ADMINISTRATIVE DETERMINATION OF A NONCONFORMING USE DECISION AND FINDINGS



PETITION PLNZAD2022-00174 - 653 East 200 South

REQUEST

This is a request by Jason Boal, representing the property owner, for a Determination of a Nonconforming use regarding the subject property at approximately 653 East 200 South (Tax ID #: 16-05-104-013-0000).

The applicant is specifically requesting a determination of the legality of the existing off-site parking lot on the property and to have the use recognized as a nonconforming use. The subject property is located in the RMF-35 (Moderate Density Multi-Family Residential District) zoning district. The RMF-35 zone does not permit off-site parking as a permitted or conditional use.

The applicant claims the existing parking lot on the subject property has historically served as off-site parking for two properties: 153 South Heather Street (Tax ID #: 16-05-104-012-0000), a triplex, and 150 East 700 South (Tax ID #: 16-05-104-016-0000), a multi-family apartment building.

The applicant has included the following in their submitted documents:

"We are seeking a determination to clarify that the current use of parcel 16051040130000, which is "off-site parking" for an adjacent multi-family residential structures located at 150 S 700 E and 153-155 S Heather St., is permitted to continue. This use is currently not identified as a permitted or conditional use in the RMF-35 District. See City Code \$ 214.33.020. We are seeking an administrative determination that would classify the use as a "non-conforming use". See City Code \$ 214.38.025"

"We seek an interpretation that will determine that the existing use of parking on parcel #16051040130000 may continue and that the properly owner may repair and maintain this parking lot, including paving it."

DECISION:

The Zoning Administrator finds that the existing use of an off-site parking lot on the subject property located at approximately 653 East 200 South (Tax ID #: 16-05-104-013-0000) was not legally established, and therefore, is not recognized by Salt Lake City as a nonconforming use.

The subject property could be developed with an allowed permitted or conditional use as listed in the table 21A.33.020 of the Salt Lake City zoning ordinance subject to meeting the zoning requirements of the applicable RMF-35 (Moderate Density Multi-Family Residential District) Zone, the off-street parking requirements in 21A.44 of the zoning ordinance, the regulations of the H (Historic Preservation Overlay) in 21A.34.020, and any other applicable approvals and permits required from other city divisions.

STANDARDS OF REVIEW

The materials submitted by the applicant indicate the subject property is currently a parking lot being used for off-site parking. Off-site parking is not listed as a permitted or conditional use in table 21A.33.040 for the RMF-35 (Moderate Density Multi-Family Residential District) zone. The applicant is seeking a determination of nonconforming use.

Section 21A.38.040 of the Salt Lake City Zoning Ordinance defines a nonconforming use as the following:

NONCONFORMING USE: Any building or land legally occupied by a use at the time of passage of the ordinance codified herein or amendment thereto which does not conform after passage of said ordinance or amendment thereto with the use regulations of the district in which located.

Section 21A.38.040.E of the Salt Lake City Zoning Ordinance states the following regarding Determination of Nonconforming Use Status:

- 1. Burden Of Owner To Establish Legality Of Nonconforming Use: The burden of establishing that any nonconforming use lawfully exists under the provisions of this title shall, in all cases, be the owner's burden and not the City's. Building permits, business licenses and similar documentation may be considered as evidence establishing the legality of use.
- 2. Determination Of Nonconforming Status: The Zoning Administrator shall determine the nonconforming use status of properties based upon the evidence submitted and information available pursuant to the provisions of this chapter.

BACKGROUND INFORMATION

From 1883 – 1977, the subject property at 653 East 200 South was occupied by a single-family dwelling. When the house was existing on the lot, the applicant submitted aerial maps with an area in the rear portion of the lot identified as an area for cars to park for the properties at 153 South Heather Street and 150 South 700 East. Once the house was demolished in 1977, aerial images submitted by the applicant show the entire parcel being used for parking.

Both structures at 153 South Heather Street and 150 South 700 East were built prior to zoning requirements for off-street parking. The triplex at 153 South Heather Street was built in 1901, and the multi-family building at 150 South 700 East was built in 1927.

The applicant submitted the following information in an attempt to establish the legality of the nonconforming use. This information is located in Attachment B of this Determination Letter.

<u>Documentation Submitted by the Applicant</u>

- Photograph of the site on January 11, 2022
- Signed statement from a previous property owner stating the use of the property
- 1985 Aerial Image of the property
- 1977 Aerial Image of the property1973 Aerial Image of the property
- 1962 Aerial Image of the property
- 1950 Aerial Image of the property
- Warranty Deed for portion of the property dedicated as ROW
- Excerpts from Salt Lake City Zoning Ordinance Provisions from 1949 and 1964

ANALYSIS & FINDINGS

City records provide historic ordinances from the following relevant years that coincide with the documentation submitted by the applicant: 1949, 1964, 1978, and 1987. Each of these Code sections provides details about permitted uses and regulations for the subject property regarding off-site parking and parking lots in residential districts. Each of the relevant ordinance sections were reviewed to determine if the use was legally established on the subject property.

1949 (See Attachment C for all referenced 1949 Code sections)

In 1949, the subject property was located in the B-2 Residential Zone. According to Sec. 6716 in the 1949 City Code, any use permitted in the Residential 'A' district would also be permitted in the Residential B-2 Zoning District. In Sec. 6715(b)1 Residential 'A' District states:

"Building 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."

Section 6713 defines Accessory use or building as:

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

According to this section, parking on the subject property may only be permitted as an accessory use to

the main use on the property – which in 1949 was single-family residential.

Furthermore, the 1950 aerial map submitted by the applicant has a callout near the rear of the property with a label stating, "area for cars to park on the lot." It's not clear if parking is shown in the area identified, as the aerial is very blurry. If this area identified was used to park cars, this would not establish it was used for off-site parking. In 1950, the subject property was occupied by a single-family home and any parking on the lot was likely accessory to the single-family dwelling on the property. The burden of establishing that any nonconforming use lawfully exists under the provisions of this title shall, in all cases, be the owner's burden and not the City's.

1964 (See Attachment D for all referenced 1964 Code sections)

In 1964, the subject property was located in the R-6 Residential District. In the 1964 ordinance, Chapter 8, Off-Street Loading and Parking Space states the following:

Sec. 51-8-1. OFF-STREET PARKING REQUIRED. There shall be provided at the time of the erection of any main building or structure or at the time any main building or structure is enlarged or increased in capacity, minimum off-street parking space with adequate provisions for ingress and egress by standard sized automobiles as hereinafter provided.

Sec. 51-8-2. PARKING SPACE FOR ONE-TO FOUR-FAMILY DWELLINGS. In all residential zones there shall be provided in a private garage or in an area properly located for a future garage, space for the parking of one (1) automobile for each unit in the case of a new dwelling or for each unit added to an existing building. This parking space must be on the same lot with the main buildings.

Sec. 51-8-3. FOR BUILDINGS OTHER THAN ONE- TO FOUR-FAMILY DWELLINGS. For a new building or structure or for the enlargement or increase in capacity, floor area, or guest rooms of an existing main building or structure, there shall be at least one permanently maintained parking space of not less than one hundred and eighty (180) square feet on the same lot with the main building or not more than five hundred (500) feet therefrom as follows:

1. For apartments and motels, one parking space for each unit in such apartment or motel.

The information submitted by the applicant asserts that section 51-8-3 noted above authorizes off-street parking on the subject property as it is within 500 feet of the main buildings the applicant claims the parking serves. However, the Zoning Administrator finds that the off-street parking provisions noted above are not applicable as this section specifically relates to required parking "at the time of the erection of any main building or structure or at the time any main building or structure is enlarged or increased in capacity". At the time the buildings at 153 South Heather Street and 150 South 700 East were erected, there were not any off-street parking requirements, and documentation was not provided indicating an enlargement or increase in capacity that would require off-street parking to be provided in accordance with this section.

The 1964 ordinance did have separate provisions to establish a parking lot in a residential district as follows:

Sec. 51-5-7. PARKING LOTS IN RESIDENTIAL DISTRICTS. Where not otherwise authorized by this ordinance, when in its opinion the best interests of the community will be served thereby, the Board of Adjustment may permit, temporarily or permanently, the use of land in a Residential District for a parking lot provided that in such cases:

- 1. The lot is to be used only for the parking of passenger automobiles of employees, customers, or guests of the person or firm controlling and operating the lot, who shall be responsible for its maintenance.
- 2. No charge is to be made for parking on the lot.
- 3. The lot is not to be used for sales, repair work, or servicing of any kind.
- 4. Entrances to and exits from the lot are to be located so as to do the least harm to the Residential District.
- 5. No advertising sign or material is to be located on the lot.

- 6. All parking is to be kept back of the setback building line by barrier unless otherwise specifically authorized by the Board of Adjustment.
- 7. The parking lot and that portion of the driveway back of the building line is to be adequately screened from the street and from adjoining property in a residence district by a hedge or sightly fence or wall I not less than three (3) feet high and not more than six (6) feet high located back of the setback building line: all lighting is to be arranged so that there will be no glare therefrom annoying to the occupants of the adjoining property in a residence district, and the surface of-the parking lot is to be smoothly graded, hardsurfaced, and adequately drained,
- 8. Such other conditions as may be deemed necessary by the Board of Adjustment to protect the character of the residential district.
- 9. The Planning Commission shall review all applications for parking lots in residential areas before application shall be approved by the Board of Adjustment.

According to this section, parking lots in residential districts may be permitted by the Board of Adjustment subject to provisions 1-9. No record for Board of Adjustment approval exists to allow an off-site parking lot on this property.

1978 (See Attachment E for all referenced 1978 Code sections)

In 1978, the subject property was located in the R-6 Residential Zoning District. According to Sec. 51-18-1 Residential R-6 District, Use Regulations, any use permitted in the R-5 Residential District would also be permitted in the R-6 Residential District. Regarding use regulations in the R-5 District, Sec. 51-17-1-(7) states the following:

On all other lots used for other than a one-to-four-family dwellings, off-street parking shall be allowed in the side yard provided the following conditions are compiled with:

- (a) The parking lot and structure must maintain the same side yards as required for the structure alone. The side yard adjacent to the parking lot must be landscaped for the complete length of the parking area. The parking lot must be defined by the construction of a concrete curb and said parking lot shall be fifteen (15) feet from any dwelling or apartment house on an adjoining lot.
- (b) A solid wall or fence not less than three (3) feet nor more than six (6) feet in height is constructed on the property line so as to prevent the glare of headlights shining onto adjoining properties from the parking lot.
- (c) The parking area must have a separate exit or be of sufficient width to allow a car to turn so that no car is required to back from the parking lot.
- (d) A hardsurfaced pedestrian walkway a minimum of four feet wide shall be provided between the main building and the parking lot. This walkway shall extend from the front sidewalk to the end of the parking lot and shall be designed so that the pedestrian entering the site will not be required to walk in the driveways.
- (e) All exposed parking areas will be adequately screened from exterior view.
- (f) All conditions set forth in Section 51-6-7, items (1) through (7).

Condition (f) above refers to section 51-6-7, Parking Lots in Residential Districts which states:

Sec. 51-6-7. PARKING LOTS IN RESIDENTIAL DISTRICTS. Where not otherwise authorized by this ordinance, when in its opinion the best interests of the community will be served thereby, the Board of Adjustment may permit, temporarily or permanently, the use of land in a Residential District for a parking lot provided that in such cases:

- 1. The lot is to be used only for the parking of passenger automobiles of employees, customers, or guests of the person or firm controlling and operating the lot, who shall be responsible for its maintenance.
- 2. No charge is to be made for parking on the lot.
- 3. The lot is not to be used for sales, repair work, or servicing of any kind.
- 4. Entrances to and exits from the lot are to be located so as to do the least harm to the Residential District.
- 5. No advertising sign or material is to be located on the lot.

- 6. All parking is to be kept back of the setback building line by barrier unless otherwise specifically authorized by the Board of Adjustment.
- 7. The parking lot and that portion of the driveway back of the building line is to be adequately screened from the street and from adjoining property in a residence district by a hedge or sightly fence or wall I not less than three (3) feet high and not more than six (6) feet high located back of the setback building line: all lighting is to be arranged so that there will be no glare therefrom annoying to the occupants of the adjoining property in a residence district, and the surface of-the parking lot is to be smoothly graded, hardsurfaced, and adequately drained.

In 1978, off-street parking could be allowed on lots other than a lot that contained a one-to-four family dwelling as outlined in Sec. 51-17-1-(7) above. No documentation was submitted by the applicant to demonstrate the off-site parking area complied with the conditions a-f in section 51-17-1-(7) and condition (f) refers back to section 51-6-7 which requires approval from the Board of Adjustment. As stated earlier, no record for Board of Adjustment approval exists to allow an off-site parking lot on this property.

