3932 S. 500 E.
Millcreek, UT 84107
801-214-2700
millcreek.utah.gov

File # LUHO – 19-010

Land Use Hearing Officer Summary and Recommendation

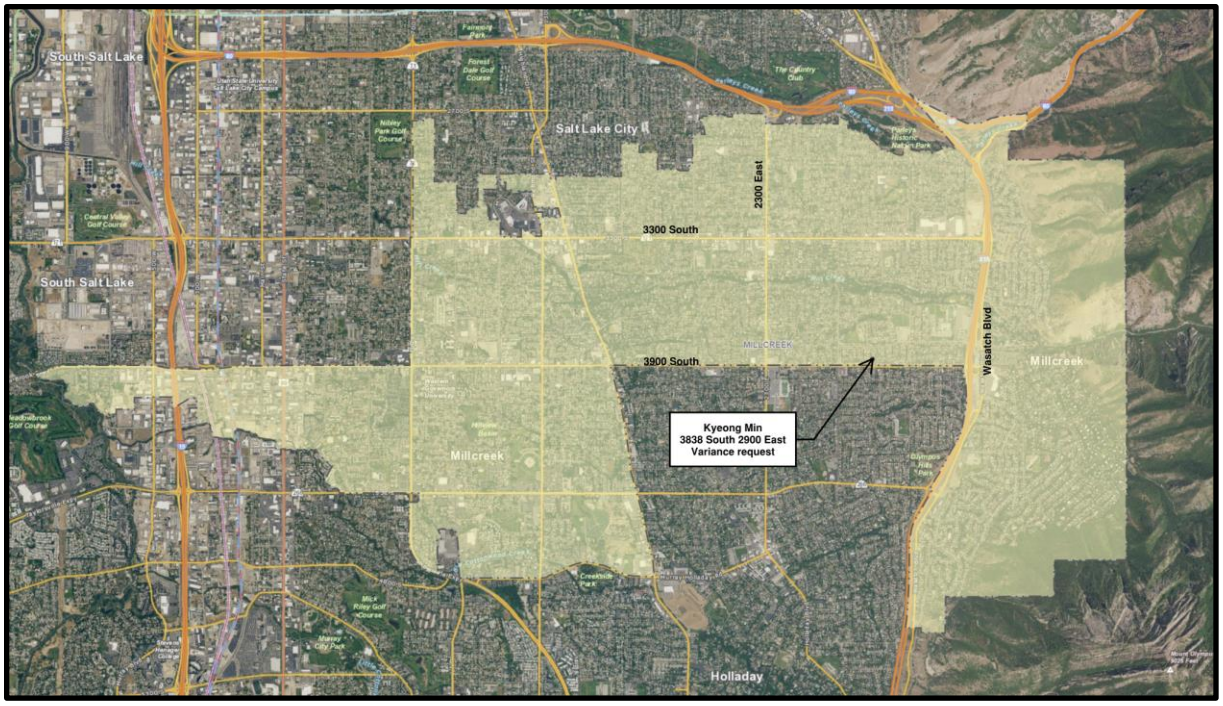
Request Type: Variance
Parcel ID: 16-35-306-013-0000
Property Address: 3838 South 2900 East
Planner: Robert May
Meeting Date: May-June
Current Zone: R-1-8
Community Council: East Millcreek
Planning Staff Recommendation: Approval, subject to condition in staff report
Applicant Name: Kyeong Min

PROJECT DESCRIPTION

Kyeong Min is requesting a variance for a front yard setback reduction of 10 feet to allow for the addition of an attached garage at the front of their residence. The home currently has a basement level garage that is extremely hazardous and effectively unusable for portions of the year. As the existing garage is below the first floor on the basement level the driveway is extremely steep and slopes down along the property line descending a story and a half from the street to the basement level. To enter the garage the vehicle must then make a 90-degree turn into the garage in a tight space. When wet or icy the driveway is a serious safety concern. To rectify the issue, the Min family would like to add an attached two car garage at the front of the home so that they can have a safe and secure location to park their vehicles while also protecting them from the elements. Most of the homes in the neighborhood have an easily accessible front facing garage which provides these benefits.

The addition of the proposed 20' x 22' attached garage at the front of the house would encroach across the 25-foot front yard setback an additional 10 feet. Although the proposed garage addition would be 15 feet from the front property line and street right-of-way, the garage would still remain to be 25 feet from back of curb. This garage addition would allow the family to reclaim the paved front yard as well as the existing sloped driveway as usable greenspace so that they may enjoy exterior yard space which is difficult in the backyard as it continues to slope away from the home. Additionally, this will help the home blend into the neighborhood more with a cohesive exterior facade and front yard matching the development and aesthetics of the surrounding neighborhood. The addition will also create more variation in the front facade creating a more interesting and pleasant overall appearance.

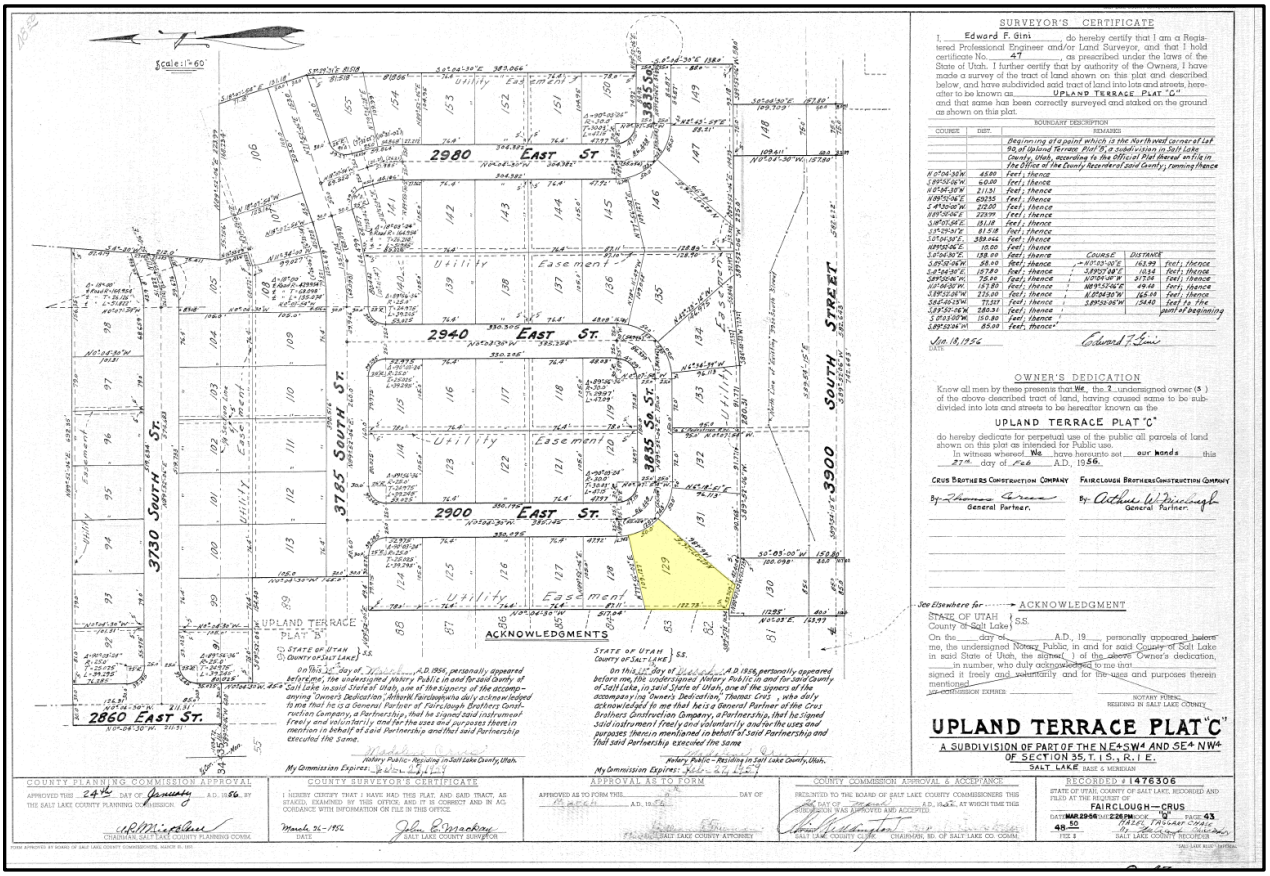
SITE AND VICINITY DESCRIPTION



The subject property lies is an area which is primarily single-family dwellings and zoned R-1-8. The property and surrounding neighborhood is part of the Upland Terrace Plat C Subdivision which was recorded in 1956. The subject dwelling was built in 1963 and later remodeled in 1992.



Upland Terrace Plat C



Picture of home 1963



LAND USE CONSIDERATIONS

Requirement	Existing	Zone requirement	Proposed	Compliance Verified
Height	Approx. 16’	28 feet (RCOZ)	unchanged	Yes
Front Yard Setback	Approx. 45’	25	15	Yes
Side Yard Setback	10 and 11 feet	8 feet	unchanged	Yes
Rear Yard Setback	33 feet	15 feet	unchanged	Yes
Lot Width	110 feet	65 feet	unchanged	Yes
Lot Area	13,024 square feet	8,000 square feet minimum	unchanged	Yes
RCOZ	Approximately 13% Lot coverage	31% Max	14.2%	Yes

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with Landscaping Requirements.	Yes
Compliance with the General Plan.	Yes

19.92.050 Variances

1. The authority shall have the following powers to authorize on appeal in specific cases a variance from the terms of this title. The authority may grant a variance only if:

    1. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title;
    2. There are special circumstances attached to the property that do not generally apply to other properties in the same district;
    3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district;
    4. The variance will not substantially affect the general plan and will not be contrary to the public interest; and
    5. The spirit of this title is observed, and substantial justice is done.
2. In determining whether enforcement of this title will cause unreasonable hardship, the authority may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought and comes from circumstances particular to the property, not from conditions which are general to the neighborhood. In determining whether or not enforcement of this title would cause an unreasonable hardship, the authority may not find an unreasonable hardship if the hardship is self-imposed or economic. In determining whether or not there are special circumstances attached to the property, the authority may find that special circumstances exist only if special circumstances relate to the hardship complained of and deprive the property of the privileges granted to other properties in the same district. The applicant shall bear the burden of proving that all the conditions justifying a variance have been met.
3. In granting a variance, the authority may impose additional requirements on the applicant that will mitigate any harmful effects of the variance or serve the purpose of the standard or requirement that is waived or modified.

ISSUES OF CONCERN/PROPOSED MITIGATION

Staff has recognized that the addition of the new attached garage will decrease the amount of open green space within the front yard. Millcreek Code requires that no more than 50% of the property frontage along the street can be used for driveway purposes* and would request as a condition of approval that the applicant reclaim the existing concrete parking area back to green space.

* Chapter 14 of the Millcreek Zoning Code, **14.12.110 Driveways** (In no case shall more than fifty percent of the property frontage along the street be used for driveway purposes.)

PLANNING STAFF ANALYSIS

Planning staff does not object to the variance request and find that the property characteristics are particular to the property and not to the entire neighborhood. The subject property suffers from slopes greater than other properties in the neighborhood and currently create an unsafe situation, especially in the winter months.

Due to the topography and slope of the lot area behind the dwelling, the addition of a garage in this area would only worsen the situation and potentially create an adverse effect to the neighboring home. Thus, meaning the area chosen for the new attached garage is the only ideal location.

Staff finds that the applicant's property circumstances deprives them from enjoying their property granted to others in the neighborhood and find that a 15' foot front yard setback to accommodate the attached garage will be in keeping with the intent of the single-family neighborhood.

Staff finds that a reduction in the front yard setback of 10 feet will not create a line-of-site issue with the adjoining neighbors and will still preserve adequate space between the structure and any potential right-of-way improvements such as sidewalks.

Staff does not object to the granting of a variance for a reduction in the front yard setback of 10 feet to accommodate an attached garage with the condition that the applicant reclaim the existing concrete parking area back to green space.

SUPPORTIVE DOCUMENTS

1. Application and Affidavit
2. Letter of intent from applicant
3. Variance responses from the applicant
4. Applicants site plan
5. Upland Terrace Subdivision Plat

Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 • Fax: (385) 468-6674
Millcreek.Utah.gov

File #

Land Use & Development Application

☐ FCOZ ☑ RCOZ ☐ DWSP ☐ RCOZ ☐ Watershed ☐ Over Pressure ☐ Magna Main
☐ Natural Hazards ☐ Other _____

Zone: _____ Community Council: _____ Planner: _____

Parent File #: _____ Date: _____

Property Address: 3838 S 2900 E Salt Lake City, Utah 84109 Parcel #: 16353060130000

Name of Project Kyeong Min Variance Proposal Property Acreage: .32

Please describe your request:

The homeowner is requesting a front yard setback variance.

New Development:
- ☐ Conditional Use
- ☐ Permitted Use
- ☐ Subdivision # lots: _____
- ☐ PUD #lots: _____

Modify an Existing Development:
- ☐ Change Conditions of Approval
- ☐ Change the Site Plan
- ☐ Condo Conversion
- ☐ Lot Consolidation
- ☐ Lot Line Adjustment
- ☐ Mobile Store
- ☐ Signs
- ☐ Billboards

Other:
- ☑ Exception Request
- ☐ General Plan Amendment
- ☐ GRAMA (Records Request)
- ☐ Land Use Hearing
- ☐ Non-Conforming
- ☐ RCOZ Appeal (Option C)
- ☐ Research Request
- ☐ Re-zone
- ☐ Right-of-Way Improvement Permit
- ☐ Vacate a Street

Is a key or gate code required to access the property? ☐ Yes ☑ No If yes, code: _____
(or provide driving directions to property):

APPLICANT'S NAME:

First: Chris Last: Montelongo Initial: M

Address: 2469 E Fort Union Blvd. #106 City: Salt Lake City State: Utah Zip: 84121

Phone: 801-944-9388 ext.107 Cell: 801-698-2107 Email: chris.m@reaarchitecture.com

Property Owner(s):

First: Kyeong Last: Min Initial: _____

Address: 3838 South 2900 East City: Salt Lake City State: Utah Zip: 84109

Phone: _____ Cell: 801-870-8386 Email: kyeongm@gmail.com

Professional(s): ☐ Engineer ☑ Architect ☐ Other

Company: REA Architecture Contact: Rand Eardley

Address: 2469 E Fort Union Blvd. #106 City: Salt Lake City State: Utah Zip: 84121

Phone: 801-944-9388 ext.102 Cell: _____ Email: rand@reaarchitecture.com

**NOTE: all correspondence will be sent to the applicant's address:*

To facilitate the land use notice and review process, the undersigned hereby authorize the County to reproduce this *application and all documents attached to the application* for staff, officials, and the interested public:

Applicant's Signature: _____ Date April 15, 2019

Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 • Fax: (385) 468-6674
Millcreek.Utah.gov

File #

AFFIDAVIT – Property Owner

STATE OF UTAH }
} ss
COUNTY OF SALT LAKE }

I (we) Kyeong Min being duly sworn, depose and say that

I (we) am (are) the owner(s) of the property(s) located at:

3838 South 2900 East, Salt Lake City, Utah, 84109.

My (our) signature below attests that I (we) have reviewed the proposal by REA Architecture

requesting review and approval of a front yard setback variance

and that I (we) consent to the statements and information provided in the attached plans and exhibits

and that all information presented is true and correct to the best of my (our) knowledge.

Property Owner _____

Property Owner _____

Subscribed and sworn to me this 15 day of April, 20 19.

NOTARY PUBLIC
MAYRA MELGOZA
691584
COMMISSION EXPIRES
OCTOBER 18, 2020
STATE OF UTAH

Notary: _____

Residing in Salt Lake County, Utah

REA architecture inc.
2469 east fort union blvd
suite 106
salt lake city, utah 84121
office: 801-944-9388
fax: 801-944-9387
www.reaarchitecture.com

16 APRIL 2019

PROJECT: Min Garage Addition
3838 S 2900 E
East Millcreek, UT 84109, UT

ARCHITECT: REA Architecture, Inc.
P.O. Box 71632
Salt Lake City, Utah 84171
801-944-9388 fax 801-944-9387 rand@reaarchitecture.com

The Min family is applying for a setback variance to allow for the addition of an attached garage at the front of their residence. The home currently has a basement level garage that is extremely hazardous and effectively unusable for portions of the year.

The split-level home has a landing at the front door leading up to the second floor and down to the first floor. As the existing garage is below the first floor on the basement level the driveway is extremely steep and slopes down along the property line descending a story and a half from the street to the basement level. To enter the garage the vehicle must then make a 90 degree turn into the garage in a tight space. The slope of the driveway is steep enough to caution anyone merely walking up and down it even in dry conditions. When wet or icy the driveway is a serious safety concern. As such, previous owners chose to pave a good portion of the front yard to allow for year-round on property parking.

To rectify the issue, the Min family would like to add an attached two car garage at the front of the home so that they can have a safe and secure location to park their vehicles while also protecting them from the elements. Most of the homes in the neighborhood have an easily accessible front facing garage which provides these benefits. As the home enters on the landing between levels the addition would include a small entry to tie the garage into the house both aesthetically and to allow the residents to traverse between the garage and the home from the interior.

Unfortunately, the addition of the modest 20 foot deep x 22 foot wide attached garage at the front of the house would still cross the 25 foot setback as the city right of way extends 10 feet into the front yard beyond the back of curb. For this reason the Min family is requesting a setback variance to allow them to build the addition. The minimalistic garage addition being proposed would remain 25 feet from the back of curb still allowing a 15 foot front yard setback.

This garage addition would allow the family to reclaim the paved front yard as well as the existing sloped

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office: 801-944-9388
fax: 801-944-9387
www.reaarchitecture.com

driveway as usable greenspace so that they may enjoy exterior yard space which is difficult in the backyard as it continues to slope away from the home. Additionally, this will help the home blend into the neighborhood more with a cohesive exterior façade and front yard matching the development and aesthetics of the neighborhood. The addition will also create more variation in the front façade creating a more interesting and pleasant overall appearance.

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801-944-9388 fax 801-944-9387 rand@reaarchitecture.com

Millcreek City Title 19, 19.92.050 Variances

A. The authority may grant a variance only if:

1. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title.

   RESPONSE: The current garage is only accessible from a narrow and steeply sloped driveway that the homeowners do not use because it is unsafe and during cold months is inaccessible.

2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.

   RESPONSE: The Min's property has a steep slope and while some neighbors also have sloping property, the Min's situation is unique because the original builders placed the garage below the house and at the bottom of the slope creating an extremely steep driveway which is not common for the neighborhood. If the home were built today the exiting driveway would not meet current codes and standards.

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

   RESPONSE: With this project the owner is seeking a safe and secure place to park their vehicles while also reclaiming the greenspace sacrificed to paved on property parking by the previous owner who also did not use the steep driveway.

4. The variance will not substantially affect the general plan and will not be contrary to the public interest.

   RESPONSE: Other than the front setback variance to be reviewed, the project follows all other building requirements of Millcreek City. The property is unique in it does not have a visible garage from the street like most of the homes in the neighborhood. It also has very little variation in

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elevation. This garage addition will allow the owner the same level experience as his neighbors, while also bringing the exterior aesthetics more in line with the neighborhood typology.

5. The spirit of this title is observed and substantial justice is done.

RESPONSE: Being able to use a garage instead of a parking pad, replacing the pad with greenery, and mitigating the hazard of using the existing driveway is the homeowner's intent in seeking a variance. The homeowner would like to build a functional garage while also improving and updating the overall appearance of the property, home, and neighborhood. The homeowner, architect, and builder believe that this project complies with the spirit of this title and provides a substantial architectural and functional improvement to the property.

