

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

Draft Date: _____
Date Adopted: _____
Effective Date: _____

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 5576 W 4100 S AND 4049 S, 4061 S, AND 4095 S 5600 W FROM ZONE 'RB' (RESIDENTIAL BUSINESS) TO ZONE 'C-1' (NEIGHBORHOOD COMMERCIAL)

WHEREAS, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City Zoning Ordinance; and

WHEREAS, a public hearing before the City Council of West Valley City was held after being duly advertised as required by law; and

WHEREAS, the City Council of West Valley City finds that such zoning change should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah:

SECTION 1. ZONING CHANGE.

The property described in application #Z-2-2015, filed by Anderson Wahlen and Associates, located at 5576 W 4100 S and 4049 S, 4061 S, and 4095 S 5600 W is hereby reclassified from zone 'RB' (residential business) to zone 'C-1' (neighborhood commercial) said property being more particularly described as follows:

PARCEL (14-36-353-009)

Beginning at a point 297.00 feet North and 53.00 feet East of the Southwest Corner of Section 36, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 00°14'50" West 78.44 feet, thence North 05°12'02" West 20.65 feet, thence East 278.00 feet, thence South 99.00 feet, thence West 277.00 feet to the point of beginning.

PARCEL (14-36-353-010)

Beginning at a point 198.00 feet North and 53.00 feet East from the Southwest Corner of Section 36, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 99.00 feet, thence 277.00 feet, thence South 99.00 feet, thence West 277.00 feet to the point of beginning.

PARCEL (14-36-353-011)

Beginning at a point 156.00 feet North and 53.00 feet East from the Southwest Corner of Section 36, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 42.00 feet, thence East 277.00 feet, thence South 42.00 feet, thence West 277.00 feet to the point of beginning.

PARCEL (14-36-353-012)

Beginning at a point 40.00 feet North and 76.29 feet East from the Southwest Corner of Section 36, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 47°57'31" West 31.72 feet, thence North 00°14'50" West 94.85 feet, thence East 277.00 feet, thence South 116.00 feet, thence North 89°46'16" West 253.53 feet to the point of beginning.

Parcel (14-36-353-008)

Commencing at a point 396 feet North of the Southwest Corner of Section 36, Township 1 South, Range 2 West, Salt Lake Base and Meridian; running North 132.0 feet; thence East 330 feet; thence 132 feet South; thence 330 feet West to place of beginning. Less that portion of 5600 West Street as recorded.

Less and Excepting therefrom the following 3 parcels deeded to Utah Department of Transportation.

A parcel of land in fee, for the widening of 5600 West Street known as Project No. 0172, being part of an entire tract of property, situate in the Southwest Quarter of the Southwest Quarter of Section 36, Township 1 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest Corner of said entire tract of property, which point is 396.00 feet North 0°14'50" West from the Southwest Corner of said Section 36, said point is also on the Centerline of 5600 West Street at Engineer Station 23+95.73; running thence North 0°14'50" West 132.00 feet along said Centerline to the Northerly Boundary of said property; thence North 88°53'38" East 6.98 feet along said Boundary; thence South 0°14'50" West 2.83 feet; thence South 5°12'02" East 129.91 feet to the Southerly Boundary of said property; thence

North 89°46'16" West 18.20 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Also:

A parcel of land in fee, for the widening of 5600 West Street known as Project No. 0172, being part of an entire tract of property, situate in the Southwest Quarter of the Southwest Quarter of Section 36, Township 1 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest Corner of said entire tract of property, which point is 396.00 feet North 0°14'50" West from the Southwest Corner of said Section 36, said point is also on the Centerline of 5600 West Street at Engineer Station 23+95.73; running thence North 0°14'50" West 132.00 feet along said Centerline to the Northerly Boundary of said property; thence South 89°42'44" East 39.98 feet along said Boundary; thence South 0°14'35" East 2.83 feet; thence South 5°12'02" East 129.91 feet to the Southerly Boundary of said property; thence North 89°46'16" West 51.20 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Also:

A parcel of land in fee, for the widening of existing State Highway 172 known as Project No. 0172, being part of an entire tract of property, situate in the Southwest Quarter of the Southwest Quarter of Section 36, Township 1 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest Corner of said entire tract, which point is 120.701 meters

(396.00 feet) North and 5.547 meters (18.20 feet) East from the Southwest Corner of said Section 36; and running thence North 4°57'12" West 39.519 meters (129.66 feet) (Record 129.91 feet) along the Westerly Boundary Line of said entire tract; thence North 0°29'40" East 0.863 meters (2.83 feet) along said Westerly Boundary Line to the Northwest Corner of said entire tract; thence East 13.033 meters (42.76 feet) along the Northerly Boundary of said entire tract to a point 15.160 meters (49.74 feet)

perpendicularly distant Easterly from the Centerline of said project; opposite Engineer Station 0+770.595; thence South 40.233 meters (132.00 feet) to the Southerly Boundary Line of said entire tract; thence West 9.628 meters (31.59 feet) along said Southerly Boundary Line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation

SECTION 2. ZONING MAP AMENDMENT.

The West Valley City Zoning Map shall be amended to show the change.

SECTION 3. EFFECTIVE DATE.

This ordinance shall take effect immediately upon posting, as required by law.

DATED this _____ day of _____, 2015.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER