

Canal

**SALT LAKE CITY CORPORATION
NOTIFICATION OF PROPOSED REAL PROPERTY CONVEYANCE**

The following real property or legal interest therein, is hereby proposed to be sold, traded, leased or otherwise conveyed or encumbered by Salt Lake City Corporation.

1. DESCRIPTION OF REQUEST:

Petition to enter into a Lease Agreement for encroachments in the public right-of-way

2. LOCATION OF REQUEST:

863 East 700 South

3. COMPANY OR INDIVIDUAL MAKING REQUEST:

Ninth East Investments LLC

4. COMPENSATION TENDERED:

\$350 for a ten (10) year term

5. BASIS OF VALUE OR CONSIDERATION:

Competitive Bid _____ Fee Appraisal _____ Other xx

6. DESCRIPTION OF POTENTIAL IMPACT:

Ninth East Investments is remodeling a building located at 863 East 700 South. The building has been totally gutted and is being remodeled. Russell Candy Company dba XOCOLATE will eventually occupy the building. During the renovation it was noted by the building permits counter, the canopy along the front of the building encroaches into the public right-of-way. (see attached drawings and photo) This pre-existing condition requires the property owner to enter into a lease for the encroachment or remove it. The developer has chosen the former.

7. LONG TERM IMPACT OF CONVEYANCE (is compensation adequate?):

Compensation was determined based on current City policy.

8. PROS AND CONS OF CONVEYANCE:

Allowing this use of public property is consistent with City policy of allowing this type of use as long as it doesn't materially impact the interests of public use. Entering into a lease will generate additional revenue to the City. The DRT has reviewed and approved the design and use. Planning Commission has been previously notified.

9. TERM OF AGREEMENT:

Five (5) years, (renewable) commencing upon execution of the lease.

10. CONVEYANCE SUBJECT TO ANY OTHER CITY ORDINANCES:

No

11. POTENTIAL OPPOSITION:

None are known at this time.

12. WORK STARTED IN RELATION TO THIS REQUEST:

Pre-existing condition

13. CITY DEPARTMENT/PERSON REQUESTING CONVEYANCE:

Property Management, Linda Cordova
Property Management, John P. Spencer

Any interested person or persons may appear and comment upon the above proposals if a call for hearing by a council member is made within fifteen (15) days from the date this notice is posted. If a call for hearing is made, such a hearing shall take place at **6:15 P.M.** on **January 11, 2005**, at 451 South State, Room 315, City and County Building, Salt Lake City, Utah.

Date: 14 December 2004

Linda Cordova
Linda Cordova
Property Manager

Date delivered to
Recorder's Office: 12-14-04

City Recorder
451 South State, Fourth Floor
535-7671

Received by: Don Jones

Date delivered to
City Council: 12-14-04

Salt Lake City Council
451 South State, Third Floor
535-7600

Received by: Ellie Hatcher

Date Delivered to
Mayor's Office: 12-13-04

Mayor's Office
451 South State, Third Floor
535-7704

Received by: Yolanda Hancionky

Delivered by: J. P. Spencer

SALT LAKE CITY CORPORATION
NOTIFICATION OF PROPOSED REAL PROPERTY CONVEYANCE

TO: Linda Cordova
Property Manager

SUBJECT: NOTIFICATION OF REAL PROPERTY CONVEYANCE

The City Council has reviewed the proposed conveyance of real property

LOCATED: 863 East 700 South

TO: Ninth East Investments LLC

and has decided to take the following action:

_____ Not to issue a call for hearing

_____ Has issued a call for a hearing to be held at the time and place so specified in the notification.

City Council Chairperson

Date

11.4'

EXISTING
STRUCTURE
RUSSELL CANDY
BUILDING

1.7'

DASHED LINE
INDICATES
EXISTING
AWNING W/
NEW METAL
GRATING

EXISTING SIDEWALK

1

SITE PLAN

SCALE: 1/8" = 1'-0"

863 E. 700 S.
RUSSELL CANDY

louis ulrich a.i.a.
phoenix architectural group / P.A.G.

60 west 200 south #300
phone: 801-558-2506

principal
phoenix architectural group / P.A.G.