B. In determining whether enforcement of this title will cause unreasonable hardship, the authority may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought and comes from circumstances particular to the property, not from conditions which are general to the neighborhood. In determining whether or not enforcement of this title would cause an unreasonable hardship, the authority may not find an unreasonable hardship if the hardship is self-imposed or economic. In determining whether or not there are special circumstances attached to the property, the authority may find that special circumstances exist only if special circumstances relate to the hardship complained of and deprive the property of the privileges granted to other properties in the same district. The applicant shall bear the burden of proving that all the conditions justifying a variance have been met.

RESPONSE: The Min's property and the hazardous conditions created by the placement of their driveway are not the typical design within their neighborhood, on their street, or in the area and are unique to the lot. The driveway was placed along the steep slope of the lot long before the residents purchased the home. The hardship the family is facing is not self-imposed or economic and the special circumstances of their property are the cause. Due to the circumstances the family is not allowed or able to enjoy the privileges that most of their neighbors and other homeowners in the area enjoy.

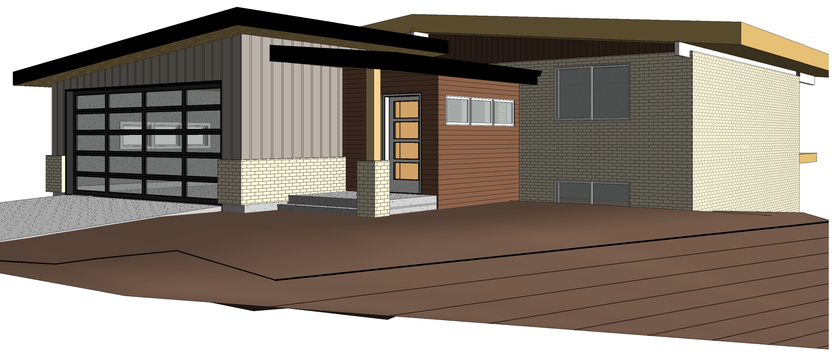
In submitting this information with the application for the variance, we feel that we have demonstrated and proved that the variance is necessary for the safe and secure enjoyment of the property by the Min family, as well as their friends, family, and neighbors.

MIN GARAGE ADDITION

3838 SOUTH 2900 EAST SALT LAKE CITY, UTAH



SOUTHWEST



NORTHWEST

SHEET INDEX

G-003 PROPOSED VARIANCE SITE PLAN

GENERAL
G-001 COVER SHEET
G-002 GENERAL NOTES AND ABBREVIATIONS

ARCHITECTURAL
A-001 ARCHITECTURAL SITE PLAN
A-101 FLOOR PLAN AND SCHEDULES
A-201 EXTERIOR ELEVATIONS
A-301 BUILDING SECTIONS
A-501 ARCHITECTURAL DETAILS

STRUCTURAL
S-001 STRUCTURAL NOTES
S-101 FOOTING AND FOUNDATION PLAN
S-102 FRAMING PLAN
S-501 STRUCTURAL DETAILS

ELECTRICAL
E-101 ELECTRICAL PLAN

SHEET NUMBER KEY

DISCIPLINE → TYPE → SEQUENCE IN TYPE

A-201

REA architecture inc.
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www.reaarchitecture.com

Description	Date	Appr.

Rev.

REV:

Submitted: 05 APRIL 2019

File:

Scale: 1 1/2" = 1'-0"

Project Number: 19009

Designed by: RME

Drawn by: CM

Reviewed by: RME

Submitted by:

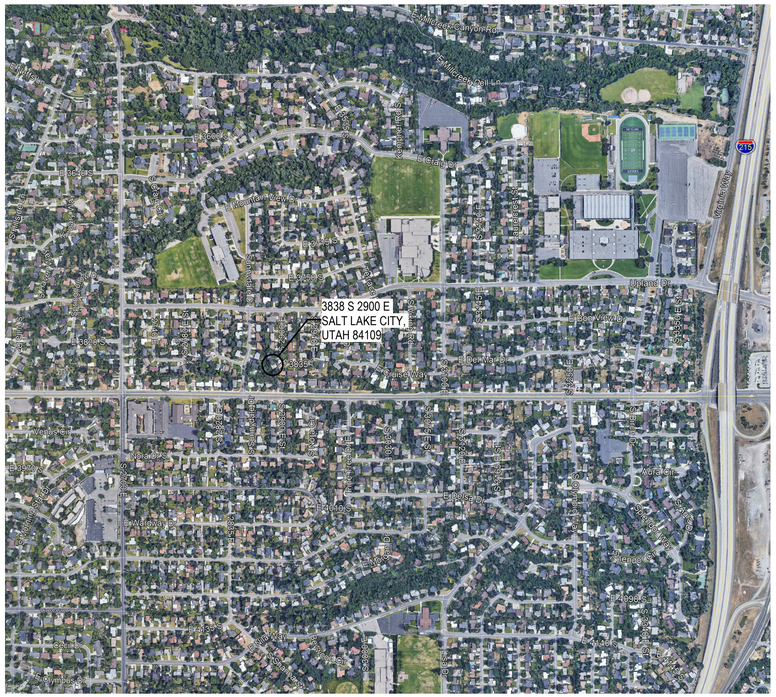
MIN GARAGE ADDITION
KYEONG MIN
3838 SOUTH 2900 E
SALT LAKE CITY, UTAH 84109

COVER SHEET

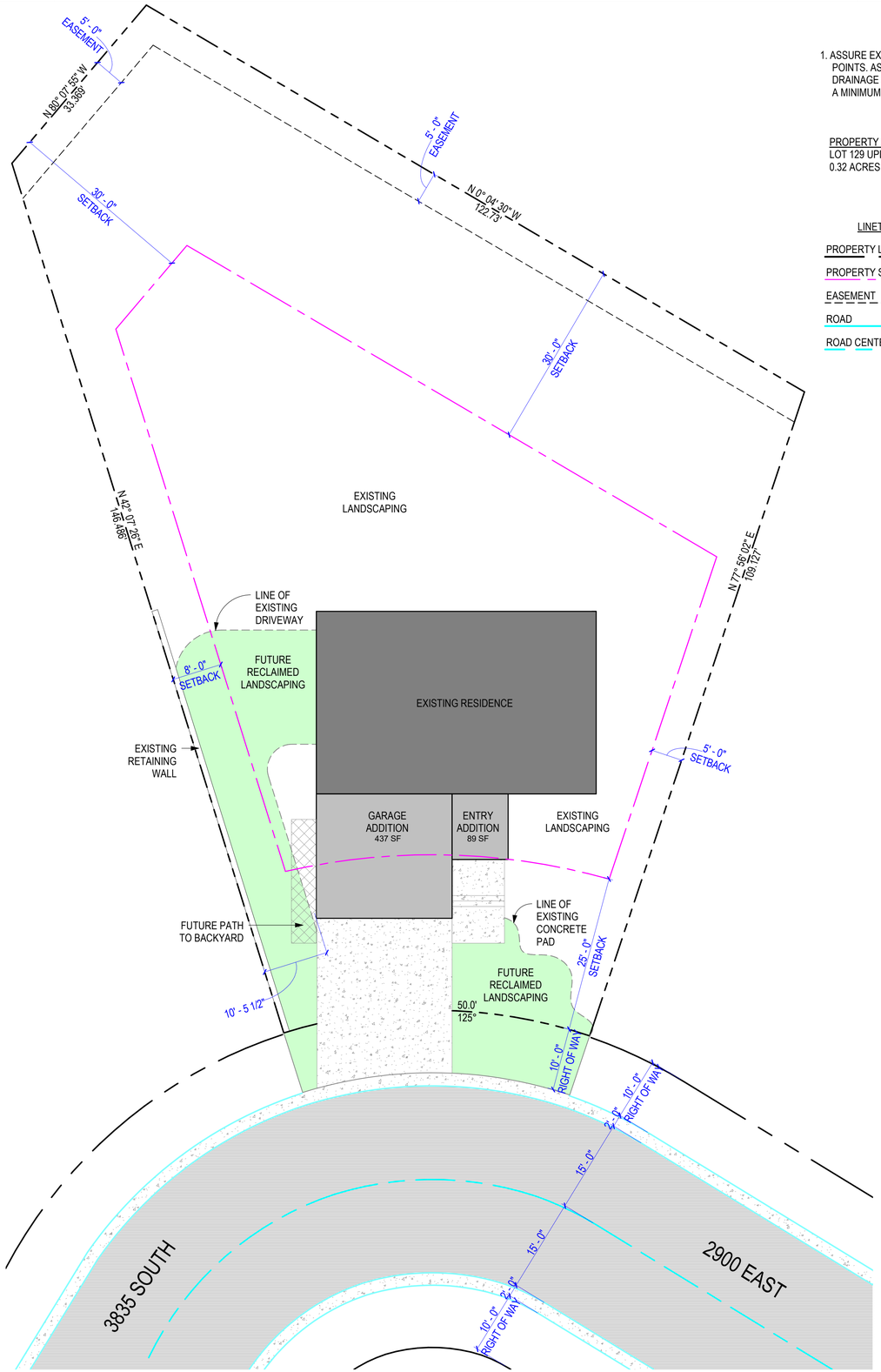
SHEET NUMBER

G-001

PLOT DATE: 4/5/2019 4:43:42 PM



LOCATION MAP



SITE PLAN NOTES

1. ASSURE EXISTING GRADE ALLOWS SURFACE WATER TO DRAIN AWAY FROM HOUSE AT ALL POINTS. ASSURE DRAINAGE WATER IS DIRECTED TOWARD THE STREET OR TO AN APPROVED DRAINAGE COURSE, DO NOT DRAIN ON NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

PROPERTY INFORMATION
LOT 129 UPLAND TERRACE PLAT
0.32 ACRES

LINETYPE LEGEND

- PROPERTY LINE
- PROPERTY SETBACK
- EASEMENT
- ROAD
- ROAD CENTER LINE

SITE PLAN LEGEND

- EXISTING FOOTPRINT
- NEW CONSTRUCTION FOOTPRINT
- GUTTER

NORTH

1 SITE PLAN
1" = 10'-0"

GRAPHIC SCALE
0' 5' 10' 20' 40'
1" = 10'-0"

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REV:

Submitted: 05 APRIL 2019
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Designed by: Designer
Drawn by: CM
Reviewed by: Checker
Submitted by: Approver

MIN GARAGE ADDITION
KYEONG MIN
3838 SOUTH 2900 E
SALT LAKE CITY, UTAH 84109

ARCHITECTURAL SITE PLAN

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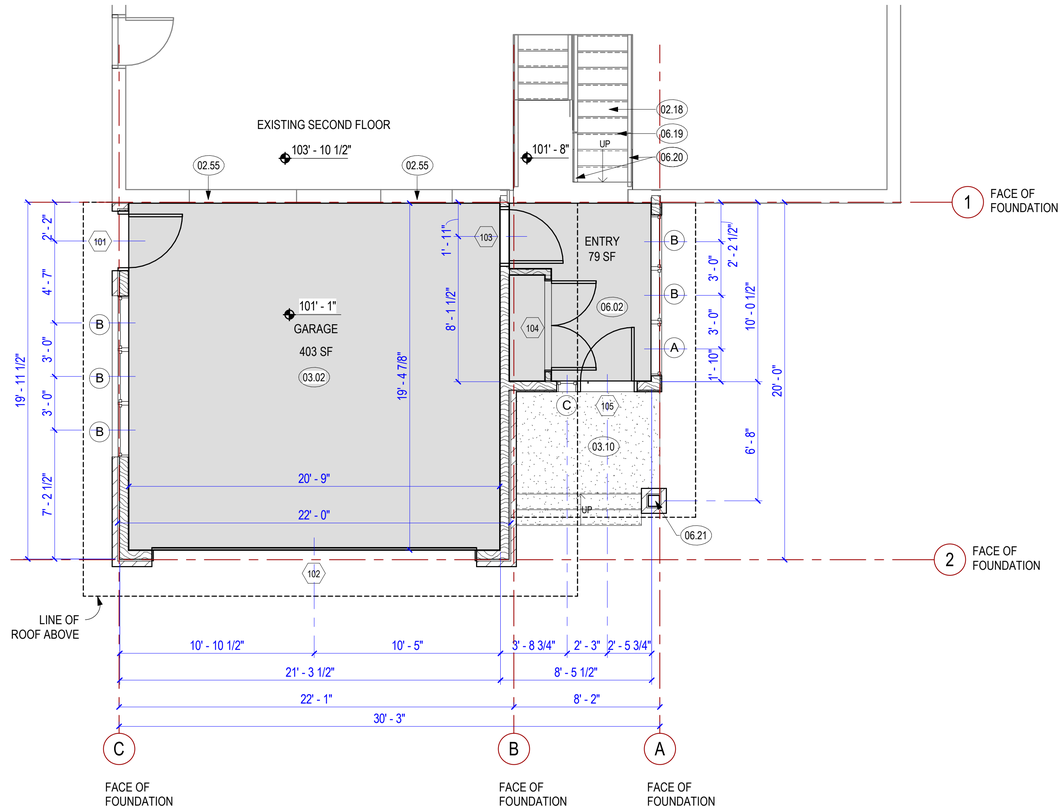
PLOT DATE: 4/5/2019 4:43:39 PM

