



di'velept design LLC
454 N 600 W
SLC, UT 84116
[801-680-4485](tel:801-680-4485)
howdy@divelept.com

27 July, 2020

RE: Alley Vacation of East-West Alley at Approximately 50N and 1050 W

We are requesting the vacation of this alley to allow for consolidation of all adjacent parcels for a proposal multi-family apartment project.

Sincerely,

Jarod Hall, AIA

Manager
di'velept design LLC



Alley Vacation or Closure

OFFICE USE ONLY

Received By:

Date Received:

Project #:

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Location of the Alley:

The East-West Alley between North Temple and Learned. Starts at 1050 W

Name of Applicant:

Jarod Hall

Phone:

Address of Applicant:

454 N 600 W, SLC, UT 84116

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

☐ Owner

☐ Contractor

☒ Architect

☐ Other:

Name of Property Owner abutting the alley (if different from applicant):

Riley Rogers

E-mail of Property Owner:

Phone:

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

REQUIRED FEE

Filing fee of \$265
Plus additional fee for required public notices

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

Date:

SUBMITTAL REQUIREMENTS

Staff Review

☐☒

Please include with the application: (please attach additional sheet)

☐☒

1. A letter explaining why you are requesting this alley vacation or closure.

☐☒

2. A Sidwell map showing the area of the proposed alley vacation or closure. On the map please:

☐☒

a. Highlight the area of the proposed alley vacation or closure.

☐☒

b. Indicate with colored dot the property owners who support the petition.

☐☒

c. Submit one paper copy and a digital (PDF) copy of the map.

☐☒

3. A written description with measurements of the proposed alley vacation or closure.

- A final legal description prepared by a licensed engineer will be required later.

☐☒

4. The name, address and signatures of all abutting property owners who support the petition.

- Petition must include the signatures of no less than 80% of the abutting property owners.
- Signatures should be from the property owners and not from the property renters.
- You may use the form attached to this application or provide your own form with signatures.

WHAT IS AN ALLEY VACATION OR CLOSURE?

As part of the subdivision process, early developers were required to create alleys which were then deeded to the City. They were used for coal delivery, garbage pickup and other services. They also allowed access to garages. Today, the City is officially the owner of these alleys. In situations where it can be demonstrated that there is an over-riding public purpose for vacating the alley, the City may relinquish its property interest in the alley.

When an alley is next to or abuts a single family or duplex residential property, the City vacates the alley, divides it in half, and the property is conveyed to the abutting property owners. If an alley is next to or abuts a non-residential, or multifamily residential (3 or more dwelling units) property, the City may close the alley and then sell the land at fair market value to the abutting property owners.

WHAT THE CITY CONSIDERS BEFORE VACATING OR CLOSING AN ALLEY

1. The City police department, fire department, transportation division, and all other relevant City departments have no reasonable objection to the proposed disposition of the property;
2. Granting the petition will not deny sole access or required off-street parking to any property adjacent to the alley;
3. Granting the petition will not result in any property being landlocked;
4. Granting the petition will not result in a use of the alley property which is otherwise contrary to the policies of the City, including applicable master plans and other adopted statements of policy which address, but which are not limited to, mid-block walkways, pedestrian paths, trails, and alternative transportation uses;
5. No opposing abutting property owner intends to build a garage requiring access from the property, or has made application for a building permit, or if such a permit has been issued, construction has been completed within 12 months of issuance of the building permit;
6. The petition furthers the City preference for disposing of an entire alley, rather than a small segment of it; and
7. The alley property is not necessary for actual or potential rear access to residences or for accessory uses.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

JH

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

PETITION TO VACATE OR CLOSE AN ALLEY

Name of Applicant:

Jarod Hall




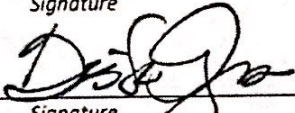

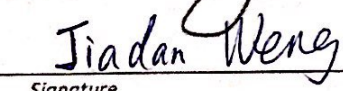
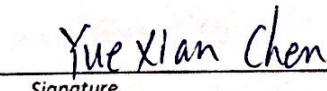
Address of Applicant:

454 N 600 W, SLC, UT 84116

Date:

7-20-20

As an owner of property adjacent to the alley, I agree to the proposed vacation or closure. I understand that if my property is a commercial business or a rental property with more than three (3) dwelling units, I will be required to pay fair market value for my half of the alley.

Print Name	Address	Signature	Date
Riley Rogers	1025 W North Temple		7-20-20
Riley Rogers	1032 W Learned Ave		7-20-20
Riley Rogers	1030 W Learned Ave		7-20-20
Dirk A Groen	1028 W Learned Ave		7.20.20
Barbara J Groen	1028 W Learned Ave		20 July 2020
Jiadan Weng	1022 W Learned Ave		7/23/20
Yue Xian Chen	1022 W Learned Ave		07/23/20