1987 (See Attachment F for all referenced 1987 Code sections)

In 1987, the subject property was still in the R-6 Residential Zoning District. According to Sec. 51-18-1 Residential R-6 District, Use Regulations, any use permitted in the R-5 Residential District would also be permitted in the R-6 Residential District. Regarding use regulations in the R-5 District, Sec. 51-17-6-states the following:

On all lots used for other than one to four-family dwellings, off-street parking shall be allowed in the side yard provided the following conditions are complied with:

- (a). The parking lot and structure must maintain the same side yards as required for the structure alone. The side yard adjacent to the parking lot must be landscaped for the complete length of the parking area. The parking lot must be defined by the construction of a concrete curb and said parking lot shall be fifteen (15) feet from any dwelling or apartment house on an adjoining lot.
- (b) A solid wall or fence not less than three (3) feet nor more than six (6) feet in height is constructed on the property line so as to prevent the glare of headlights shining onto adjoining properties from the parking lot.
- (c). The parking area must have a separate exit or be of sufficient width to allow a car to turn so that no car is required to back from the parking lot.
- (d). A hard surfaced pedestrian walkway a minimum of four feet wide shall be provided between the main building and the parking lot. This walkway shall extend from the front sidewalk to the end of the parking lot and shall be designed so that the pedestrian entering the site will not be required to walk in the driveways.
- (e). All exposed parking areas will be adequately screened from exterior view; and
- (f). All conditions set forth in Section 51-6-7, items (1) through (7): and

Condition (f) above refers to section 51-6-7, Parking Lots in Residential Districts which states:

Sec. 51-6-7. PARKING LOTS IN RESIDENTIAL DISTRICTS. Where not otherwise authorized by this title, when in its opinion the best interests of the community will be served thereby, the Board of Adjustment may permit, temporarily or permanently, the use of land in a residential district for a parking lot provided that in such cases:

- 1. The lot is to be used only for parking of passenger automobiles of employees, customers, or guests of the person or firm controlling and operating the lot, who shall be responsible for its maintenance:
- 2. No charge is to be made for parking on the lot;
- 3. The lot is not to be used for sales, repair work or servicing of any kind
- 4. Entrances to and exits from the lot are to be located so as to do the least harm to the residential district.

- 5. No advertising sign or material is to be located on the lot;
- 6. All parking is to be kept back of the setback building lines by barrier unless otherwise specifically authorized by the Board of Adjustement
- 7. The parking lot and that portion of the driveway back of the building line is to be adequately screened from the street and from adjoining property in a residential district by a hedge or sightly fence or wall not less than three (3) feet high and not more than six (6) feet high located back of the setback building linet all lighting is to be arranged eo that there will be no glare therefrom annoying to the occupants of adjoining property in a residential district, and the surface of the parking lot is to be smoothly graded, hard surfaced, and adequately drained.

In 1987, just as in 1978, off-street parking could be allowed on lots other than a lot that contained a one-to-four family dwelling as outlined in Sec. 51-17-6 above. No documentation was submitted by the applicant to demonstrate the off-site parking area complied with the conditions a-f in section 51-17-6 and condition (f) refers back to section 51-6-7 which requires approval from the Board of Adjustment. As stated earlier, no record for Board of Adjustment approval exists to allow an off-site parking lot on this property.

In summary, insufficient evidence was provided by the applicant to determine that the existing use of an off-site parking lot on the subject property located at approximately 653 East 200 South (Tax ID #: 16-05-104-013-0000) was legally established. The presence of cars in the aerial photos submitted by the applicant does not demonstrate proof that off-site parking was approved as required by previous City Code. The cars that appear in the aerial images also do not provide evidence that these vehicles are associated with a specific property. Therefore, this use is not recognized by Salt Lake City as a nonconforming use.

APPEAL OF DECISION:

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 the information about the applicable fee. Appeals may be filed by submitting an application through the City's online application portal here: https://citizenportal.slcgov.com.Any appeal, including the filing fee, must be submitted by the close of business on **May 9th**, **2022.**

Dated in Salt Lake City, Utah, this 28th day of April 2022.

Rylee Hall, Principal Planner Salt Lake City Planning Division

Ryles Hall

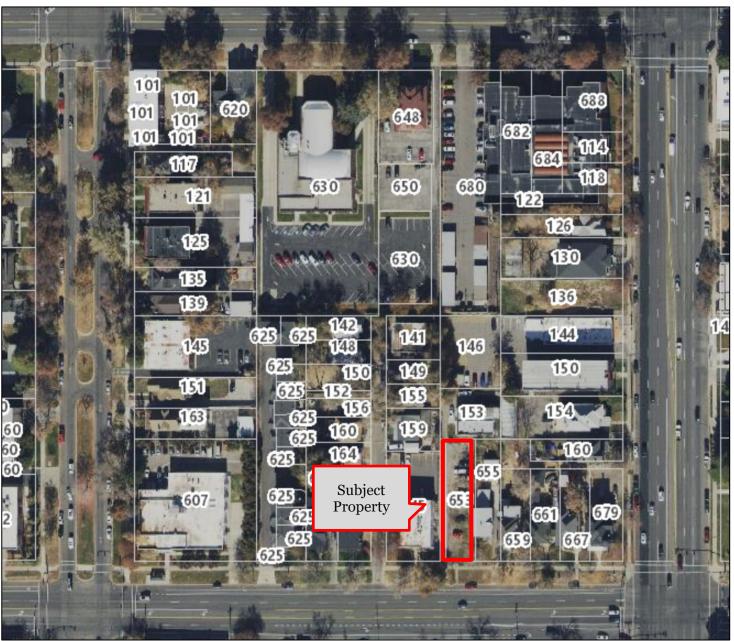
CC:

Nick Norris, Planning Director Mayara Lima, Zoning Administrator Applicable Recognized Organizations Posted to Web File

Attachments:

- A. Vicinity map of subject property
- B. Documentation submitted by the applicant
- C. 1949 City Code sections
- D. 1964 City Code sections
- E. 1978 City Code sections
- F. 1987 City Code sections
- G. County records for Single Family Residential Home on the subject property

ATTACHMENT A - Vicinity Map of Subject Property 653 East 200 South (Tax ID #: 16-05-104-013-0000)







15 WEST SOUTH TEMPLE SUITE 1200 GATEWAY TOWER WEST SALT LAKE CITY, UT 84101 801.257.1900 P 801.257.1800 F

> Jason Boal, AICP (801) 257-1917 jboal@swlaw.com

> > February 21, 2022

Joel Patterson Zoning Administrator Salt Lake City 451 S. State St.- Room 406 Salt Lake City, UT 84111

Re: Administrative Interpretation for parking at 653 E 200 S

Dear: Mr. Patterson

On behalf of the GPR Ventures, LLC, which is under contract to purchase parcels - 16051040160000, 16051040170000, 16051040120000, and 16051040130000, as depicted on **Exhibit A**, we would like to submit a request for an Administrative Interpretation of the current use on parcel 16051040130000. This request is made pursuant to Salt Lake City's Code § 21A.38.025.A, as adopted.

We are seeking a determination to clarify that the historical and existing use of parking on this lot may continue. This lot has provided parking to the residential buildings located on parcels 16051040160000 and 16051040120000 for what appears to be at least seventy (70) years. The determination that the parking use is a legal non-conforming use and may continue, will allow the property owner to improve the parking area so that it is not an eyesore. These improvements will also correct the drainage on the site. Prior to starting this necessary work, we would like to ensure the use can be permitted to continue, thus we are submitting this request.

As required in City Code § 21A.38.025.A, we have included the following as attachments to this petition:

- 1. **Provisions:** The specific provision or provisions of this title for which an interpretation or determination is sought.
- **2.** Facts: The facts of the specific situation giving rise to the request for an interpretation or determination.
- **3. Interpretation:** The precise interpretation or determination claimed by the applicant to be correct.

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4. Fees: The application shall be accompanied by the applicable fees shown on the Salt Lake City consolidated fee schedule. The applicant shall also be responsible for payment of all fees established for providing the public notice required by chapter 21A.10 of this title.

We have attached the above items to this letter, which further clarifies what provisions we are requesting be examined, what facts support our request and what determination we seek. We understand that the City will conduct a thorough review of the adopted provisions, historical permits and uses as part of this determination process. We are happy to research and/or provide any other specific information the City would like to include in their review.

We are pleased to have for the opportunity to work with the City through this determination application. We feel a determination that the parking on parcel 16051040130000 may continue will be in the best interest for the city, the tenants living in the buildings, the neighbors, as well as the property owner.

If you have any questions or concerns, please feel free to reach out to us.

Respectfully.

Jason Boal, AICP & CFM

CC GPR Ventures Wade Budge

Enclosures:

- Provisions
- Facts
- Interpretation

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Provisions

The specific provision or provisions of this title for which an interpretation or determination is sought.

We are seeking a determination to clarify that the current use of parcel 16051040130000, which is "off-site parking" for an adjacent multi-family residential structures located at 150 S 700 E and 153-155 S Heather St., is permitted to continue. This use is currently not identified as a permitted or conditional use in the RMF-35 District. See City Code § 21A.33.020. We are seeking an administrative determination that would classify the use as a "non-conforming use". See City Code § 21A.38.025

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Facts

The facts of the specific situation giving rise to the request for an interpretation or determination.

To support the argument that the parking on parcel 16051040130000 is a nonconforming use, we have included the following specific information.

- 1. Photograph of the site on January 11, 2022. Exhibit B
- 2. Signed statements from previous property owner. We have included a letter from the previous property owner, that identifies this being the use of the parcel to at least 1990. **Exhibit C**
- 3. Historical aerial images of the property from the following dates
 - a. 1985 Exhibit D
 - b. 1977 **Exhibit E**
 - c. 1973 Exhibit F
 - d. 1962 Exhibit G
 - e. 1950 Exhibit H
- 4. It is also important to note that the parcel is encumbered by the right-of-way for Heather Ave. (formerly Cottage Park Dr.), which according to deed research was recorded April 2, 1941 as Entry No. 901178 in Book 266 at page 234. Exhibit I
- 5. Salt Lake City Zoning Ordinance Provisions from 1949 and 1964. Exhibit J

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Interpretation

The precise interpretation or determination claimed by the applicant to be correct.

We seek an interpretation that will determine that the existing use of parking on parcel #16051040130000 may continue and that the property owner may repair and maintain this parking lot, including paving it.

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Exhibit A

The legal description for Parcel: 16051040130000

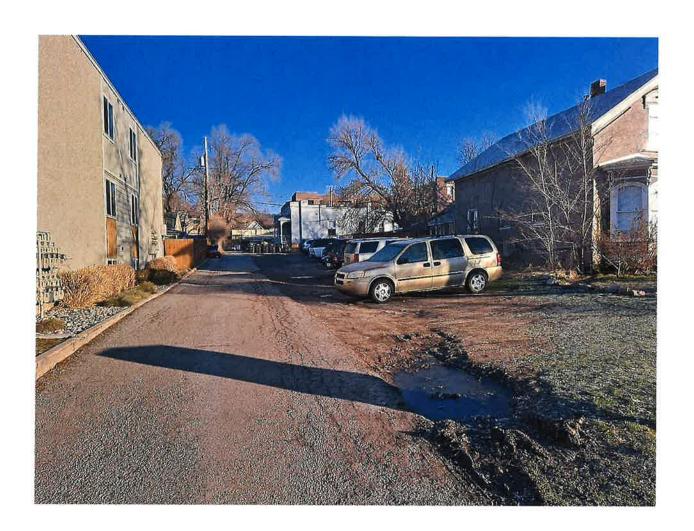
BEG 35.17 FT W FR SE COR LOT 2, BLK 53, PLAT B, SLC SUR; N 165 FT; W 39.08 FT; S 165 FT; E 39.08 FT TO BEG 4795-0629 5461-2895 5901-2639 06210-2186

The Property is depicted as follows:



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Exhibit B



Page 8

Exhibit C

DocuSign Envelope ID: 9DF8151C-9901-4074-B0E2-F2538B130BC2

January 10, 2022

Glen Yonekura Tom Basmajian 843 Castro Street Mountain View, CA 94041

To whom it may concern,

My uncle was Arno Aposhian who passed away in 2009, and my family took over his real estate portfolio after his passing. Arno purchased the property located at 653 East 200 South in Salt Lake City (parcel #: 16-05-104-013) in 1990, prior to our owning it from 2009 until we sold it in 2019. This parcel provided a parking area for the apartments located at 150 South 700 East, and to the best of my knowledge, it was used exclusively for parking during that time. Arno maintained the parking lot and driveway on the parcel continuously during his ownership, as did we during our ownership period.

If you have questions about the use of this parcel during my ownership, please feel free to reach me at (801) 244-5836.

Sincerely,

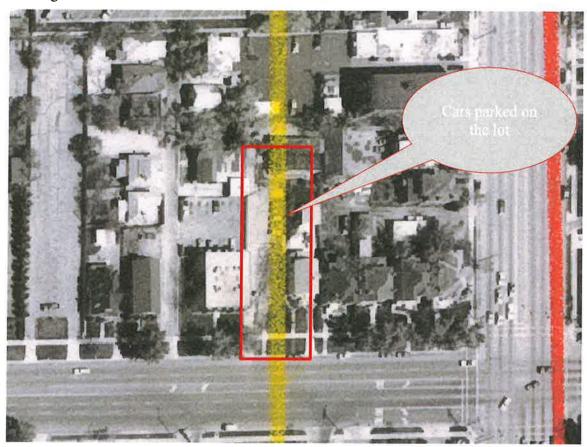
JENNY LAMBERT

Jenny Lambert Viva Corporation

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Exhibit D

1985 aerial image –



Source – Utah Geologic Survey, Aerial Map Search:

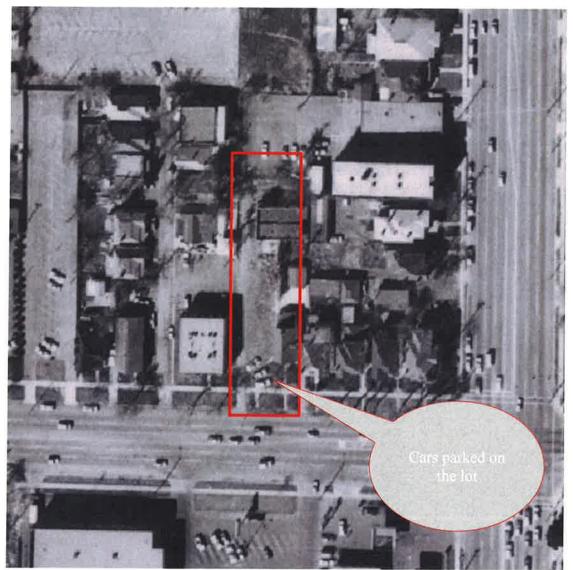
https://imagery.geology.utah.gov/pages/view.php?search=263200&k=&modal=&display=thumb s&order_by=resourcetype&offset=0&per_page=48&archive=&sort=DESC&restypes=1%2C5% 2C9%2C6%2C8%2C2%2Cpubcol%2Cthemes&recentdaylimit=&foredit=&noreload=true&acce ss=&ref=263200

Title:1985 SLCOUNTY Project Aerial Photograph: 13-4

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Exhibit E

1977 aerial image -



Source- Utah Geologic Survey, Aerial Map Search:

https://imagery.geology.utah.gov/pages/view.php?search=%21geo40p75544960889313bm111p8 8183985429909t40p77279367692996bm111p85840797858793&k=&modal=&display=thumbs &order_by=resourcetype&offset=0&per_page=48&archive=&sort=DESC&restypes=&recentda ylimit=&foredit=&noreload=true&access=&ref=261459#

Title: 1977 SLCO Project Aerial Photograph: 2-46

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Exhibit F

1973 aerial image -



Source- USGS EarthExplorer –

https://earthexplorer.usgs.gov/scene/metadata/full/5e83d8e4870f4473/AR5730013220054/

Title: AR5730013220054

Acquisition Date: 1973/07/09

Scale: 32000

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Exhibit G

1962 aerial image -



Source- USGS EarthExplorer -

Title: AR1VAFZ00010073

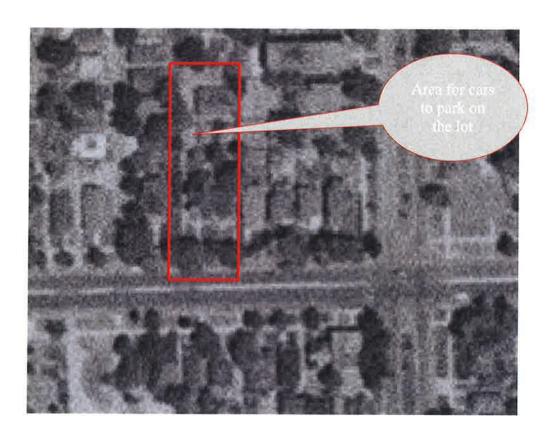
Acquisition Date: 1962/08/02

Scale: 27000

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Exhibit H

1950 aerial image -



Source- Utah Geologic Survey, Aerial Map Search:

Title: AR1LH0000010092

Acquisition Date: 1950/08/01

Scale: 37400

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Exhibit I

Solitors and a person of the April 1984 Cerrit Rip and Johanne Rip, his wife, of Los Arglad County of Los Arglad State of Hard County The April 1984 Control Los Arglad County of Los Arglad State of Hard County of Sait Loke City, What for the Sait Lose City for the som of the following described treet of land in Sait Loke City for the som of Control County of Los Sait Loke City for the South of the Workshop County of Boat Loke City for the Sait County of Loke April 10 feet; where The Loke City for the Sait County of Co	000x 266 rzer234			
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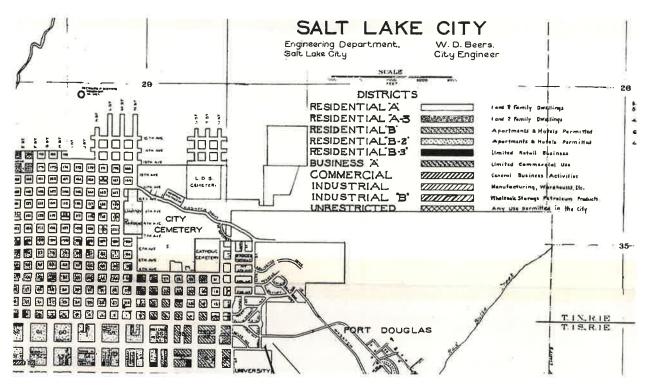
Exhibit J

Salt Lake City Zoning Ordinance Provisions from 1949 and 1964.

We recognize the importance of establishing the historic nature of the use of parking, in addition to the need of providing support in the historic zoning ordinances of the use. To establish the legality of the use, we reviewed the Zoning Ordinances that were applicable 1n 1949 and 1964. Below are the references from those codes that support the establishment of parking on parcel #16051040130000.

1949-

In 1949 the parcel in question was zone Residential "B-2" as shown on the official zoning map:



In the "B-2" district any use permitted in the "A" district were permitted, as well as "all dwellings, flats, apartment and boarding or lodging houses without stores". See 1949 Zoning Ordinance - Section 6717.a. In the "A" district any use permitted in the "AA" district were permitted. See 1949 Zoning Ordinance - Section 6715.a. In the "AA" district, uses that 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." See 1949 Zoning Ordinance -

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Section 6714-A.b. In addition to uses that are an appurtenant to the allowed uses, accessory uses that are incident to the allowed uses were permitted as well. See 1949 Zoning Ordinance - Section 6714-A.b.1.

What is important to note, is that uses that are "appurtenant" to an allowed use are permitted in the zone. So uses that pertain, related or are connected to an allowed use, are also allowed. This is different and defined differently than a use that is accessory to a primary use. Parking for a residential structure, whether a single or multi family is clearly connected to or pertaining to the residential structure. Furthermore, there is no identified limitations in the code for parking related to a multi-family structure, or single-family structure for that matter.

1964-

In 1964 the code was very clear in permitting parking on a lot that was within 500' of the main building. The parking lot in question is only 150' (as the crow flies) away from the building it supports at 150 S 700 E, and adjacent to the structure at and 153-155 S Heather St.

This provision can be found in Section 51-8-3 of the 1964 Salt Lake City Zoning Ordinance –

FOR BUILDINGS OTHER THAN ONE- TO FOUR-FAMILY DWELLINGS. For a new building or structure or for the enlargement or increase in capacity, floor area, or guest rooms of an existing main building or structure, there shall be at least one permanently maintained parking space of not less than one hundred and eighty (180) square feet on the same lot with the main building or not more than five hundred (500) feet therefrom as follows:

1. For apartments and motels, one parking space for each unit in such apartment or motel

All off-street parking areas required by this ordinance shall be deemed to be, required "open space" whether located on the same lot with the main building or on property within five hundred (500) feet therefrom and shall not thereafter be reduced or encroached upon in any manner as long as the business or use to which it is appurtenant continues unless other areas are obtained to provide the same number of parking spaces and such change is approved by the Board of City Commissioners.

We did not include a in depth review of the non-conforming provisions of the 1949 an 1964 code, as we believe the code provisions provided clearly establish the legal use of parking for the multi-family residential structures located at 150 S 700 E and 153-155 S Heather St., on parcel #16051040130000. However, the nonconforming portions of the code from 1949 to present, allow the continuation of a use that was once permitted, but is no longer permitted under the code. As stated, the parking area in connection to the multi-family residential structure was a legal use under the 1949 and 1964 Salt Lake City Zoning Ordinance.

- 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 there are incident. 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
- 3. Four-family dwelling, including one garage space for
- (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, including of this chapter. 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.
- 4. Clubs or fraternal societies, except those the chief activity of which is a service customarily carried on as a
- 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
- Public utility buildings, from which no noises, vibra-tion, fumes or odors are emitted.
- 8. Outdoor advertising structures that otherwise comply with city ordinance.
- 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.

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.
 - Churches.
 - Libraries and museums.
- 5. Public parks, public recreation grounds and play-grounds, 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.
- Railroad or street railway passenger stations and rights of way not including railroad yards or sheds.
- Public buildings, except penal or mental institutions. 9. Cemeteries adjoining or in extension to existing ceme-
- 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.
- The office of a physician, musician or other profes-sional person, when located in his or her dwelling; also custo-mary incidental home occupations engaged in by individuals

within their dwellings, provided that no window display is

- A name plate not exceeding one and one-half (11/2) uare 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 area, appertanting to the lease of sale of the property, also a bulletin board not exceeding eight (8) square feet in area crected 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 lifteen (15) feet from any dwelling on an adjacent lot, unless it is part of the main builddwelling on an adjacent lot, unless it is part to the limit outle-ing 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.
 - Two-family dwellings.
- In a Residential "A" district the accessory uses shall be as designated in a Residential "AA" district.

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

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

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

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

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

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

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

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

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

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

- 1. "Accessory use or building." A subordinate use or building customarily incident to and located upon the same lot occupied by the main use or building.
- 2. "Alley." A street or thoroughfare less than twenty-six (26) feet wide.
- "Apartment house." A building or portion thereof used or intended to be used as the home of three or more families or householders living independently of each other.
- 4. "Approach zone." An area at each end of each airport runway broadening from a width of 1000 feet at the end of runway to a width of 4000 feet at a distance of two miles from the end of such runway and its center line being a continuation of the center line of the runway.

RESIDENTIAL "R-6" DISTRICT

- Sec. 51-17-1. USE REGULATIONS. In all Residential "R-6" Districts 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 or more of the following uses:
 - 1. Any use permitted in a Residential "R-5" District.
 - 2. Hotels.
- 3. Fraternal societies, except those the chief activity of which is a service customarily carried on as a business.
- 4. Hospitals for human beings, medical clinics, sanitariums, and institutions for philanthropic or eleemosynary uses other than correctional or for insanity or other mental diseases, provided the plans for such including all signs and/or emblems are submitted to and approved by the Board of City Commissioners. All such signs and/or emblems for the above-mentioned uses shall be on an area which shall not exceed two (2) square feet.
 - 5. Convalescent and nursing homes.
- 6. An institution for subnormals when located not less than six hundred (600) feet from any dwelling or apartment house.
 - 7. Children, day care centers and nurseries.
 - 8. Identification signs, one flat sign not to exceed four (4) square feet in area.
- Sec. 51-17-2. AREA REGULATIONS. Area requirements for boarding houses, lodging houses, convalescent and nursing homes shall be four thousand (4,000) square feet for the main structure plus five hundred (500) square feet for every three (3) boarders, lodgers, roomers, patients or other persons the building is designed or licensed to accomodate. Area regulations for other uses shall be the same as for a Residential "R-5" District.
- Sec. 51-17-3. FRONT YARD AND REAR YARD REGULATIONS. Same as for Residential "R-5" District.
- Sec. 51-17-4. SIDE YARD REGULATIONS. The minimum side yard shall be twenty-five (25) per cent of the building height, but in no case less than four (4) feet; the total width of the two side yards shall be fifty per cent of the building height, but in no case less than four-teen (14) feet.
- Sec. 51-17-5. HEIGHT REGULATIONS. No building or structure shall be erected to a height in excess of seventy-five (75) feet. No dwelling shall be erected to a height of less than one (1) story above grade.
- Sec. 51-17-6. SPECIAL PROVISIONS. Whenever the side yard is to be used for access to any apartment building containing three or more units said side yard must be at least ten (10) feet in width and at least four (4) feet of said side yard shall be landscaped.

RESIDENTIAL "R-5" DISTRICT

- Sec. 51-16-1. USE REGULATIONS. In a Residential "R-5" District no building or premises shall be used and no building or structure erected which is arranged, intended or designed to be used for other than one or more of the following uses:
 - 1. Any use permitted in a Residential "R-4" District.
 - 2. All dwellings, flats, apartment and boarding or lodging houses without stores.
 - 3. Public utility buildings, from which no noises, vibration, fumes or odors are emitted.
- 4. Accessory uses as specified under a Residential "R-1" District, in conformity with the requirements governing such uses. In addition thereto, private garages or paved parking areas may be maintained for storage purposes only, where no repair facilities are provided, when located in the rear yard of the structure to which they are accessory, 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 and fifteen (15) feet from any residential unit or an adjoining lot.
- 5. Concessions and services which are customarily provided for the convenience of the occupants of the building shall be permitted as incidental or accessory uses within buildings permitted in this district; providing access to such uses is only from within the building; that there is no exterior evidence of such accessory uses such as signs or display windows, and also that the total floor area used for such accessory uses shall not exceed twenty-five (25) per cent of the ground floor area of the building.
- 6. Identification signs. One sign not exceeding four (4) square feet for boarding and lodging houses and multiple dwellings having five (5) or more dwelling units.
- 7. On all lots used for other than a one- to four-family dwelling, off-street parking shall be allowed in the side yard provided the following conditions are complied with:
- (a) A landscaped side yard area at least as wide as the minimum required side yard for the structure alone is maintained for the complete length of the parking area, this area to be defined by the construction of a concrete curb.
- (b) A solid wall or fence not less than three (3) feet nor more than six (6) feet in height is constructed on the property line so as to prevent the glare of headlights shining onto adjoining properties from the parking lot.
- (c) The parking area must have a separate exist or be of sufficient width to allow a car to turn so that no car is required to back from the parking lot.
 - (d) All conditions set forth in Section 51-5-7, items one (1) through seven (7).