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK	TYPE	DOOR MAT'L & FIN.	FRAME MAT'L & FIN	HDWR	REMARKS
101	3' - 0"	6' - 8"	1 3/4"	HINGED	WOOD	WOOD	LOCK	
102	18' - 0"	8' - 0"	1 1/2"	OVERHEAD	ALUMINUM	WOOD		
103	3' - 0"	6' - 8"	1 3/4"	HINGED	WOOD	WOOD	LOCK	
104	5' - 0"	7' - 0"	1 3/4"	HINGED - DOUBLE	WOOD	WOOD		
105	3' - 0"	6' - 8"	1 3/4"	HINGED	WOOD	WOOD	LOCK	

WINDOW SCHEDULE

QTY.	TYPE MARK	SIZE WIDTH	SIZE HEIGHT	EGRESS	TYPE	FRAME MAT'L	FRAME FIN	REMARKS
1	A	3' - 0"	2' - 0"	NO	AWNING	ALUMINUM	WHITE VINYL	TEMPERED
5	B	3' - 0"	2' - 0"	NO	AWNING	ALUMINUM	WHITE VINYL	
1	C	1' - 2"	6' - 10"	NO	FIXED	ALUMINUM	WHITE VINYL	TEMPERED



NORTH

1 FLOOR PLAN - LANDING
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD IN NEW CONSTRUCTION, FACE OF FINISH IN EXISTING.
2. ALL FLOOR FINISH CHANGES OCCUR AT CENTERLINE OF DOOR IN CLOSED POSITION, UNLESS NOTED OTHERWISE.
3. WALL INSULATION TO CONDITIONED SPACES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

KEYED NOTES

02.18 EXISTING STAIRS AND LANDINGS TO REMAIN
02.55 REMOVE EXISTING WINDOW. REPAIR AND PATCH OPENING TO MATCH EXISTING WALL
03.02 4" CONCRETE FLOOR SLAB (UNHEATED SPACES) OVER A 4-INCH-THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE OR CRUSHED BLAST-FURNACE SLAG PASSING A 2-INCH (51 MM) SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE. (R506.2.2 BASE)
03.10 CONCRETE STAIR AND ENTRY SLAB
06.02 FLOOR FRAMING. SEE FRAMING PLANS INSTALL JOISTS, HANGERS, STIFFENERS AND BLOCKING AS PER MANUFACTURER'S SPECS
06.19 STAIR NOSING TO BE 3/4" MINIMUM TO 1 1/4" MAXIMUM
06.20 NEW HANDRAIL AND BALUSTERS TO MATCH EXISTING
06.21 WOOD COLUMN, PAINTED. SEE STRUCTURAL

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Submitted by:

MIN GARAGE ADDITION
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FLOOR PLAN AND SCHEDULES

SHEET NUMBER
A-101

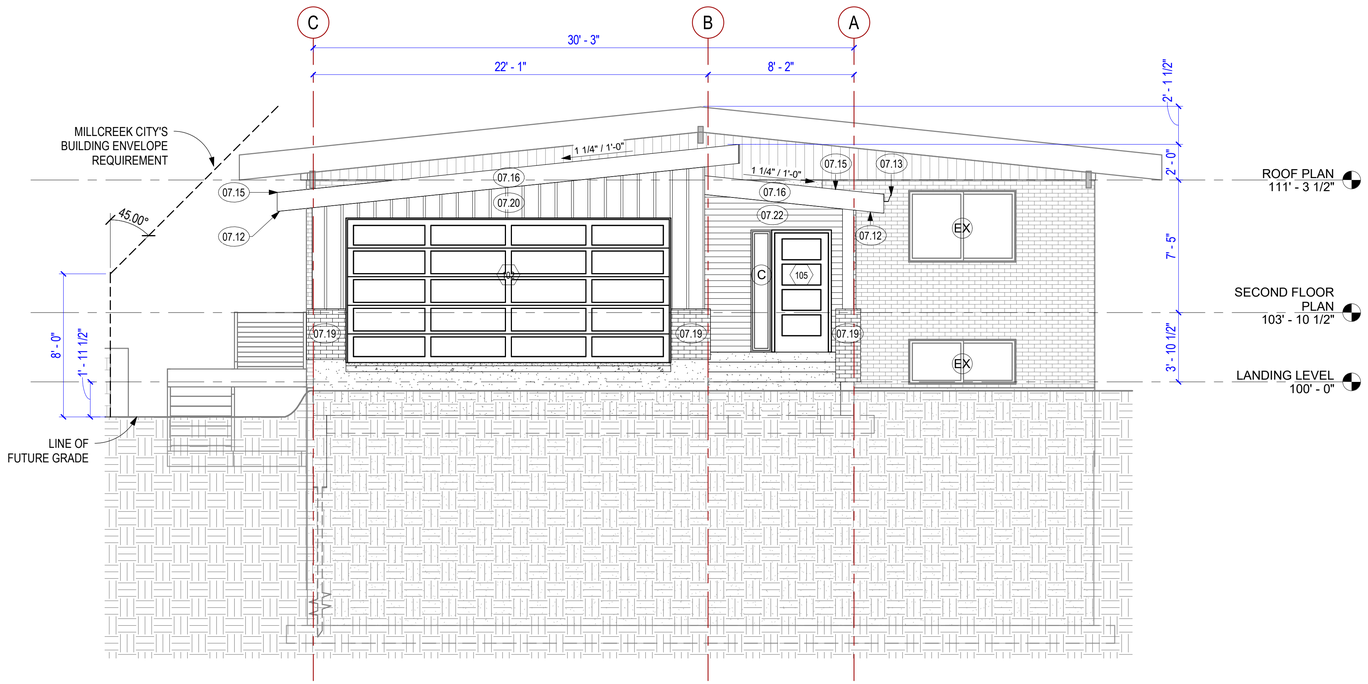
GRAPHIC SCALE 0' 1' 2' 4' 8' 16' — 1/4" = 1'-0"

