _____ Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x			\$	\$
	x x				
	x x				

Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. _____ Sills _____

Ext. Walls _____

Roof Type _____ Mtl. _____

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front _____ @ _____

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full _____ Floor _____

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class _____ Tub _____ Trays _____
Basin _____ Sink _____ Toilet _____
Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____

Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____

Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. _____ Hd. Wd. _____ Panel _____

Floor—Fir. _____ Hd. Wd _____ Other _____

Cabinets _____ Mantels. _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings — Metal _____ Fiberglass _____

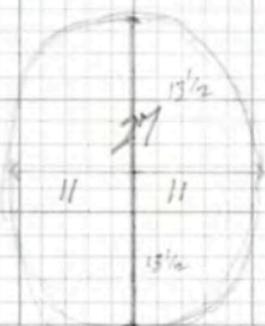
Total Additions

Year Built _____	Avg. 1.	Replacement Cost
	Age 2.	Obsolescence
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Adj. Bld. Value
		Conv. Factor x.47
Replacement Cost—1940 Base		
Depreciation Column 1 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$		

Appraised ① _____ 19 _____ By _____

Appraised ② _____ 19 _____ By _____

Class 1 Pool



7 FEET AT DEEPEST END

= 396 sq. ft

IRREGULAR SHAPED POOL

COST \$ 639.00

SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

SERIAL NO.

9-3331

BUILDINGS

1966

1968

1969

(3)

GARAGE

RESIDENCE

12665

12591

13336

TOTAL

EQUALIZATION

FACTOR

X 20% X

X 20% X

X

X

X

X

X

X

NET TOTAL

ASSESSED

VALUE

2535

2520

2665

John & Mary Ann Proctor
 1695 So. 1600 East
 City 5

9-3331

Com on E line of 16th East St, 240.3 ft
 S & 50 ft m or l E fr NW cor of S $\frac{1}{2}$ of
 Lot 9, Blk 12, Sec 16, T 1S, R 1E, SL
 Mer, S 46.56 ft; N 89°59'39" E 113 ft;
 N 46.07 ft; W 113 ft m or l to beg

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLUENCE	RATE	VALUE
	46.56' x 113'	.970	60			2710

~~TOTAL~~
 New Appraisal Base
 ASSESSED VALUE

+25% (675)

540

NOV. 10 1966

NM

Harold V. & Grace P. Ford
 1695 So. 1600 East
 City 5

9-3331

Com on E line of 16th East St, 240.3 ft
 S & 50 ft m or l E fr NW cor of S $\frac{1}{2}$ of
 Lot 9, Blk 12, Sec 16, T 1S, R 1E, SL
 Mer, S 46.56 ft; N 89°59'39" E 113 ft;
 N 46.07 ft; W 113 ft m or l to beg

295

PARCEL NO.	FRONTAGE	DEPTH		CORNER		
	OR AREA	FACTOR	RATE	INFLU- ENCE	RATE	VALUE
	46.56	.968	50.			2253.

TOTAL

ASSESSED VALUE

451.

VOID -- See New Card

VT.

BLOTTER No.	LOT	BLOCK	PLAT	SEC.	TOWNSHIP	RANGE	DES. No.	SER. No.
78	9	12		16	1S	1E	7	9-3331

DEAD FILE 1977

~~Harold V. & Grace P. Ford~~

John & Mary Ann Proctor

Com on E line of 16th East St., 240.3 ft S & 50 ft m or 1 E fr NW Cor
of S $\frac{1}{2}$ of Lot 9, Blk 12, Sec 16, T 1S, R 1E, SL Mer., S 46.56 ft; N
89°59'39" E 113 ft; N 46.07 ft; W 113 ft m or 1 to beg.

DES. NO.	07	NAME	SHERMAN, PAUL M & KATHLEEN C
SURV TYPE	2	AND	1695 S 1600 E
PLAT	C	ADDRESS	SLC, UT
BLOCK	012		
LOT	01		
TWNSHP			
RANGE		DESC	COM ON E LINE OF 16TH E ST 240.3
SECTION			FT S & 50 FT M OR L E FR
QUARTER			NW COR OF S 1/2 OF LOT 9 BLK 12
QTR/QTR			SEC 16 T 1S R 1E SL MER S
BOOK	4512		46.56 FT N 89°59'39" E 113 FT
PAGE	1365		N 46.07 FT W 113 FT M OR L TO
SUBSCRIPT	1		BEG. 4247-300
YEAR	1978		

DEAD FILE**1980**

84105

U

Old Serial #

09 3331

EX

DEAD FILE 1978

DES. NO.	07	NAME	HOWE, GEORGE G	
SURV TYPE	2	AND	1695 S 1600 E	
PLAT	C	ADDRESS	SLC, UT	84105
BLOCK	012			
LOT	01			
TWNSHP				
RANGE		DESC	COM ON E LINE OF 16TH E ST 240.3	
SECTION			FT S & 50 FT M OR L E FR	
QUARTER			NW COR OF S 1/2 OF LOT 9 BLK 12	
QTR/QTR			SEC 16 T 1S R 1E SL MER S	
BOOK	4247		46.56 FT N 89°59'39" E 113 FT	
PAGE	0300		N 46.07 FT W 113 FT M OR L TO	
SUBSCRIPT	2		BEG. 0.117 AC	
YEAR	1977			

U

Old Serial #
09 3331

ET

DES. NO.	07	NAME	FARR, GERALD A & JANA
SURV TYPE	2	AND	1695 S 1600 E
PLAT	C	ADDRESS	SLC, UT
BLOCK	012		84105
LOT	01		
TWNSHP		DESC	BEG ON E LINE OF 16TH E ST 240.3
RANGE			FT S & 50 FT M OR L E FR
SECTION			NW COR OF S 1/2 OF LOT 9 BLK 12
QUARTER			SEC 16 T 1S R 1E SL MER S
QTR/QTR			46.56 FT N 89°59'39" E 113 FT
BOOK	4808		N 46.07 FT W 113 FT M OR L TO
PAGE	1486		BEG. 4247-300. 4512-1365
SUBSCRPT			
YEAR	1980		
LEGAL	N		
TYPE U MORE	-		

+850

2535-R. 58.

9-3331

2405-61

1695³⁰ EAST

1shed

2645-62

INCREASE % 12
BY STATE TAX COMM.

2755-'64

2535-66 (3) Reappraisal
Paul

2520 - 1968

2665 - 1969

ok
+1970+1971+1972
+1973

XI-5871-6