- Sec. 51-5-7. PARKING LOTS IN RESIDENTIAL DISTRICTS. Where not otherwise authorized by this ordinance, when in its opinion the best interests of the community will be served thereby, the Board of Adjustment may permit, temporarily or permanently, the use of land in a Residential District for a parking lot provided that in such cases:
- 1. The lot is to be used only for the parking of passenger automobiles of employees, customers, or guests of the person or firm controlling and operating the lot, who shall be responsible for its maintenance.
 - 2. No charge is to be made for parking on the lot.
 - 3. The lot is not to be used for sales, repair work, or servicing of any kind.
- 4. Entrances to and exits from the lot are to be located so as to do the least harm to the Residential District.
 - 5. No advertising sign or material is to be located on the lot.
- 6. All parking is to be kept back of the setback building line by barrier unless otherwise specifically authorized by the Board of Adjustment.
- 7. The parking lot and that portion of the driveway back of the building line is to be adequately screened from the street and from adjoining property in a residence district by a hedge or sightly fence or wall not less than three (3) feet high and not more than six (6) feet high located back of the setback building line: all lighting is to be arranged so that there will be no glare therefrom annoying to the occupants of the adjoining property in a residence district, and the surface of the parking lot is to be smoothly graded, hardsurfaced, and adequately drained.
- 8. Such other conditions as may be deemed necessary by the Board of Adjustment to protect the character of the residential district.
- 9. The Planning Commission shall review all applications for parking lots in residential areas before application shall be approved by the Board of Adjustment.
- Sec. 51-5-8. PUBLIC UTILITIES IN RESIDENTIAL DISTRICTS. Where not otherwise authorized by this ordinance and after favorable recommendation in writing by the Planning Commission and when in its opinion the best interest of the community will be served thereby, the Board of Adjustment may permit as an exception to the ordinance the use of land in a residentially zoned district for a public utility building, electrical substation, radio, television relay station, including necessary towers, and other similar public utilities provided that in all such cases:
- 1. From the evidence presented the Board finds that it is essential in order to provide the area with adequate electrical, gas, telephone, television or radio service;

EXTRACTS FROM REVISED ORDINANCES OF SALT LAKE CITY, 1964

- Sec. 51-1-1. SINGLE TITLE. The ordinance contained in this title shall be known and may be cited as the "Zoning Ordinance of Salt Lake City, Utah".
- Sec. 51-1-2. PURPOSE. This ordinance is designed and enacted for the purpose of promoting the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, including among other things, the lessening of congestion in the streets or roads, securing safety from fire and other dangers, providing adequate light, air, classification of land uses and distribution of land development and utilization, protection of the tax base, securing economy in governmental expenditures, fostering the city's industrial, business, and residential development.
- Sec. 51-1-3. INTERPRETATION. In interpreting and applying the provisions of this ordinance, the requirements contained herein are declared to be the minimum required for the purpose set forth. It is not intended by this ordinance to interfere with or abrogate or annul any easement covenants or other agreements between parties; provided, however, that where this ordinance imposes a greater restriction upon the use of building or premises or upon the height of building, or requires a larger open space than are imposed or required by other laws, ordinances, or restrictions, the provisions of this ordinance shall control.
- Sec. 51-1-4. EFFECT ON PREVIOUS ORDINANCES AND MAPS. This existing ordinances covering the zoning of the property within the limits of Salt Lake City, together with all maps which are a part of such ordinance, are hereby superseded and amended to read as set forth herein; provided, however, that this ordinance, including the attached maps, shall be deemed a continuation of the previous ordinance, and not a new enactment, insofar as the substance of revisions of previous ordinances is included in this ordinance, whether in the same or different language; and this ordinance shall be so interpreted upon all question of construction relating to tenure of officers and boards established by previous ordinances and to questions of conforming and nonconforming use, buildings and structures, and to questions as to the dates upon which such uses, buildings or structures became conforming or nonconforming.
- Sec. 51-1-5. DEFINITIONS. For the purposes of this ordinance, the following terms, phrases, words, and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the single number, and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. Words not herein defined, but defined in the Building Code which has been adapted by Salt Lake City shall be construed as defined therein.
- (1) ACCESSORY USE OR BUILDING. A subordinate use or building customarily incident to and located upon the same lot accupied by the main use or building.
 - (2) AGRICULTURAL. The tilling of the soil, the raising of crops, horticulture, and

OFF-STREET PARKING AND LOADING SPACE

- Sec. 51-8-1. OFF-STREET PARKING REQUIRED. There shall be provided at the time of the erection of any main building or structure or at the time any main building or structure is enlarged or increased in capacity, minimum off-street parking space with adequate provisions for ingress and egress by standard sized automobiles as hereinafter provided.
- Sec. 51-8-2. PARKING SPACE FOR ONE- TO FOUR-FAMILY DWELLINGS. In all residential zones there shall be provided in a private garage or in an area properly located for a future garage, space for the parking of one (1) automobile for each unit in the case of a new dwelling or for each unit added to an existing building. This parking space must be on the same lot with the main buildings.
- Sec. 51-8-3. FOR BUILDINGS OTHER THAN ONE- TO FOUR-FAMILY DWELLINGS. For a new building or structure or for the enlargement or increase in capacity, floor area, or guest rooms of an existing main building or structure, there shall be at least one permanently maintained parking space of not less than one hundred and eighty (180) square feet on the same lot with the main building or not more than five hundred (500) feet therefrom as follows:
- 1. For apartments and motels, one parking space for each unit in such apartment or motel.
- 2. For hotels, fraternity or sorority houses, rooming houses, and dormitories, at least one parking space for each five (5) rooms or five (5) guests for which the building is intended or designed to accommodate.
- 3. For hospitals and sanitariums, at least one parking space for each two (2) bed capacity.
- 4. For convalescent, nursing and other similar type homes, one parking space for every five (5) persons the home is licensed or designed to care for, plus one additional space for each car used by the operators in conducting the home plus one space for every two (2) employees working on the highest employment shift.
- 5. For medical and dental clinics at least ten (10) parking spaces, provided that three (3) additional parking spaces shall be provided for each doctor or dentist having offices in such clinic in excess of three doctors or dentists.
- 6. For any theater, auditorium, stadium, church, school, club, mortuary, wedding chapel, or other use designated to draw an assembly of persons, one parking space for every ten (10) seats provided in such places of assembly.
- 7. For business or commercial buildings or structures having a floor area of one thousand (1,000) square feet or more at least one parking space for every three hundred (300) square feet of the first floor area in said building, and for every seven hundred and fifty (750) square feet of floor area above the first floor. If the basement is to be used for

RESIDENTIAL "R-6" DISTRICT

SECTIONS:

51-18-1. Use regulations. 51-18-2. Area regulations. 51-18-3. Front yard and rear yard regulations. 51-18-4. Side yard regulations. 51-18-5. Height regulations. 51-18-6. Special provisions. 51-18-7. Conditional uses.

SEC. 51-18-1. USE REGULATIONS. In all Residential "R-6" Districts 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 or more of the following uses:

(1) Any use permitted in a Residential "R-5" District.

(2) Identification signs, but limited to one flat sign not to exceed four (4) square feet in area.

(3) Fraternal societies, except those the chief activity of which is a service customarily carried on as a business.

(4) Hospitals for human beings, medical clinics, sanitariums, and institutions for philanthropic or eleemosynary uses other than correctional or for insanity or other mental diseases, provided the plans for such, including all signs and/or emblems, are submitted to and approved by the Board of City Commissioners. All such signs and/or emblems for the above mentioned uses shall be on an area which shall not exceed two (2) square feet.

(5) Convalescent and nursing homes.

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

(7) Children, day care centers and nurseries.(8) Identification signs, one (1) flat sign not to exceed four (4) square feet in area.

SEC. 51-18-2. AREA REGULATIONS. Area requirements for boarding houses, lodging houses, convalescent and nursing homes shall be four thousand (4,000) square feet for the main structure plus five hundred (500) square feet for every three (3) boarders, lodgers, roomers, patients or other persons the building is designed or licensed to accommodate. Area regulations for other uses shall be the same as for a Residential "R-5" District.

51-18-3. FRONT YARD AND REAR YARD REGULATIONS. The SEC. front yard and rear yard regulations shall be the same as for a Residential "R-5" District.

RESIDENTIAL "R-5" DISTRICT

SECTIONS:

51-17-1.	Use regulations.
51-17-2.	Area regulations.
51-17-3.	Side yard regulations.
51-17-4:	Front yard regulations.
51-17-5.	Rear yard regulations.
51-17-6.	Height regulations.
51-17-7.	Special provisions.
51-17-8.	Conditional use

SEC. 51-17-1. USE REGULATIONS. In a Residential "R-5" District no building or premises shall be used and no building or structure erected which is arranged, intended or designed to be used for other than one or more of the following uses:

(1) Any use permitted in a Residential "R-4" District.

(2) All dwellings, flats, apartment and boarding or lodging houses without stores.

(3) Public utility buildings, from which no noises, vibration,

fumes or odors are emitted.

(4) Accessory uses as specified under a Residential "R-1" District, in conformity with the requirements governing such uses. In addition thereto, private garages or paved parking areas may be maintained for storage purposes only, where no repair facilities are provided, when located in the rear yard of the structure to which they are accessory, not less than sixty (60) feet from the front line and not less than thirty (30) feet from any other street line on which the property faces and fifteen (15) feet from any residential unit on an adjoining lot.

(5) Concessions and services which are customarily provided for the convenience of the occupants of the building shall be permitted as incidental, or accessory uses within buildings permitted in this district; provided that access to such uses is only from within the building; that there is no exterior evidence of such accessory uses such signs or display windows, and also that the total floor area used for such accessory uses shall not exceed twenty-five (25) percent of the ground floor area of the

building.

(6) Identification signs. One sign not exceeding four (4) square feet for boarding and lodging houses and multiple dwellings having five (5) or more dwelling units.

(7) On all other lots used for other than a one-to-four-family dwellings, off-street parking shall be allowed in the side yard

provided the following conditions are compiled with:

(a) The parking lot and structure must maintain the same side yards as required for the structure alone. The side yard adjacent to the parking lot must be landscaped for the complete length of the parking area. The parking lot must be defined by

the construction of a concrete curb and said parking lot shall be fifteen (15) feet from any dwelling or apartment house on an adjoining lot.

(b) A solid wall or fence not less than three (3) feet nor more than six (6) feet in height is constructed on the property line so as to prevent the glare of headlights shining onto adjoining properties from the parking lot.

(c) The parking area must have a separate exit or be of sufficient width to allow a car to turn so that no car is required

to back from the parking lot.

(d) A hardsurfaced pedestrian walkway a minimum of four feet wide shall be provided between the main building and the parking lot. This walkway shall extend from the front sidewalk to the end of the parking lot and shall be designed so that the pedestrian entering the site will not be required to walk in the driveways.

(e) All exposed parking areas will be adequately screened

from exterior view.

(f) All conditions set forth in Section 51-6-7, items (1)

through (7).

(8) Single-family dwelling rentals. In a single dwelling, the renting of rooms to not more than four persons; provided, lawfully located off-street parking space is provided on a ratio of one parking space for every two persons.

SEC. 51-17-2. AREA REGULATIONS. The minimum lot area shall be not less than four thousand (4,000) square feet for a one-family dwelling with an additional five hundred (500) square feet required for each family added.

Area requirements for boarding and lodging houses shall be four thousand (4,000) square feet for the structure, plus five hundred (500) square feet for every three (3) boarders, lodgers or roomers the building is designed or licensed for.

SEC. 51-17-3. SIDE YARD REGULATIONS. The minimum side yard for any main building shall be thirty (30) percent of the building height, but in no case less than six (6) feet, and the total width of the two (2) side yards shall be sixty (60) percent of the building height, but in no case less than seventeen (17) feet.

SEC. 51-17-4. FRONT YARD REGULATIONS. The front yard regulations shall be the same as for a Residential "R-1" District.

SEC. 51-17-5. REAR YARD REGULATIONS. The rear yard regulations shall be the same as for a Residential "R-1" District.

SEC. 51-17-6. HEIGHT REGULATIONS. No building or structure shall be erected to a height in excess of forty-five (45) feet. No dwelling shall be erected to a height of less than one story above grade.

street shall be held to be on that side of a corner lot having the greater length. When a dwelling is erected to within ten (10) feet of the side street in this manner, it must maintain a twenty-five (25) foot rear yard regardless of the location of the garage. Where the garage is attached and the dwelling is erected to within ten (10) feet of the side street, the attached garage portion of the dwelling must be twenty (20) feet back from the property line on the side street.

SEC. 51-6-5. PARKING LOTS AND DRIVEWAYS ABUTTING RESIDENTIAL DISTRICTS. Whenever a parking lot or a driveway to a parking lot is here-after established in other than a residential district so as to abut the side or rear line of a lot in a residential district a masonry wall or a substantial sightly fence not less than three (3) feet or more than six (6) feet high shall be constructed and maintained along said side or rear lot line up to but not beyond the setback building line. In addition, all such parking lots shall maintain the required front yard and side yards as would be required for a structure on the property. In all use districts, the lighting, including any permitted sign, on any parking lot or driveway shall be arranged so that there will be no annoying glare directed to or reflected toward residential buildings and residential districts.

SEC. 51-6-6. GARAGE ENTRANCES. No private or public garage or parking lot for more than five (5) motor vehicles shall have an entrance or exit in any district within one hundred fifty (150) feet of an entrance or exit of a public school, church, playground, or other public or semi-public institution.

SEC. 51-6-7. PARKING LOTS IN RESIDENTIAL DISTRICTS. Where not otherwise authorized by this title, when in its opinion the best interests of the community will be served thereby, the Board of Adjustment may permit, temporarily or permanently, the use of land in a residential district for a parking lot provided that in such cases:

(1) The lot is to be used only for parking of passenger automobiles of employees, customers, or guests of the person or firm controlling and operating the lot, who shall be responsible for its maintenance.

(2) No charge is to be made for parking on the lot.