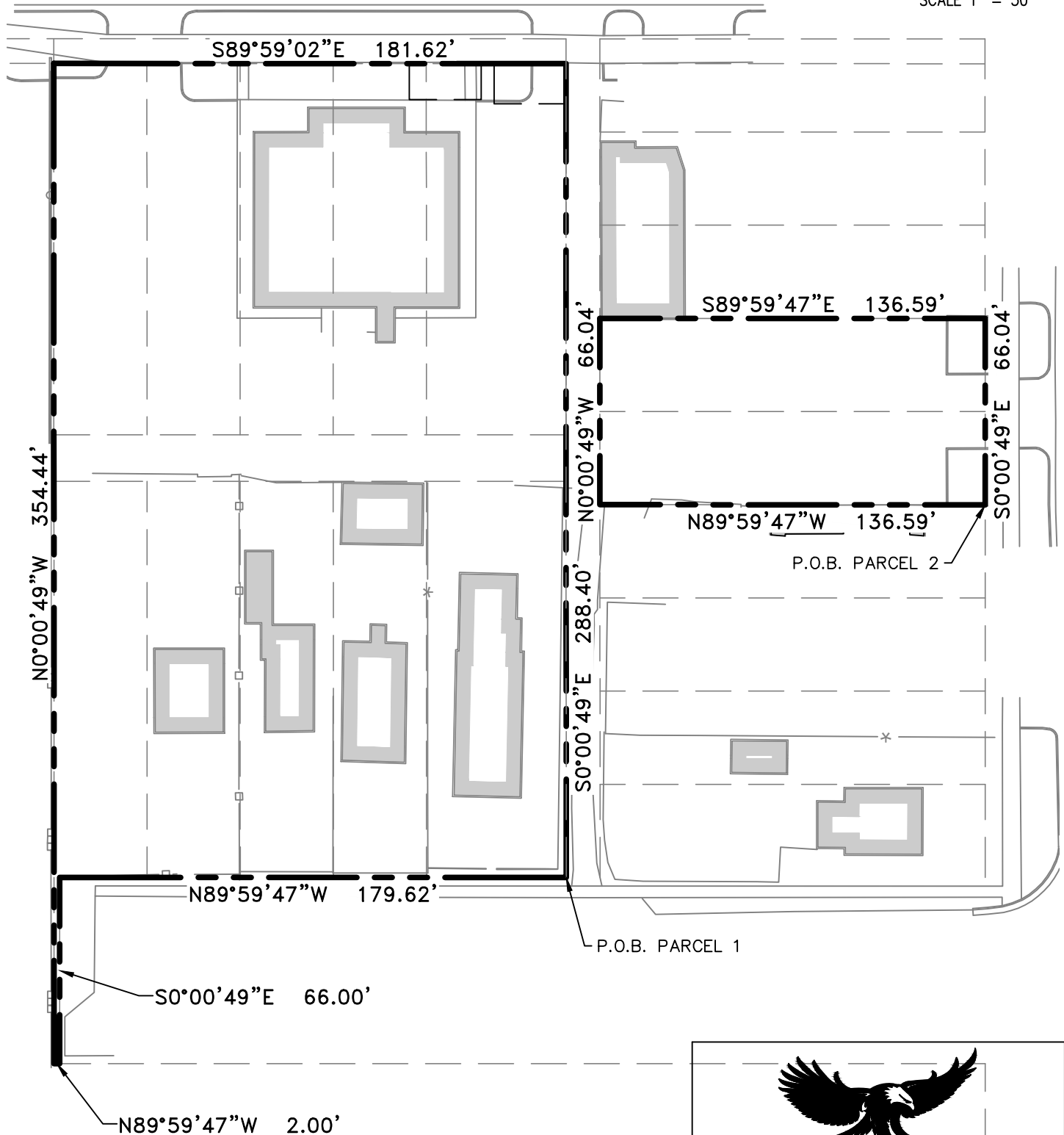
Updated 7/1/20



ALLEY VACATION EXHIBIT



SCALE 1" = 50'



A TRACT OF LAND BEING SITUATE IN BLOCK 56, PLAT C, SALT LAKE CITY SURVEY, HAVING A BASIS OF BEARINGS OF BEARINGS BEING NORTH 00°01'32" WEST BETWEEN THE MONUMENTS FOUND MARKING THE INTERSECTIONS OF LEARNED AVENUE AND SOUTH TEMPLE STREET ALONG 1000 WEST STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 19, BOTHWELL AND MCCONAUGHY SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING NORTH 00°01'32" WEST ALONG THE CENTERLINE OF 1000 WEST STREET A DISTANCE OF 399.09 FEET TO THE STREET MONUMENT AT THE INTERSECTION OF 1000 WEST STREET AND LEARNED AVENUE AND NORTH 00°00'49" WEST ALONG THE CENTERLINE OF SAID 1000 WEST STREET A DISTANCE OF 173.35 FEET AND NORTH 89°59'47" WEST 212.59 FEET FROM THE MONUMENT AT THE INTERSECTION OF 1000 WEST STREET AND SOUTH TEMPLE STREET, AND RUNNING THENCE NORTH 89°59'47" WEST 181.62 FEET TO THE NORTHWEST CORNER OF LOT 15 OF SAID SUBDIVISION; THENCE NORTH 00°00'49" WEST 16.50 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF SAID SUBDIVISION; THENCE SOUTH 89°59'47" EAST 181.62 FEET TO THE SOUTHEAST CORNER OF LOT 10 OF SAID SUBDIVISION; THENCE SOUTH 00°00'49" EAST 16.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,997 SQUARE FEET OR 0.069 ACRES, MORE OR LESS.