SLC UT 84101
fax: 801-355-5288

SCALE:

DATE:

11-05-04

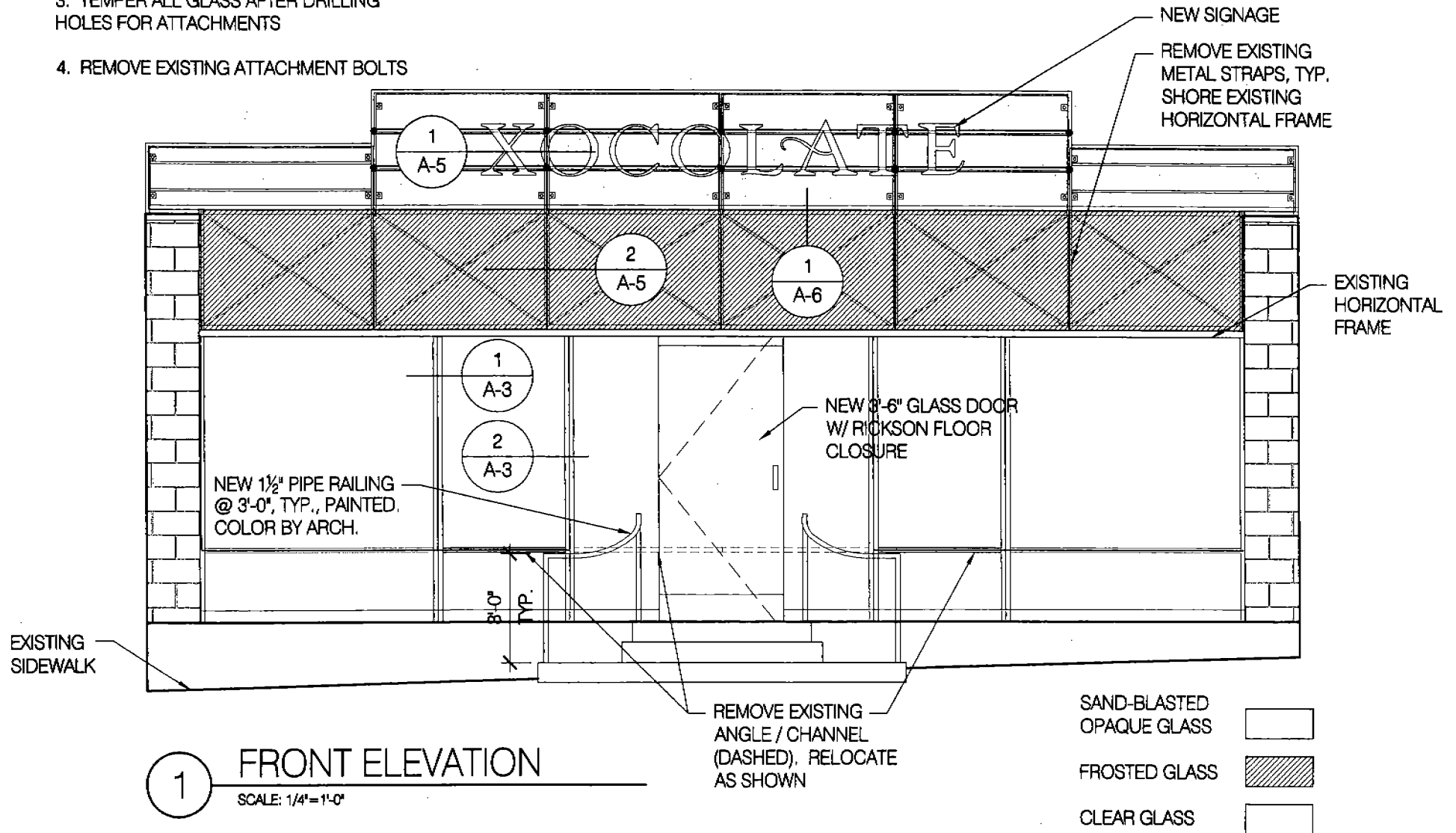
DRAWING NO.:

A-1



NOTES:

1. NEW CLIPS AND EXISTING FRAME TO BE PAINTED, COLOR BY ARCHITECT.
2. NEW CLIPS TO BE BOLTED TO FRAME.
3. TEMPER ALL GLASS AFTER DRILLING HOLES FOR ATTACHMENTS
4. REMOVE EXISTING ATTACHMENT BOLTS



RUSSELL CANDY CO.

louis ulrich a.i.a.
principal
phoenix architectural group / P.A.G.

60 west 200 south #300
 phone: 801-558-2506

SLC UT 84101
 fax: 801-355-5285

SCALE:

DRAWING NO.:

DATE:

10-13-04

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