(3) The lot is not to be used for sales, repair work or servicing of any kind.

(4) Entrances to and exits from the lot are to be located so

as to do the least harm to the residential district.

(5) No advertising sign or material is to be located on the lot.

(6) All parking is to be kept back of the setback building lines by barrier unless otherwise specifically authorized by the

Board of Adjustment.

(7) The parking lot and that portion of the driveway back of the building line is to be adequately screened from the street and from adjoining property in a residential district by a hedge or sightly fence or wall not less than three (3) feet high and

not more than six (6) feet high located back of the setback building line; all lighting is to be arranged so that there will be no glare therefrom annoying to the occupants of adjoining property in a residential district, and the surface of the parking lot is to be smoothly graded, hard-surfaced, and adequately drained.

(8) There may be imposed such other conditions as may be deemed

necessary by the Board of Adjustment to protect the character of

the residential district.

(9) The Planning Commission shall review all applications for parking lots in residential areas before application shall be approved by the Board of Adjustment.

SEC. 51-6-8. PUBLIC UTILITIES IN RESIDENTIAL DISTRICTS. Where not otherwise authorized by this title and after favorable recommendation in writing by the Planning Commission and when in its opinion the best interest of the community will be served thereby, the Board of Adjustment may permit as an exception to this title the use of land in a residentially zoned district for a public utility building, electrical substation, radio or television relay station, including necessary towers, and other similar public utilities provided that in all such cases:

(1) From the evidence presented the Board finds that it is essential in order to provide the area with adequate electrical,

gas, telephone, television or radio service.

It is determined that due to certain peculiar conditions, the facility could not be located outside the residentially zoned district and properly serve the city.

(3) The building is designed to conform to the residential

character of the district.

(4) All yard spaces as required for permitted use in the district are provided.

(5) Adequate screening is provided by proper landscaping and

fencing where the facility is not within a building.

(6) Such other conditions are met as may be deemed necessary by the Board of Adjustment to protect the character of the residential district.

Nothing in this section shall be interpreted as giving the Board of Adjustment the authority to permit a privately owned or operated commercial radio or television tower or station in any residential district.

51-6-9. PRIVATE RECREATIONAL FACILITIES IN RESIDEN-TIAL DISTRICTS. Where not otherwise authorized by this title and when in its opinion the best interest of the community will be served thereby, the Board of Adjustment may permit temporarily or permanently the use of the land in a residential district for private recreational purposes provided that in all such cases the following conditions are complied with:

(1) The facilities are to be owned and maintained by residents of the neighborhood or section of the subdivision in which the recreational facility is to be located, or by a non-profit organization incorporated and operating under the laws of the

State of Utah.

(2) The area to be used for recreational purposes is suf-

51-2-45. Sign, animated. 51-2-46. Sign, area. 51-2-47. Sign, billboard. Sign, business. 51-2-48. 51-2-49. Sign, flat. Sign, floodlighted. 51-2-50. 51-2-51. Sign, ground. Sign, identification. 51-2-52. 51-2-53. Sign, illuminated. 51-2-54. Sign, name plate. 51-2-55. Sign, projecting. 51-2-56. Sign, property. 51-2-57. Sign, public necessity. 51-2-58. Sign, roof. 51-2-59. Sign, service. 51-2-60. Sign, temporary. 51-2-61. Structure. 51-2-62. Yard. 51-2-63. Yard, front. 51-2-64. Yard, rear. 51-2-65. Yard, side.

SEC. 51-2-1. SCOPE OF DEFINITIONS. In this title the terms, phrases, words and their derivations shall have the meanings as stated and defined in this chapter. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory. Words not herein defined but defined in the Building Code which has been adopted by Salt Lake City shall be construed as defined therein.

SEC. 51-2-2. ACCESSORY USE OR BUILDING. "Accessory use or building" shall mean a subordinate use or building customarily incident to and located upon the same lot occupied by the main use or building.

SEC. 51-2-3. AGRICULTURAL. "Agricultural" shall mean the tilling of the soil, the raising of crops, horticulture, and gardening, but not including the keeping or raising of domestic animals or fowl, except household pets, and not including agricultural industry or business such as fruit packing plants, fur farms, animal hospitals, or similar uses.

SEC. 51-2-3 (1) ARCADE. "Arcade" Shall mean any licensed business premise where there are three or more coin-operated amusement devices which are available for the use of the public.

SEC. 51-2-4. AIRPORT ZONES. (1) APPROACH ZONE.

"Approach zone" shall mean an area leading from each end of an airport landing strip having a width of one thousand (1000) feet for instrument runways and five hundred (500) feet for non-instrument runways at a distance of two hundred (200) feet beyond the end of

CHAPTER 18

RESIDENTIAL "R-6" DISTRICT

SECTIONS:

- 51-18-1. Use Regulations.
- 51-18-2. Area Regulations.
- 51-18-3. Front Yard and Rear Yard Regulations.
- 51-18-4. Side Yard Regulations.
- 51-18-5. Height Regulations.
- 51-18-6. Special Provisions.
- 51-18-7. Conditional Uses.
- SEC. 51-18-1. USE REGULATIONS. In all Residential "R-6" Districts 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 or more of the following uses:
 - (1). Any use permitted in a Residential "R-5" District.
- (2). Identification signs, but limited to one flat sign not to exceed four (4) square feet in area.
- SEC. 51-18-2. AREA REGULATIONS. The minimum lot area shall be not less than four thousand (4,000) square feet for a one-family dwelling with an additional five hundred (500) square feet required for each family added.

Area requirements for boarding and lodging houses shall be four thousand (4,000) square feet for the structure, plus five hundred (500) square feet for every three (3) boarders, lodgers or roomers the building is designed or licensed for.

- SEC. 51-18-3. FRONT YARD AND REAR YARD REGULATIONS. The front yard and rear yard regulations shall be the same as for a Residential "R-5" District.
- SEC. 51-18-4. SIDE YARD REGULATIONS. The minimum side yard shall be twenty-five (25) percent of the building height, but in no case less than four (4) feet; the total width of the two (2) side yards shall be fifty (50) percent of the building height, but in no case less than fourteen (14) feet.
- SEC. 51-18-5. HEIGHT REGULATIONS. No building or structure shall be erected to a height in excess of seventy-five (75) feet. No dwelling shall be erected to a height of less than one (1) story above grade.

such uses is only from within the building; that there is no exterior evidence of such accessory uses such as signs or display windows, and also that the total floor area used for such accessory uses shall not exceed twenty-five (25) percent of the ground floor area of the building.

- (6). On all lots used for other than one to four-family dwellings, off-street parking shall be allowed in the side yard provided the following conditions are complied with:
 - (a). The parking lot and structure must maintain the same side yards as required for the structure alone. The side yard adjacent to the parking lot must be landscaped for the complete length of the parking area. The parking lot must be defined by the construction of a concrete curb and said parking lot shall be fifteen (15) feet from any dwelling or apartment house on an adjoining lot.
 - (b). A solid wall or fence not less than three (3) feet nor more than six (6) feet in height is constructed on the property line so as to prevent the glare of headlights shining onto adjoining properties from the parking lot.
 - (c). The parking area must have a separate exit or be of sufficient width to allow a car to turn so that no car is required to back from the parking lot.
 - (d). A hardsurfaced pedestrian walkway a minimum of four feet wide shall be provided between the main building and the parking lot. This walkway shall extend from the front sidewalk to the end of the parking lot and shall be designed so that the pedestrian entering the site will not be required to walk in the driveways.
 - (e). All exposed parking areas will be adequately screened from exterior view; and
 - (f). All conditions set forth in Section 51-6-7, items (1) through (7); and
- (7). Single-family dwelling rentals. In a single dwelling, the renting of rooms to not more than four persons; provided, lawfully located off-street parking space is provided on a ratio of one parking space for every two persons.
- SEC. 51-17-2. AREA REGULATIONS. The minimum lot area for a single-family dwelling shall be five thousand square feet; for a two-family dwelling six thousand square feet; for a three-family dwelling seven thousand five hundred square feet; for a

require a front yard, a front yard shall be required in the entire block equal to that required for the most restricted portion of the block.

SEC. 51-6-4. CORNER LOT TRANSITION. On every corner lot in a residential district there shall be provided on the side street a side yard equal in depth to the required front yard depth on said street, except that on any corner lot under separate ownership on February 1, 1956, which is less than sixty (60) feet wide this provision may be waived allowing a residence to be erected to within ten (10) feet of the side street. The side street shall be held to be on that side of a corner lot having the greater length. When a dwelling is erected to within ten (10) feet of the side street in this manner, it must maintain a twenty-five (25) foot rear yard regardless of the location of the garage. Where the garage is attached and the dwelling is erected to within ten (10) feet of the side street, the attached garage portion of the dwelling must be twenty (20) feet back from the property line on the side street.

SEC. 51-6-5. PARKING LOTS AND DRIVEWAYS ABUTTING RESIDENTIAL DISTRICTS.

- (1). Whenever a parking lot or a driveway to a parking lot is hereafter established in other than a residential district so as to abut the side or rear line of a lot in a residential district, a masonry wall or a substantial sightly fence not less than three feet or more than six feet high shall be constructed and maintained along said side or rear lot line up to but not beyond the setback building line.
- (2). All such parking lots shall maintain the required front and side yards as would be required for a structure on the property.
- (3). In all use districts, the lighting, including any permitted sign, on any parking lot or driveway shall be arranged so that there will be no annoying glare directed to or reflected toward residence buildings or residence districts.
- (4). All such parking lots shall maintain the required front yard that would be required for a structure and a ten foot landscaped buffer abutting any residential district.
- SEC. 51-6-6. GARAGE ENTRANCES. No private or public garage or parking lot for more than five (5) motor vehicles shall have an entrance or exit in any district within one hundred fifty (150) feet of an entrance or exit of a public school, church, playground, or other public or semi-public institution.
- SEC. 51-6-7. PARKING LOTS IN RESIDENTIAL DISTRICTS. Where not otherwise authorized by this title, when in its opinion the best interests of the community will be served

thereby, the Board of Adjustment may permit, temporarily or permanently, the use of land in a residential district for a parking lot provided that in such cases:

- (1). The lot is to be used only for parking of passenger automobiles of employees, customers, or guests of the person or firm controlling and operating the lot, who shall be responsible for its maintenance;
 - (2). No charge is to be made for parking on the lot;
- . (3). The lot is not to be used for sales, repair work or servicing of any kind;
- (4). Entrances to and exits from the lot are to be located so as to do the least harm to the residential district;
- (5). No advertising sign or material is to be located on the lot;
- (6). All parking is to be kept back of the setback building lines by barrier unless otherwise specifically authorized by the Board of Adjustment;
- (7). The parking lot and that portion of the driveway back of the building line is to be adequately screened from the street and from adjoining property in a residential district by a hedge or sightly fence or wall not less than three (3) feet high and not more than six (6) feet high located back of the setback building line; all lighting is to be arranged so that there will be no glare therefrom annoying to the occupants of adjoining property in a residential district, and the surface of the parking lot is to be smoothly graded, hardsurfaced, and adequately drained;
- (8). There may be imposed such other conditions as may be deemed necessary by the Board of Adjustment to protect the character of the residential district; and
- (9). The Planning Commission shall review all applications for parking lots in residential areas before application shall be approved by the Board of Adjustment.

SEC. 51-6-8. PUBLIC UTILITIES IN RESIDENTIAL AND "P-1" DISTRICTS.

(1). Special exception in residential districts. Where not otherwise authorized by this title and after favorable recommendation in writing by the Planning Commission and when in its opinion the best interest of the community will be served thereby, the Board of Adjustment may permit, as an exception to this title, the use of land in a residentially zoned district other than the "P-1" zone, for a public utility building,

ATTACHMENT G: County records for Single property	Family Residential Home on the subject
[This page left intentiona	lly blank]

Blotte	r 21 RE-	APPRAISAI	L CARD	2-28	395.	-1R&Ch
Owner's Na	me Tracy Loan					
Owner's Ad	dress 151 So. Me	ain St.,	City			H.
Location	Lot 2, Block	53, Plat	B, S.	L. C.	Sui	evey Halb
Kind of Bui	lding Pes	Street	No. 65	3 Eas	t.	200/50
	Class E			XIII		
1 -				Actu	al	
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Fact	or	Totals (3)
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	XX			1.7		1
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	O - to Roth) desired	to .		
No. of Roor	ns. 0 TP9/0	Condition		<i></i>	177	¥ : Tos
	Description of Buildin	ng	Add	Deduct	100	oles frio
Foundation	-Stone Conc	None			1000	
Ext. Walls	Stone, Pr Brion	K, SR, Brick			P	teal 1938
Roof-Type	Hijo Mat	Shale	/		10	Junto Ambo
	Small Med.		/		the	10/22/49
Bays-Smal	1	Lg.	/.,			ic Rm stairs = 63
	ront x 93	7 500 1	232	-		1 T46 7 = 443
R	earx 60	@ 80/	5.4		l evi	Long 108
Basement	Fyx/ Floor	cond	309			
Attic-Room	ns. 1-2 Fin. 1-	Unfin.	450			
		-/ Trays	2		1	oker Helded
Plumbing-	Class Tub Sink Urinals For	Toilet	52		270	438 - \$290
	e H.A Stea		1,68	1011	CH	edit for M.W.He
Finish—	Hd. Wd. Floors-	· SHa. Wd.	90		014	Field
	Fir.	{ Fir	30		6	5 2 mantels at 50
Cabinets	antry Mantels.	00/4/10 m / 18/0 A			73	
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	amp Drops	1				
250	sist out Poon	s in Bent	175			
1-746	+1-Toiletin	Bent, Cl-X	130		OKF	iold
						, , ,
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	on or Deductions		1611		8	+ 679
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MAgeY	Neighbors	Depreciation		- Dan		5848
	Records	Reproduction				
	Est. Cost		eling Inc.	0,7	c 5	190
Garage—S	8—C	ma 19.61	Pare	tal	- 5	1083
	wans		II.e.ma		5	
	Size 20x 30	- 1	70/3	Ø		70
	Cost S		ted Value (arage	-	1919
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450 50	7 -, olo g	Total	Building V	alue		6208
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Sw 279

OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
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		Z .				
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		v				
		X		(Mg)		
		Υ				
		N				
		X				
		X				
		X				
		X		7	1	
Degree - W. Control of the Control o		X				7
Average and the second second		x			1	E-resident
		x	1			
		, v	Time-			
		y				

	mila	10111	100	1100	1953	1954	1955	1956			10118
OUT BLDGS.	1936	1937	1938	1939	1940	1941	1942	1943	1944	1945	REMARKS
Jan	82	- 82	. 82	. 82	- 82	82	82	82			
103 Kustato	V 327.	Barrar.	318.	314	4 310	306	302	. 198			233.
1 gyes	1880	5707	5534	5361	5188	5188	5/88	5788			
1950 Remodel	41	1083	1061	1040.	1018	996	975	938			
1+0	1000	niarl	1000	1202	1 598	(572	1547	6526			
() () () () () ()	2000	2800	2800	2720	91.41	9630	2/34	2610			
WALLAND AND WALLAND	(H. K.) (N.		NOVO	M. CALL	26.70	2000	2.0.0.0				
4											
			.,								
						•••••					
TOTAL OUT // 3	D						7600				- 10
BUILDING\$ Tarag	70	70	.70	70	70	70	70	70	70	170	82.
RESIDENCE 44 VALUE [NET] 98	5458	5679	5499	5369	(438	5109	4980	4851	4722	4594	605%. Inc.
TOTAL BLDG. VALUE	1828	5699	5569	543.9	5308	(179	5010	4971	479V	4664	6468
ASSESSED VALUE								-			2385

B 21

RECORD OF ASSESSMENT OF IMPROVEMENTS

OWNER'S NAME Tracy Loan & Trust Co.

OWNER'S ADDRESS 151 So. Main St., City

Location Lot 2, Block 53, Plat B, SLC Survey

FORM TC-74B STATE OF UTAH STATE TAX COMMISSION

GOTTSCHALL PTG. 5-16-36

COMPLAINT AS TO THE ASSESSMENT OF PROPERTY

Salt Lake City City or Town	Salt Lake County for the year 1938									
Owner Delma Richardson Address 653 East 2nd So.										
Location of Property 653 East 2nd So	Household Furnishings - \$ 225									
BookPageLine	\$									
	TOTAL \$ 3485									
DESCRIPTION OF BUILDINGS										
Kind of Buildings Brick & stone	Year of Remodeling (if any)									
Year Built /883	Work Done: By ContractBy Self									
Cost of Buildings \$ Land \$	Character of Work Done									
Outbuildings: Ageyrs. Cost \$										
	Total Cost of Remodeling \$									
Last Selling Price of Land and Buildings \$ 2500	Date April 22, 1937.									
Amount of Insurance on Buildings \$ 2000 Is Proper	ty for Sale? At What Price \$									
With Whom Listed?										
Has the Property Been Appraised Within the Last Two Years?										
By Whom?	For What Purpose?									
What Is the Amount \$ In Your Opinion W	hat Is the Value of the Property Today \$ 2500									
Land \$Buildings \$	Household Furnishings \$									
Other Personal Property \$	Total Value \$									
Original Amount of 1st Mortgage \$	Present Amount of 1st Mortgage \$ /300									
Original Amount of 2nd Mortgage \$	Present Amount of 2nd Mortgage \$ none									
Reasons for Protest:										
0 1,000	00 8.01									
Date June 1, 19 38	Delma Tichardson Signature of Owner or Agent									

Note: Under the item "Reason for Protest" the owner should state definitely the assessed valuation against which he is protesting and present such facts as will substantiate his objection. Use the other side of this sheet for additional space if necessary.

Form TC-64 4-36 10M Gottschall P. Co. STATE OF UTAH STATE TAX COMMISSION

COMPLAINT AS TO THE ASSESSMENT OF PROPERTY

City or Town	County for the year 19.39
	County for the year 19
Owner Delma Tuchardson	Assessed Value of Real Estate \$ 605
Address 653 & 2 mol So.	Buildings \$ 2735
Location of Property	Household Furnishings - \$ 225
BookPageLine	\$
	3515
DECCRIPTIO	TOTAL \$ 3565
DESCRIPTIO	N OF BUILDINGS
Kind of Buildings.	Year of Remodeling (if any)
Year Built	Work Done: By ContractBy Self
Cost of Buildings \$ Land \$	Character of Work Done
Outbuildings: Ageyrs. Cost \$	
	Total Cost of Remodeling \$
Last Selling Price of Land and Buildings \$	Date
Amount of Insurance on Buildings \$ Is Proper	ty for Sale?At What Price \$
With Whom Listed?	
Has the Property Been Appraised Within the Last Two Years?	
By Whom?	For What Purpose?
What Is the Amount \$ In Your Opinion W	hat Is the Value of the Property Today \$
Land \$Buildings \$	Household Furnishings \$
Other Personal Property \$	Total Value \$
Original Amount of 1st Mortgage \$	Present Amount of 1st Mortgage \$
Original Amount of 2nd Mortgage \$	Present Amount of 2nd Mortgage \$
Reasons for Protest:	
Barrage a 52 1	aluation.
and the contract of the contra	amarion
Was 7729R_	
	10000.
Date May 31-39.	Velma Telardson
	hould state definitely the assessed valuation against which he
is protesting and present such facts as will substantiate his of if necessary.	bjection. Use the other side of this sheet for additional space

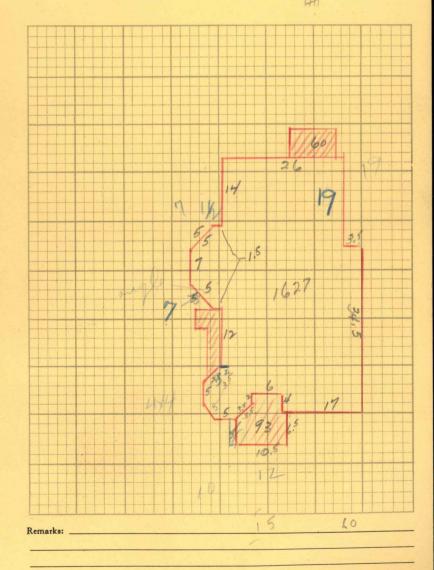
Form TC-64 4-36 10M Gottschall P. Co. STATE OF UTAH STATE TAX COMMISSION

SERIAL NO. 2-2895+

APPRAISAL CARD

0	s Name Del	ma R	. Eck	ahl			
	s Address 652				lity	7 2	
	Lot	2 B	lock 5	3 Plat	; B	SLC S	Survey
Kind o	f Bldg. Red		St. No.	653	Eas	t 2nd	d So;
8 Chass	9 Rms. 186						
Stories	Dimensions		Cu. Ft.	Sq. Ft		Factor	
7	x x	-		162	7.		\$ 11869.
	x x						
A C	X X		Walls		D . (
Att. Ga	Description			-+	Roof	11.11	
Foundat	ion— Stone			None	Ad	ditions	
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	on— FloorsWa		,				
	ype Kin		0 0	: /			
	~ /0		Large_	+		100	
Bays_ 6	Small Med						
	- Front			3.00	2	79	
	TOIL				(60	
Basemen	t Entr.	-	3+6	130	4	18	
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	apt Rooms F	1	- 1		2	65	
	ooms Fin.					89	
			Tr		4	10	
	Basin 5	Sink	To	ilet 5	9	60	
Plumbin	Urls	Ftns	S	Shr. 1 5toll	3	15	
	Dishwasher						
	Stove H.A St				1	43	
	GasCoal		lessR	ladiant	6	7	
	rid Hd.		3		7	10	
		60			2	40	
Coline	Fir Hd. W	1. 1	1 Lalse	2		500	Ild
	VallsWainsco			_		65	
Floatsian	l— Outletswainsce		Floor	S		99	
	ash— Wood Mer			C-1			
	wningsWeek	a1	_Doors	Sasn			
wictar 71	willings					7 116	
4 1							
	1	1 11				7 - 19	
Total Ad	Iditions	THE P				THE N	6065.
Year Bu	1100	57	Reproduct	ion Value			\$ 17934.
	Age		Depr. Col	7/	5 6	35 %	
Inf. by	Owner - Tenant -	I F		. Minus De	pr.		6277
Remodel	Neighbor - Record	i - Est.	Obsol. or	100		%	
Garage—	,	. 2% (39		. Value			\$
Care 3	Floor dist 1/2 G	270 39	id p	+1	Des	No	
	70 x 31 Age 3				Doors	30 0	92
Other	A		3	,	_ ^_	70	
			Т	otal Building	y Valu	le	\$
	1/1			1	11		
Appraised	6/15		19 55	By <u>FU</u>	v	1	

FIRE Place

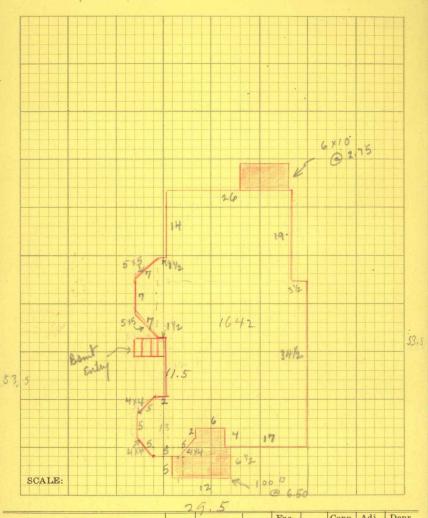


KIND OF BUILDING	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965
		In the same of the		MINE INC.					67	w
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	NEW CONTRACTOR			CALL AND AND ARE	2 14 5 5 5 5 5 5					
		Section 1	AND DESCRIPTION							
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Resi.	6098.	5918	5739.	5560	5380	5380	5380	5380	5380	5380
TOTAL	6190	6010	5831	5652	5472	5472	5472	5472	5472	5472
ASSESSED VALUE	2475	2405	2330	2260	2190	2190	2190	2190	2190	2190
							2340		-110	0.00

RECORD OF ASSESSMENT OF IMPROVEMENTS

COUNTY SERIAL NO. 2-2895-1

Owners Name Location ____ Kind of Bldg. _ St. No. Class & Type 1 2 3 4. Cost \$2 Stories Dimensions Sq. Ft. Factor Totals Totals 1642 Flr. Walls____ Additions Additions Description of Buildings ____Sills. Foundation—Stone Conc. Ext. Walls Roof Type 140 & A Dormers-Small ____ Med. ____ Large _ Bays-Small ____ Med _ Large _ Porches-Front _ @ 2 Rear Curled Porch _ Planters ____ __ @ Ext. Base. Entry__ Cellar-Bsmt. - 1/4 1/3 1/2 3/3 3/4 Full Floor Bsmt. Gar. ____ Basement-Apt. ____ Rms. ____ Fin. Rms. Attic Rooms Fin. ____ Unfin. _ 50 Class Tub. 3 40 Basin 4 - 1 Sink 4-1 Toilet ___ Plumbing 445 Wtr. Sftr. ____ Shr. St. _ Dishwasher _ _ Garbage Disp._ Heat—Stove__ H.A. __ FA __ HW__ Stkr Oil ___ Gas _/ Coal ___ Pipeless ___ Radiant _ Air Cond. - Full ____ 450 Finish—Fir. ____ Hd. Wd. 2 ___Panel Floor-Fir. Hd. Wd Cabinets _____ Mantels. ___ _Wainscot ____ Tile-Walls ___ Storm Sash-Wood D. - S. : Metal D. - S Awnings - Metal _ ____ Fiberglass _ Total Additions Year Built Avg. 1. Replacement Cost Age 2.179 Obsolescence Owner - Tenant- -Adj. Bld. Value Inf. by Neighbor - Record - Est. 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_____ Appraised ②__



		14		30 66				
	2	9.5						
RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
X		x		14		.47		12.00
	177	x	E17."		- 12	.47		1,500
		x		i Talo		.47		
		x				.47		
		x				.47	9.8	()
		x				.47		
Garage — Class Depr. 2%	3%				_			
Cars Floor Wal	ls	Roof	-	D	oors	NO	UE	
Size 31 x 20 Age	سفو	Cost	60		x 47 %	3		
1940 Base Cost	x 30	_% Depr.						
			То	tal	48	-		1-11-2
					-	_		

REMARKS

SERIAL NO	2-289	5-1		1000							
BUILDINGS	1964	3 0 965	1968	1969	1975		Street Total (Street)				
	1/01			TO MERCEN	1010		TREAL PROPERTY.				
					The second						
		12			B. of E.			/			
					B. 01						
-											
					25%						
- 3					OBEL						N. Yest
	111	.16		112	.,,						
GARAGE	168	168	168	168	168						
RESIDENCE	16930	14046	14040	14040	10530						The second second
										The state of	
TOTAL	19098	14208	14208	14208	16698						
EQUALIZATION											
FACTOR	x 20	x 20%	x 20	X	X	X	X	X	X	X	
NET TOTAL			Market	NO RECOGNI							
ASSESSED	21/20	00.0	20 (4	201/2	0.11/3						
VALUE	2720	2840	2840	2040	2140						