PLOT DATE: 4/5/2019 4:43:39 PM

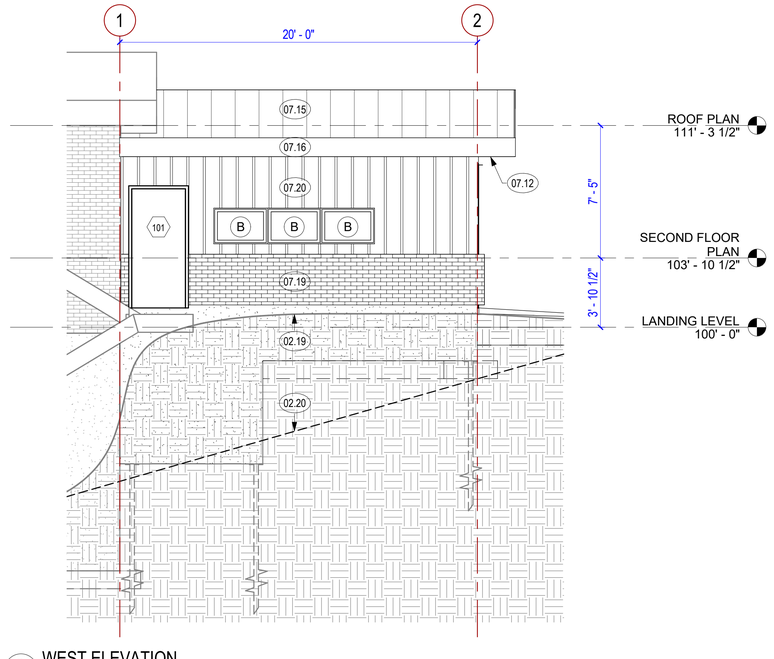
ELEVATION GENERAL NOTES

KEYED NOTES

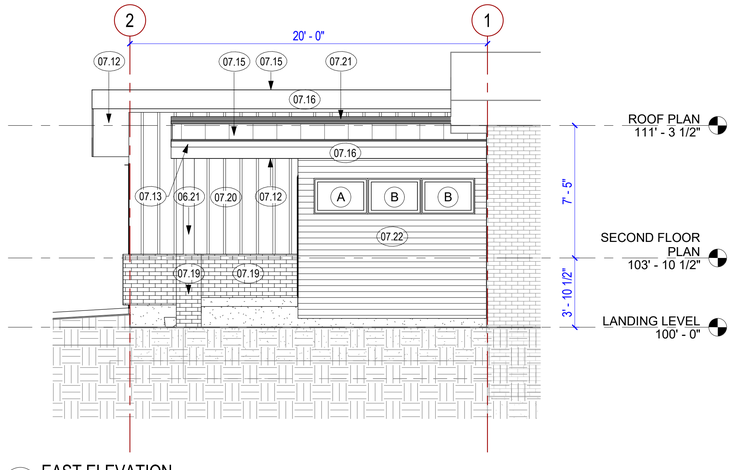
02.19 APPROXIMATE LOCATION OF EXISTING GRADE
02.20 APPROXIMATE LOCATION OF EXISTING DRIVEWAY
06.21 WOOD COLUMN, PAINTED. SEE STRUCTURAL
07.12 WHITE ALUMINUM SOFFIT
07.13 METAL GUTTER
07.15 STANDING SEAM METAL ROOFING OVER 30lb ROOFING FELTS
07.16 SHEET METAL FASCIA
07.19 BRICK VENEER OR ALTERNATIVE FINISH TO BE DETERMINED BY OWNER OVER "TYVEK" OR EQUIVALENT
07.20 BOARD AND BATTEN OR ALTERNATIVE FINISH TO BE DETERMINED BY OWNER OVER "TYVEK" OR EQUIVALENT
07.21 SHED VENT. SIDING TO OVERLAP
07.22 SIDING OR ALTERNATIVE FINISH TO BE DETERMINED BY OWNER OVER "TYVEK" OR EQUIVALENT



1 NORTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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Designed by: RME
Drawn by: CM
Reviewed by: RME
Submitted by:

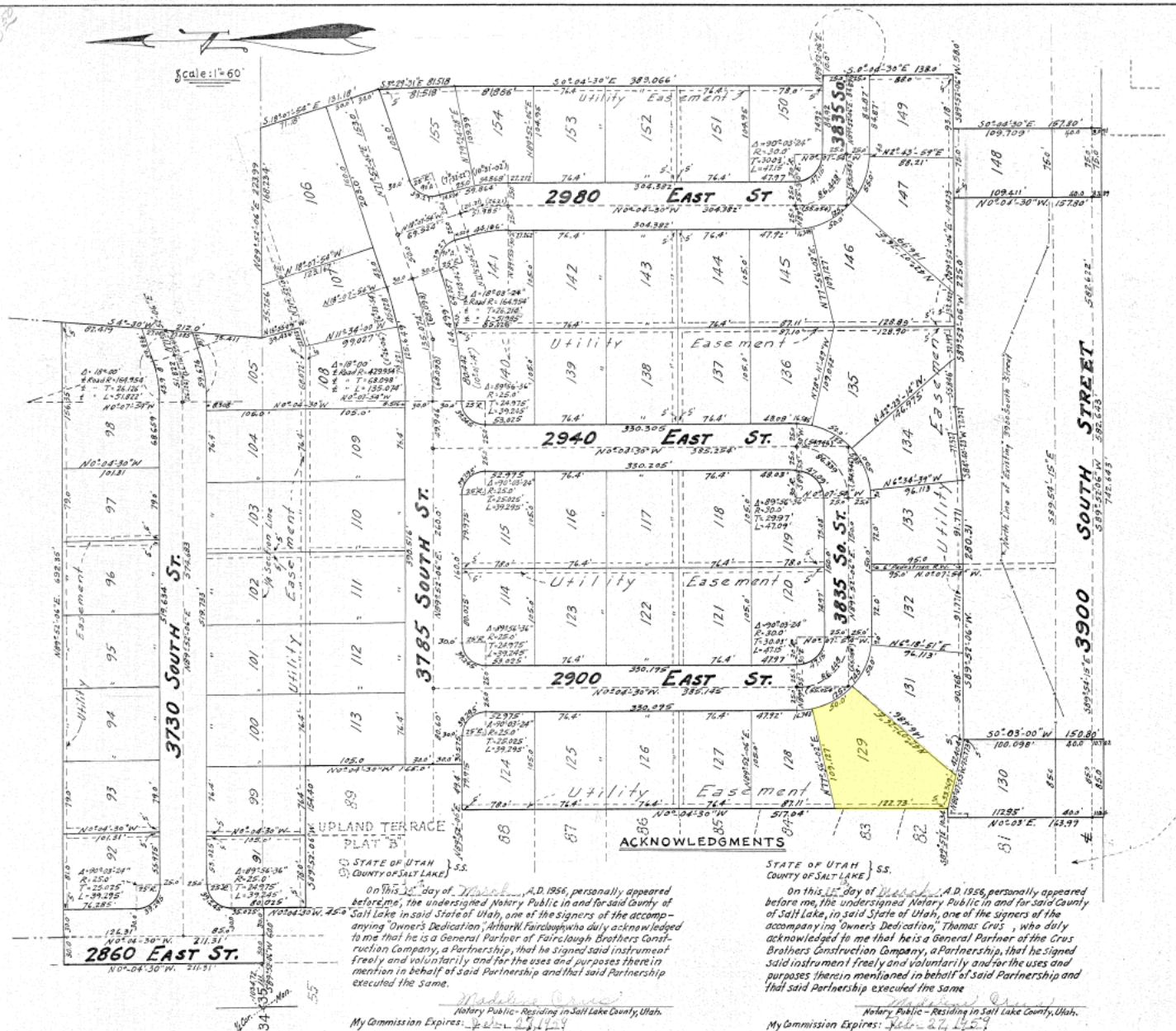
MIN GARAGE ADDITION
KYEONG MIN
3838 SOUTH 2900 E
SALT LAKE CITY, UTAH 84109

EXTERIOR ELEVATIONS

SHEET NUMBER
A-201

GRAPHIC SCALE 0' 1' 2' 4' 8' 16' 1/4" = 1'-0"

PLOT DATE: 4/5/2019 4:43:41 PM



SURVEYOR'S CERTIFICATE

I, Edward F. Gini, do hereby certify that I am a Registered Professional Engineer and/or Land Surveyor, and that I hold certificate No. 47, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as UPLAND TERRACE PLAT "C" and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

COURSE	DIST.	REMARKS
		Beginning at a point which is the Northwest corner of Lot 90, of Upland Terrace Plat "B", a subdivision in Salt Lake County, Utah, according to the Official Plat thereof on file in the Office of the County Recorder of said County; running thence
N 0°04'-30"W.	45.00	feet; thence
S 89°52'-06"W.	60.00	feet; thence
N 0°04'-30"W.	211.31	feet; thence
N 89°52'-06"E.	69235	feet; thence
S 4°30'-00"W.	212.00	feet; thence
N 89°52'-06"E.	273.99	feet; thence
S 18°07'-54"E.	131.18	feet; thence
S 3°-29'-31"E.	81.518	feet; thence
S 0°04'-30"E.	389.066	feet; thence
N 89°52'-06"E.	10.00	feet; thence
S 0°04'-30"E.	138.00	feet; thence
S 89°52'-06"W.	58.00	feet; thence
S 0°04'-30"E.	157.80	feet; thence
S 89°52'-06"W.	75.00	feet; thence
N 0°04'-30"W.	157.80	feet; thence
S 89°52'-06"W.	225.00	feet; thence
S 84°-46'-13"W.	77.327	feet; thence
S 89°52'-06"W.	280.31	feet; thence
S 0°03'-00"W.	150.80	feet; thence
S 89°52'-06"W.	85.00	feet; thence

COURSE	DISTANCE	
N 0°03'-00"E.	163.99	feet; thence
S 89°57'-00"E.	10.34	feet; thence
N 0°04'-30"W.	517.04	feet; thence
N 89°52'-06"E.	49.40	feet; thence
N. 0°04'-30"W.	165.00	feet; thence
S 89°52'-06"W.	154.40	feet to the point of beginning

Jan. 18, 1956 (DATE)

Edward F. Gini

OWNER'S DEDICATION

Know all men by these presents that We, the 2 undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

UPLAND TERRACE PLAT "C"

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof We have hereunto set our hands this 27th day of Feb A.D., 1956.

CRUS BROTHERS CONSTRUCTION COMPANY

By Thomas Crus
General Partner.

FAIRCLOUGH BROTHERS CONSTRUCTION COMPANY

By Arthur W. Fairclough
General Partner.

See Elsewhere for ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }

On the ____ day of ____ A.D., 19__ personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer( ) of the above Owner's dedication, ____ in number, who duly acknowledged to me that ____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

My COMMISSION EXPIRES: ____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

UPLAND TERRACE PLAT "C"

A SUBDIVISION OF PART OF THE NE¼SW¼ AND SE¼ NW¼ OF SECTION 35, T. 1 S., R. 1 E.
SALT LAKE BASE & MERIDIAN

ACKNOWLEDGMENTS

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

On this 5th day of March, A.D. 1956, personally appeared before me, the undersigned Notary Public in and for said County of Salt Lake in said State of Utah, one of the signers of the accompanying 'Owner's Dedication' Arthur W. Fairclough who duly acknowledged to me that he is a General Partner of Fairclough Brothers Construction Company, a Partnership, that he signed said instrument freely and voluntarily and for the uses and purposes therein mention in behalf of said Partnership and that said Partnership executed the same.

Notary Public - Residing in Salt Lake County, Utah.

My Commission Expires: Dec. 23, 1959

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

On this 27 day of Feb. A.D. 1956, personally appeared before me, the undersigned Notary Public in and for said County of Salt Lake, in said State of Utah, one of the signers of the accompanying 'Owner's Dedication' Thomas Crus, who duly acknowledged to me that he is a General Partner of the Crus Brothers Construction Company, a Partnership, that he signed said instrument freely and voluntarily and for the uses and purposes therein mentioned in behalf of said Partnership and that said Partnership executed the same

Notary Public - Residing in Salt Lake County, Utah.

My Commission Expires: Feb. 27, 1959

COUNTY PLANNING COMMISSION APPROVAL

APPROVED THIS 24th DAY OF January A.D., 1956 BY THE SALT LAKE COUNTY PLANNING COMMISSION.

CHAIRMAN, SALT LAKE COUNTY PLANNING COMM.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT, AND SAID TRACT, AS STAKED, EXAMINED BY THIS OFFICE, AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

March 26-1956 (DATE)

John E. Mackay
SALT LAKE COUNTY SURVEYOR

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF March A.D., 1956

SALT LAKE COUNTY ATTORNEY

COUNTY COMMISSION APPROVAL & ACCEPTANCE

PRESENTED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS 26 DAY OF March A.D., 1956, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SALT LAKE COUNTY CLERK. CHAIRMAN, BD. OF SALT LAKE CO. COMM.

RECORDED # 1476306

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF FAIRCLOUGH—CRUS

DATE MAR 29-56 TIME 2:26 PM BOOK "Q" PAGE 43

FEE $ 48.50

HAZEL TAGGART CHAIE
SALT LAKE COUNTY RECORDER

FORM APPROVED BY BOARD OF SALT LAKE COUNTY COMMISSIONERS, MARCH 15, 1955.

"SALT LAKE BLUE" — IMPERIAL