

July 1, 2024

Salt Lake City Planning Staff  
1385 South State Street, Suite 400  
Salt Lake City, Utah 84115

Re: Alley Vacation – 269 S Brooklyn Avenue, Salt Lake City, Utah 84101

To Whom It May Concern:

This letter has been prepared as an explanation for why we are requesting this alley vacation. With regards to Section 14.52.020: Policy Considerations the vacation will meet at least one of the 4 policy considerations as listed below:

- A. Lack of Use: The alley has closed to public access for upwards of 20 years and has been fenced off by the neighboring property owners and tenants and used as storage for industrial items. This is witnessed by a quick google search which shows the alley way filled with bumpers.
- B. Public Safety: It is the current owner's intention to redevelop all of the parcels other than 1026 Washington Street into Tax Credit affordable housing. The new developments will be between 6 and 8 stories and the 15' alley way will be fronted by 2-3 stories of parking garages which would create unsafe conditions with no active uses.
- C. Urban Design: The alley way does not serve a positive urban design element as described in response B and really does not serve the greater neighborhood because it dead ends into a train track and both auto and pedestrians use Brooklyn Avenue to access 300 W.

14.52.030: Factors Considered:

- 1. All other City departments have no objection to the proposal; (this will be verified through the application process)
- 2. The petition meets at least one of the policy considerations stated above; (as demonstrated above we meet 3 of the 4 considerations)
- 3. The vacation will not deny access or parking to any adjacent property;(currently the only property along the alley not owned by the applicant is 1026 Washington Street, the applicant would be willing to grant a shared access across the 1026 alley frontage if they need access which they do not currently need or use.)
- 4. The vacation will not result in any property being landlocked;(as stated previously the applicant owns all of the parcels but one abutting the alley and those parcels along with the alley will be consolidated giving access to all parcels through Brooklyn Avenue or Washington Street)
- 5. The vacation will not result in a use of the alley property which is otherwise contrary to the policies and goals of the City;(As stated previously the applicant/owner intends to build affordable housing and has already received an allocation of Private Activity Bonds to do so. This affordable housing will help meet the affordable housing goals of the City.)
- 6. No abutting property owner intends to build a garage requiring access from the alley;(As stated in the response to number 4 only one property abutting the alley way is not owned

by the owner applicant and if the owner of 1026 would like to add a garage in the future the owner/applicant would be willing to grant a shared access and shared use agreement.)

7. The petition is for an entire alley, rather than a small segment of it; (this application is for the entire alley)
8. The alley is not necessary for actual or potential rear access to residences or for accessory use. (See response 6 and 4)

We have included the legal description of the alley as well as the parcel map as required and signatures as required. Please note that JCI INC is the owner of the following parcels and therefore the only signature needed:

15124060040000  
15124060130000  
15124030170000  
15124060180000  
15124060160000  
15124060070000  
15124060150000  
15124060180000

Sincerely,

Jesse Curtis  
JCI INC

## Exhibit 1 – Legal Description

COMMENCING AT A POINT ON THE EASTERLY LINE OF THE UTA LIGHT RAIL TRANSIT CORRIDOR, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 1, WHICH IS SOUTH 00°13'48" WEST A DISTANCE OF 1087.93 FEET ALONG S 300 W FROM A STREET MONUMENT FOUND AT THE INTERSECTION WITH W 9TH S IN THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND SOUTH 89°44'13" EAST A DISTANCE OF 50.95 FEET ALONG THE SOUTHERLY LINE OF BROOKLYN AVENUE, AND SOUTH 38°19'42" EAST A DISTANCE OF 166.63' ALONG SAID EASTERLY LINE OF THE UTA LIGHT RAIL TRANSIT CORRIDOR TO THE POINT A OF BEGINNING; THENCE SOUTH 89°48'41" EAST A DISTANCE OF 265.44 FEET TO A POINT ON THE WESTERLY LINE OF WASHINGTON STREET, THENCE ALONG SAID WESTERLY LINE SOUTH 00°16'17" WEST A DISTANCE OF 15 FEET, THENCE DEPARTING SAID WESTERLY LINE OF WASHINGTON STREET, NORTH 89°48'41" WEST A DISTANCE or 253.48 FEET TO A POINT ON THE EASTERLY LINE OF THE UTA LIGHT RAIL TRANSIT CORRIDOR; THENCE ALONG SAID EASTERLY LINE NORTH 38°19'42" WEST A DISTANCE OF 19.17 FEET TO THE POINT OF BEGINNING.