OBSOLESCENCE CARD

Serial Number 2-2895-/
Card Number

Locatio	n				
Kind of	Bldg.	St. No.		/	
Class		_ Type 1 2 3 4.	Cost \$		X%
Stories	Dimensions	Cu. Ft.	Totals		
	х х			1	\$
	x x			/	
	x x		- 1		
Gar.—(Carport xFl	rWalls _	Cl		
	Description o	f Buildings	/ A	dditions	
Founda	tion—Stone (Conc.	None		
Ext. W	alls				
Insulati	ion—FloorsWa	llsClgs	/		
Roof Ty	ype	Mtl			
Dormer	s-Small Med	Iarge	-		
Bays —	Small Med	Large			
Porches	-Front		@		3
Rear			@		-
		/ /	@		
	Awnings				4
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	AptRooms Fir				2
Attic R	cooms Fin.				
	Class To				
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	Dishwasher			2000	
Built-ir	n-Appliances	*	1		
	Stove H.A Ste			10.00	
Oil _	Gas Coal	_Pipelessl	Radiant	\	
	nd			1	
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	Fir Hd. Wd.		•		
	tsMantels .			1	
,	WallsWainsc				
Storm's	Sash— Wood D S.	; Metal D.	S		
-					
-					The Name of Street, St
Total A	dditions				
	Total Fun	ctional O	bsolesce	nce	
Eco	onomic or Lo	ocation O	bsolesce	nce	
		Total O	bsolesce	nce	25%

Appraised by

Date 6-24-35

ECONOMIC OR LOCATION OBSOLESCENCE

1. Undesirable Location:	
Proximity to Freeways	%
Proximity to Railroad	%
Other Undesirable Locations:	
	%
	%
2. Economic:	
Obsolescence Granted by	
Percentage	%
TOTAL 25	%
Value of Structure \$	
value of Structure 4	
X Total Obs% = Obs. \$	
Remarks: (Explain Condition)	
ALLow 25% OBSL Due To	
Fire IN EARLY 1974. Bldg	7
HAS NOT BOEN Rebuilden &	
TC 536 (M-20)	

Chna Clars
fi- 9
To-8

Delma R. Eckdahl 653 East 2nd So. City 2

2-2895-1

Com 35.17 ft W fr SE cor lot 2 Blk 53 Plat B SLC Sur. W 38.33 ft N 10 rd E 38.33 ft S 10 rd to beg.

NO.	FRONTAGE	DEPTH		CORNER INFLU-		
	AREA	FACTOR	RATE	ENCE	RATE	VALUE
PARCEL	38.33' × 165'	1.000	100			3833
0.						
	*					
					TOTAL	(5-3)

ASSESSED VALUE

2-20-63 /M

2-2895-1	NO,	FRONTAGE OR AREA	DEPTH	RATE	CORNER INFLU- ENCE	RATE	WS
2 Blk 53	PARCEL		1.000	75			2875
1 10 rd E	PAF	20123	7.000	70			
,3	H						
						TOTAL	
						ED VALUE	575
					VC	ID-See Ne	w Card

Delma R. Eckdahl

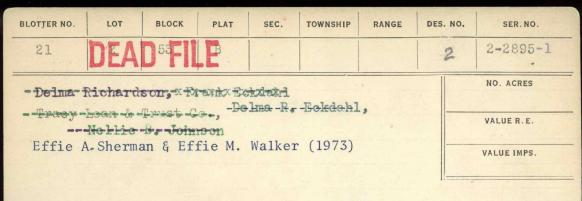
653 East 2nd So.

38.33 ft S 10 rd to beg.

Com 35.17 ft W fr SE cor lot 2 Blk Plat B SLC Sur. W 38.33 ft N 10 rd

City 2

VOID - See New Card



Com 35.17 ft W fr SE Cor lot 2, Blk 53 , Plat "B", SLC Sur., W 38.33 ft; N 10 rds; E 38.33 ft; S 10 rds to beg.

1980 See 2-2895-1

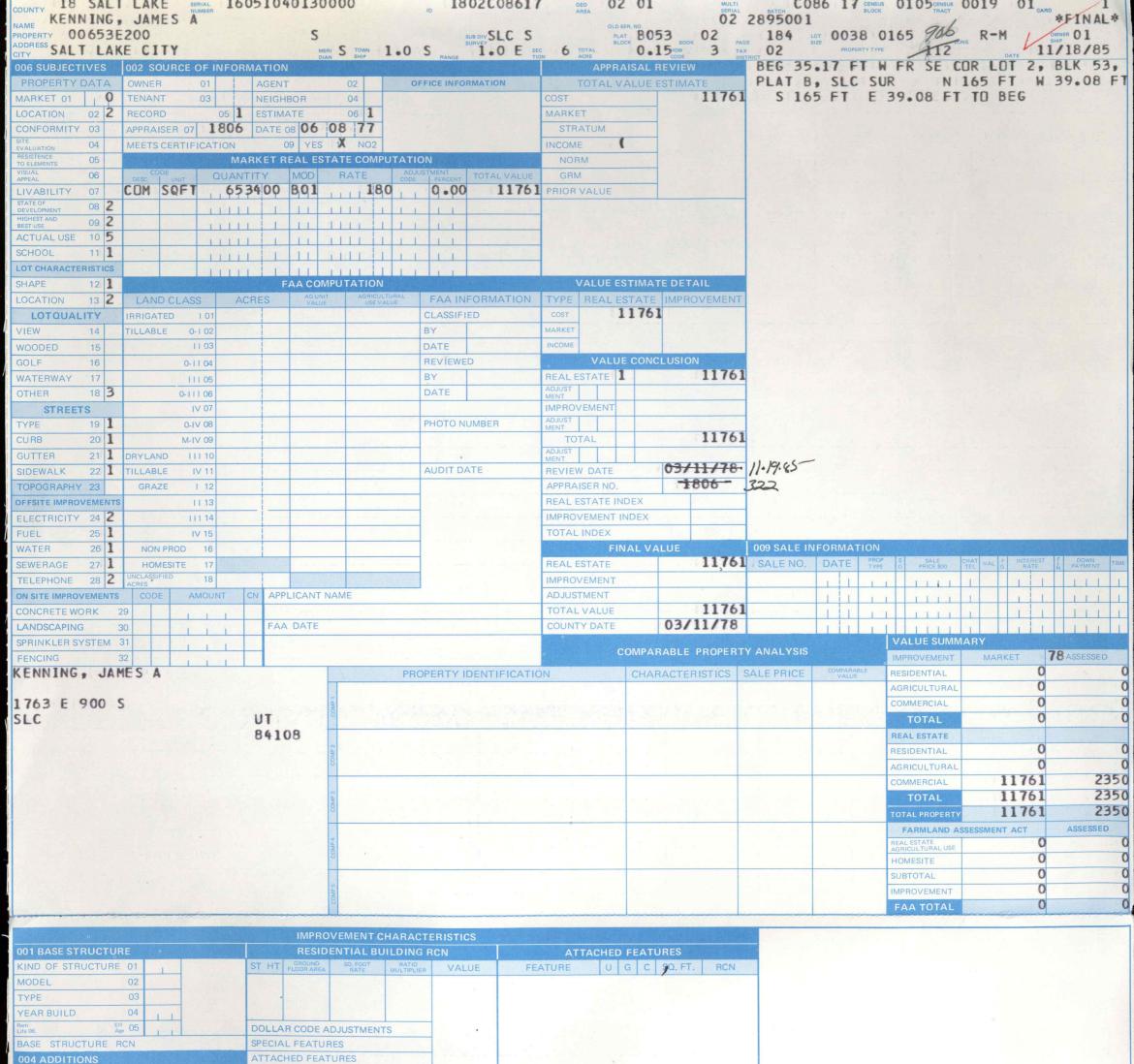
2959-523

02 2895	5-001	1	021	01/30/80
DES. NO.		NAME	KENNING, JAMES A	
SURV TYPE	1	AND	1763 E 900 S	
PLAT	В	ADDRESS	SLC, UT	84108
BLOCK	053			
LOT	02			
TWNSHP		DESC BEG	35.17 FT W FR SE COR	LOT 2.
RANGE			53, PLAT B, SLC SUR;	
SECTION			5 FT; W 39.08 FT; S	165 FT:
QUARTER			.08 FT TO BEG	
QTR/QTR				
BOOK	4795			
PAGE				
SUBSCRPT				
YEAR	1980			
LEGAL	N			
TYPE U MOR				
02 2895-001				

2-2895-1 3400-0-64 2840 = C 1986 For-1967 (3) 2840-01968 2840-c 1969×1970+ 1971+1972+1973 2140- 25% short 1975 Board Of Equalization B. of E. Name 1WC 100 10 1976 Placess of being demolished-use 100 Sales for 76 159-555 12-16-75 IMPS GONE Impogene - 1977 12-2-76 40 more and

2-2895-1 2 Up The Survey of the Contraction of the 2610 -2475-0 156 2330-0-58 2190-061 240-062 2543-0-62 NCREASE % 18 IY STATE TAX COMM. 3420-0164 1-5885-8

12895-1 1-Card 2590 Dip. 435 Remodel



A004	
28	

PAGE

02/05/92

TOTAL - ACRES						
ASSOC-PAR-1 ASSOC-PAR-2 PREV-FRT-NUM ASSOC-PAR-3 PREV-FRT-NUM ASSOC-PAR-3 PREV-FRT-NUM ASSOC-PAR-3 PREV-FRT-NUM ASSOC-PAR-3 BOD	PARCEL		LAST UPDA	TED: 7/15/91		
ASSOC-PAR-2	TOTAL-ACRES	.15	TAX-CLASS-3		REINSPECTION	ИО
ASSOC-PAR-2 CURR-FRIT-NUM 653 SALE-PRICE 33000 CURR-FRIT-NUM 655 SALE-PRICE CURR-FRIT-DIR CURR-FRIT-DIR CURR-FRIT-DIR CURR-ST-TYPE SALE-DATE SALE-	ASSOC-PAR-1		PCT-EXEMPT		MEMO-1	
CURR-FRET EAST SALE—DATE 40290 MEMO-3 90 B OF E CURR-ST-TYPE SALE—VALID NO-REPOCESSN CE 90 B OF E & DEFAU CURR-ST-TYPE SALE—VALID NO-REPOCESSN CE 90 B OF E & DEFAU CURR-ST-DIR 200 VERIF-SDURCE BUYER MEMO-5 LT ON DEED FILE CURR-ST-DIR SOUTH BATCH-NUMBER 83-22 MEMO-6 MEMO-7 CURR-CITY USIT-DATE 61991 MEMO-8 MEMO-7 CURR-STE-NM HEAST WELL MEMO-8 LEGAL—DSC-1 BEG 35.17 FT M FR SE CURR-STE-NM HEAST WELL ESTIMATE LEGAL—DSC-1 BEG 35.17 FT M FR SE FORDERTY-TYP MULTI-HS VAC EHTRANCE ESTIMATE COR LOT 2, BLK 53, TAX-CLASS-1 NON-EXEMPT INFDECT-REAS 1992 REAPPR COR LOT 2, BLK 53, TAX-CLASS-1 NON-EXEMPT INFDECT-REAS 1992 REAPPR FINAL-VALUE COR LOT 2, BLK 53, TAX-CLASS-1 NON-EXEMPT INFDECT-REAS 1992 REAPPR FINAL-VALUE COR LOT 2, BLK 53,	ASSOC-PAR-2					ADJ TO REFLECT SALE.
CURR-FRT-DIR EAST SALE—DATE 40290 MEMO-3 90 B OF E CURR-ST-TYPE SALE—VALID NO-REPOCESSN CE 90 B OF E & DEFAU CURR-ST-TYPE SALE—VALID NO-REPOCESSN CE 90 B OF E & DEFAU CURR-ST-DIR 200 VERIF-SOURCE BUYER MEMO-5 LT ON DEED FILE CURR-ST-DIR SOUTH BATCH-NUMBER 83-22 MEMO-6 MEMO-7 CURR-CITY VISIT-DATE 61991 MEMO-8 MEMO-7 CURR-STIE-NM MEASURE-DATE LEGAL—DSC-1 BEG 35.17 FT W FR SE PROPERTY-TYP MULTI-HS VAC ENTRANCE ESTIMATE CUR-SUSTALIAN NON-EXEMPT INFD-SOURCE HIST-RECORD TAX-CLASS-1 NON-EXEMPT INSPECT-REAS 1992 REAPPR ***** VALUATION ** 1 LAST UPDATED : 6/27/91 ***** VALUE—DATE ECC-AP—RIE FINAL-VALUE FIELD—AP—TOT ECC-CAP—RATE FINAL-VALUE FIELD—AP—BLD ADD—ND-VAL PRI—BLDG—VAL PRI—BLDG—VAL PERAISER-ID ADD—BLDG—VAL	CURR-FRT-NUM	653	SALE-PRICE	33000		85 B OF E,
CURR-ST-TYPE SALE-VALID NO-REPOCESSN CE 90 B OF E & DEFAU CURR-STR-NUM 200 VERIF-SQURCE BUYER MEMO-6 CURR-ST-DIR SOUTH BATCH-NUMBER 83-22 MEMO-6 CURR-ST-DIR COLLECTOR-ID 140 MEMO-7 CURR-CITY VISIT-DATE 61991 MEMO-8 CURR-STIE-NM MULTI-HS VAC ENTRANCE ESTIMATE CURR-STIE-NM MULTI-HS VAC ENTRANCE ESTIMATE CURA-SLIE-NM NON-EXEMPT INFO-SQUICE HIST-RECORD TAX-CLASS-1 NON-EXEMPT INFO-SQUICE HIST-RECORD TAX-CLASS-1 NON-EXEMPT INFO-SQUICE HIST-RECORD TAX-CLASS-1 NON-EXEMPT INFO-SQUICE BLG-VALUE FIRLD-APA ECO-CAP-INC BLG-VALUE FIRLD-VALUE FIELD-AP-BLD	CURR-FRT-DIR				MEMO-3	
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CURR-ST-DIR CURR-UTT-LOC SOUTH BATCH-NUMBER COLLECTOR-ID 140 MEMO-6 MEMO-7 VISIT-DATE 61991 MEMO-8 MEMO-8 LEGAL-DSC-1 BEG_35.17 FT W FR SE CURR-SITE-MM MULTI-HS VAC ENTRANCE ESTIMATE LEGAL-DSC-1 BEG_35.17 FT W FR SE FROPERTY-TYP MULTI-HS VAC ENTRANCE ESTIMATE COR LOT 2, BLK 53, TAX-CLASS-1 NON-EXEMPT INFO-SQURCE HIST-RECORD COR LOT 2, BLK 53, TAX-CLASS-2 NON-EXEMPT INFO-SQURCE HIST-RECORD COR LOT 2, BLK 53, VALUE-DATE ECO-NET-INC BLDG-VALUE ECO-VALUE FINAL-VALUE FIELD-AP-BLD ECO-CAP-RATE FINAL-VALUE FINAL-VALUE FINAL-VALUE FIELD-AP-BLD ECO-CAP-RATE GRMBELT-VALU 0 O APD-LND-VAL PRI-ALND-VAL 8000 APPRAISER-ID ADD-BLDG-VAL PRI-BLDG-VAL 0 PRI-BLDG-VAL 0 APPRAIS-DATE GRM-INCOME PRI-OTL-VAL 8000 RCN 0 ECO-INC-VAL PCT-CHNG-LND RCOST-LAND MISSING	CURR-ST-TYPE		SALE-VALID	NO-REPOCESSN		CE 90 B OF E & DEFAU
CURR-UNT-LOC CURR-CITY VISIT-DATE 61991 MEMO-7 CURR-SITE-NM MEMO-8 LEGAL-DSC-1 BEG 35.17 FT W ER SE PROPERTY-TYP MULTI-HS VAC ENTRANCE ESTIMATE TAX-CLASS-1 NON-EXEMPT INFO-SOURCE HIST-RECORD TAX-CLASS-2 INSPECT-REAS 1992 REAPPR EEW VALUATION # 1 LAST UPDATED 6/27/91 VALUE-DATE ECO-RETINC FINAL-VALUE FIRLD-AP-BLD GORD-ND-VAL GRAPEAL PRI-LAND-VAL 8000 FIELD-AP-BLD ADD-IND-VAL PRI-LAND-VAL 8000 APPRAISER-ID ADD-BLDG-VAL PRI-DT-UAL 8000 APPRAISER-ID GRAP-INCOME PRI-DT-UAL 8000 RCN O ECO-INC-VAL PRI-DT-UAL 8000 RCNLD O SELECT-SRCE COST PCT-CHNG-IND COST-LAND MISSING ADJUST-1-TYP PCT-CHNG-IND COST-DATE 13092 ADJUST-1-TYP PCT-CHNG-IND COST-DATE 13092 ADJUST-1-PCT COM-PRI-PCT REGRESS-HDD ADJUST-2-PYP COM-PSC-PCT REGRESS-HDD ADJUST-2-PYP COM-PSC-PCT REGRESS-HDD ADJUST-2-PYP MEMO-2 REGRESS-MOD# 0 ADJUST-2-PMT MEMO-2	CURR-STR-NUM	200	VERIF-SOURCE	BUYER	MEMO-5	LT ON DEED FILE
CURR-CITY	CURR-ST-DIR	SOUTH	BATCH-NUMBER	83-22	MEMO-6	
CURR-SITE-NM	CURR-UNT-LOC		COLLECTOR-ID	140	MEMO-7	
PROPERTY-TYP TAX-CLASS-1 TAX-CLASS-1 TAX-CLASS-1 TAX-CLASS-1 TAX-CLASS-1 TAX-CLASS-2	CURR-CITY		VISIT-DATE	61991	MEMO-8	
TAX-CLASS-1 NON-EXEMPT INFO-SOURCE INSPECT-REAS HIST-RECORD 1992 REAPPR **** VALUATION # 1 LAST UPDATED : 6/27/91 VALUE-DATE FILELD-AP-TOT FOR ECO-CAP-RATE FINAL-VALUE BLDG-VALUE FINAL-VALUE FIELD-AP-BLD FILED FINAL FINAL-VALUE GRNBELT-VALU OF GRNBELT-VALUE OF GRNBELT-VAL	CURR-SITE-NM		MEASURE-DATE		LEGAL-DSC-1	BEG 35.17 FT W FR SE
TAX-CLASS-2 INSPECT-REAS 1992 REAPPR	PROPERTY-TYP	MULTI-HS VAC	ENTRANCE	ESTIMATE		COR LOT 2, BLK 53,
VALUE-DATE	TAX-CLASS-1	NON-EXEMPT	INFO-SOURCE	HIST-RECORD		
VALUE-DATE ECO-NET-INC BLDG-VALUE FIELD-AP-TOT ECO-CAP-RATE FINAL-VALUE FIELD-AP-BLD ECO-CAP-INC GRNBELT-VALU 0 FIELD-AP-LND ADD-LND-VAL PRI-LAND-VAL 8000 APPRAISER-ID ADD-BLDG-VAL PRI-BLDG-VAL 0 APPRAIS-DATE GRM-INCOME PRI-TOTL-VAL 8000 RCN 0 ECO-INC-VAL PCT-CHNG-LND RCNLD 0 SELECT-SRCE COST PCT-CHNG-BLD COST-LAND MISSING ADJUST-1-TYP PCT-CHNG-TOT PCT-CHNG-TOT COST-DATE 13092 ADJUST-1-REASON RES-PRI-PCT RES-PRI-PCT MKT-ADJ-COST ADJUST-1-PCT COM-PRI-PCT COM-PRI-PCT REGRESS-LAND 0 ADJUST-2-TYP COM-SEC-PCT REGRESS-BLDG ADJUST-2-AMT MEMO-1 REGRESS-MOD# 0 ADJUST-2-PCT	TAX-CLASS-2		INSPECT-REAS	1992 REAPPR		
FIELD-AP-TOT	** VALUATION #	1	LAST UPDA	TED: 6/27/91		
FIELD-AP-BLD			ECO-NET-INC		BLDG-VALUE	
FIELD-AP-LND	FIELD-AP-TOT		ECO-CAP-RATE		FINAL-VALUE	
APPRAISER-ID ADD-BLDG-VAL PRI-BLDG-VAL 0 APPRAIS-DATE GRM-INCOME PRI-TOTL-VAL 8000 RCN 0 ECO-INC-VAL PCT-CHNG-LND RCNLD 0 SELECT-SRCE COST PCT-CHNG-BLD >COST-LAND MISSING ADJUST-1-TYP PCT-CHNG-TOT COST-DATE MISSING ADJ-1-REASON RES-PRI-PCT COST-DATE 13092 ADJUST-1-AMT RES-SEC-PCT MKT-ADJ-COST ADJUST-1-PCT COM-PRI-PCT REGRESS-LAND 0 ADJUST-2-TYP COM-PRI-PCT REGRESS-BLDG ADJ-2-REASON MEMO-1 REGRESS-TOTL ADJUST-2-AMT MEMO-2 REGRESS-MOD# 0 ADJUST-2-PCT			ECO-CAP-INC			
APPRAIS-DATE GRM-INCOME PRI-TOTL-VAL 8000 RCN 0 ECO-INC-VAL PCT-CHNG-LND RCNLD 0 SELECT-SRCE COST PCT-CHNG-BLD >COST-LAND MISSING ADJUST-1-TYP PCT-CHNG-TOT >COST-DATE MISSING ADJ-1-REASON RES-PRI-PCT COST-DATE 13092 ADJUST-1-AMT RES-SEC-PCT MKT-ADJ-COST ADJUST-1-PCT COM-PRI-PCT REGRESS-LAND 0 ADJUST-2-TYP COM-SEC-PCT REGRESS-BLDG ADJUST-2-REASON MEMO-1 REGRESS-TOTL ADJUST-2-AMT MEMO-2 REGRESS-MOD# 0 ADJUST-2-PCT	FIELD-AP-LND		ADD-LND-VAL		PRI-LAND-VAL	8000
RCN 0 ECO-INC-VAL PCT-CHNG-LND RCNLD 0 SELECT-SRCE COST PCT-CHNG-BLD >COST-LAND MISSING ADJUST-1-TYP PCT-CHNG-TOT >COST-TOTAL MISSING ADJ-1-REASON RES-PRI-PCT COST-DATE 13092 ADJUST-1-AMT RES-SEC-PCT MKT-ADJ-COST ADJUST-1-PCT COM-PRI-PCT REGRESS-LAND 0 ADJUST-2-TYP COM-SEC-PCT REGRESS-BLDG ADJUST-2-REASON MEMO-1 REGRESS-TOTL ADJUST-2-AMT MEMO-2 REGRESS-MOD# 0 ADJUST-2-PCT			ADD-BLDG-VAL		PRI-BLDG-VAL	_
RCNLD 0 SELECT-SRCE COST PCT-CHNG-BLD >COST-LAND MISSING ADJUST-1-TYP PCT-CHNG-TOT >COST-TOTAL MISSING ADJ-1-REASON RES-PRI-PCT COST-DATE 13092 ADJUST-1-AMT RES-SEC-PCT MKT-ADJ-COST ADJUST-1-PCT COM-PRI-PCT REGRESS-LAND 0 ADJUST-2-TYP COM-SEC-PCT REGRESS-BLDG ADJUST-2-REASON MEMO-1 REGRESS-TOTL ADJUST-2-AMT MEMO-2 REGRESS-MOD# 0 ADJUST-2-PCT			GRM-INCOME		PRI-TOTL-VAL	8000
>COST-LAND MISSING ADJUST-1-TYP PCT-CHNG-TOT >COST-TOTAL MISSING ADJ-1-REASON RES-PRI-PCT COST-DATE 13092 ADJUST-1-AMT RES-SEC-PCT MKT-ADJ-COST ADJUST-1-PCT COM-PRI-PCT REGRESS-LAND 0 ADJUST-2-TYP COM-SEC-PCT REGRESS-BLDG ADJ-2-REASON MEMO-1 REGRESS-TOTL ADJUST-2-AMT MEMO-2 REGRESS-MOD# 0 ADJUST-2-PCT		0	ECO-INC-VAL		PCT-CHNG-LND	
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MKT-ADJ-COST ADJUST-1-PCT COM-PRI-PCT REGRESS-LAND 0 ADJUST-2-TYP COM-SEC-PCT REGRESS-BLDG ADJ-2-REASON MEMO-1 REGRESS-TOTL ADJUST-2-AMT MEMO-2 REGRESS-MOD# 0 ADJUST-2-PCT			ADJ-1-REASON		RES-PRI-PCT	
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REGRESS-BLDG ADJ-2-REASON MEMO-1 REGRESS-TOTL ADJUST-2-AMT MEMO-2 REGRESS-MOD# 0 ADJUST-2-PCT						
REGRESS-TOTL ADJUST-2-AMT MEMO-2 REGRESS-MOD# 0 ADJUST-2-PCT		0				
REGRESS-MOD# 0 ADJUST-2-PCT						
					MEMO-2	
COMP_EST LAND_VALUE		0				
CONT - EST	COMP-EST		LAND-VALUE			

PARCEL LISTING

OWNER-ADDR-2

OWNER-CITY

PARCLIST

OWNER-NAME-1

OWNER-ADDR-1

SALT LAKE COUNTY

VIVA CORPORATION

A004

PARCLIST SALT LAKE COUNTY PARCEL LISTING PAGE 02/05/92 29 PARCEL ID: 92/16-05-104-013-0000 SALE DATE: 0000 (CONTINUED) *** LAND # 1 LAST UPDATED : 6/27/91 LOT-USE MULTI-HOUSIG INF2-ADJ-PCT LOT-SHAPE REGULAR LOT-TYPE PRIMARY-ACRE INFL-TYPE LOT-LOCATION INTERIOR LAND-CLASS INFL-EFFECT TRAFFIC HEAVY LND-ASST-CLS COM-SECONDRY ZONE 5200 STREET-TYPE TWO-WAY INCOME-FLAG NO NBHD-CODE 7740 STREET-FINSH PAVED FRONTAGE NBHD-GROUP CURB/GUTTER YES DEPTH NBHD-TYPE TRANSITIONAL SIDEWALK YES SQUARE-FEET 6534 NBHD-EFFECT TYPICAL >>LAND-VALUE MISSING ACRES .15 SCHOOL CONVENIENT SOUND-VALUE NUM-LOTS **TOPOGRAPHY** LEVEL GRNBELT-DATE STD-LOT-SZ WATER YES GRNBELT-VALU INFLUENCE-1 SEWER YES GRN-AUDIT-DT INF1-ADJ-AMT POWER YES GBLT-AUDITOR INF1-ADJ-PCT FUEL YES INFLUENCE-2 TELEPHONE YES --> THE PRECEDING PARCEL HAS 3 SERIOUS ERRORS AND O WARNINGS.