# BOUNDARY EXHIBIT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE  
AND MERIDIAN

FOUND STREET MON.  
900 S / 300W

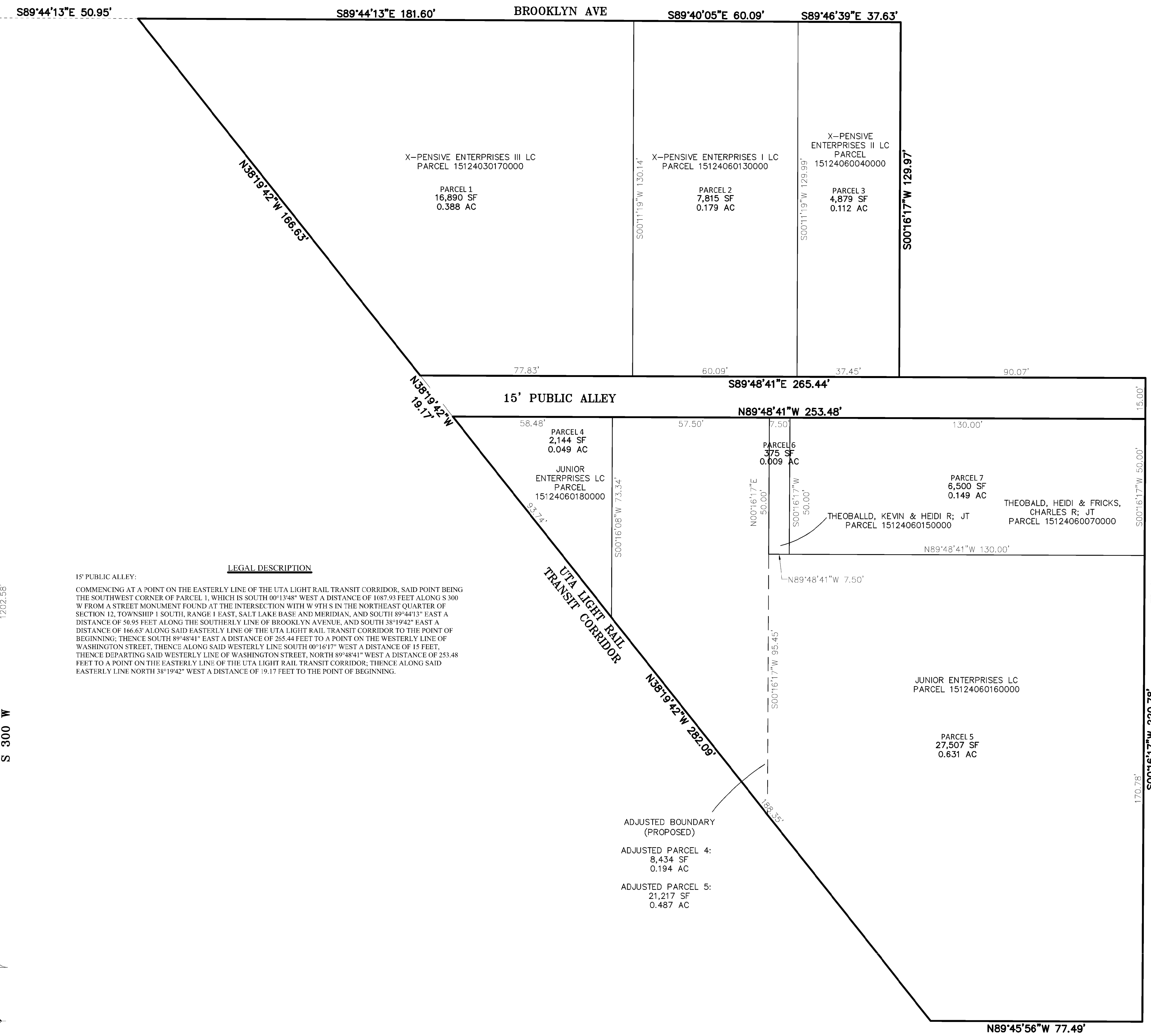
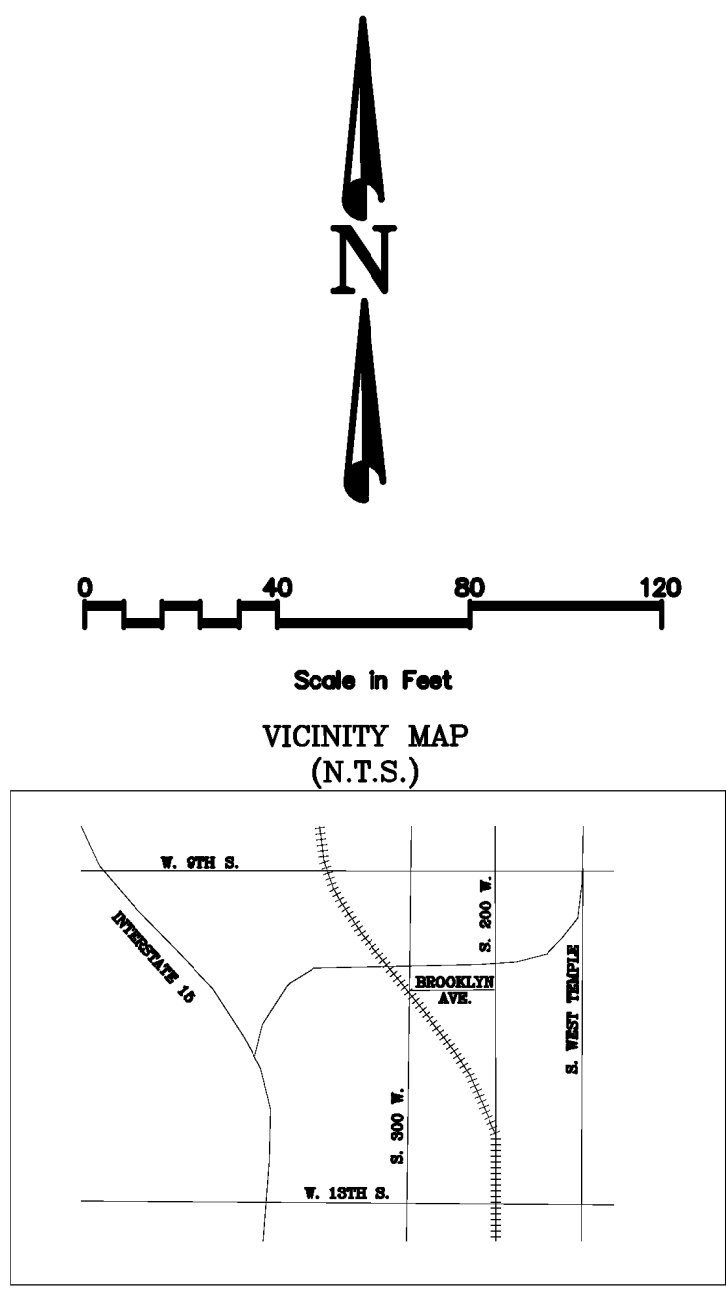
(BASIS OF BEARINGS)

S001'13'48"W 2290.51'

1202.56'

S 300 W

FOUND STREET MON.  
300 W / PAXTON AVE.



**LEGAL DESCRIPTION**

COMMENCING AT A POINT ON THE EASTERLY LINE OF THE UTA LIGHT RAIL TRANSIT CORRIDOR, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 1, WHICH IS SOUTH 00°13'48" WEST A DISTANCE OF 1087.93 FEET ALONG S 300 W FROM A STREET MONUMENT FOUND AT THE INTERSECTION WITH W 9TH S IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND SOUTH 89°44'13" EAST A DISTANCE OF 50.95 FEET ALONG THE SOUTHERLY LINE OF BROOKLYN AVENUE, AND SOUTH 38°19'42" EAST A DISTANCE OF 166.63' ALONG SAID EASTERLY LINE OF THE UTA LIGHT RAIL TRANSIT CORRIDOR TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'41" EAST A DISTANCE OF 265.44 FEET TO A POINT ON THE WESTERLY LINE OF WASHINGTON STREET, THENCE ALONG SAID WESTERLY LINE SOUTH 00°16'17" WEST A DISTANCE OF 15 FEET, THENCE DEPARTING SAID WESTERLY LINE OF WASHINGTON STREET, NORTH 89°48'41" WEST A DISTANCE OF 253.48 FEET TO A POINT ON THE EASTERLY LINE OF THE UTA LIGHT RAIL TRANSIT CORRIDOR; THENCE ALONG SAID EASTERLY LINE NORTH 38°19'42" WEST A DISTANCE OF 19.17 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, TYLER TRUJILLO DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. \_\_\_\_\_ AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW

AS SURVEYED DESCRIPTION

**PARCEL 1:**  
COMMENCING AT A POINT ON THE SOUTHERLY LINE OF BROOKLYN AVENUE AND ON THE EASTERLY LINE OF THE EASTERLY LINE OF THE UTA LIGHT RAIL TRANSIT CORRIDOR WHICH IS SOUTH 00°13'48" WEST A DISTANCE OF 1087.93 FEET ALONG S 300 W FROM A STREET MONUMENT FOUND AT THE INTERSECTION WITH W 9TH S IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND SOUTH 89°44'13" EAST A DISTANCE OF 50.95 FEET ALONG SAID SOUTHERLY LINE OF BROOKLYN AVENUE, THE POINT OF BEGINNING, THENCE ALONG SAID SOUTHERLY LINE OF BROOKLYN AVENUE, SOUTH 89°44'13" EAST A DISTANCE OF 166.63 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A", THENCE DEPARTING SAID SOUTHERLY LINE OF BROOKLYN AVENUE, SOUTH 00°11'19" EAST A DISTANCE OF 130.14 FEET TO A POINT ON THE NORTHERLY LINE OF A 15 FOOT PUBLIC ALLEY; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF THE PUBLIC ALLEY, NORTH 89°48'41" EAST A DISTANCE OF 77.83 FEET TO A POINT ON SAID EASTERLY LINE OF THE TRANSIT CORRIDOR TO A POINT HEREINAFTER KNOWN AS POINT "C"; THENCE DEPARTING SAID NORTHERLY LINE OF THE PUBLIC ALLEY, AND CONTINUING ALONG SAID EASTERLY LINE OF THE TRANSIT CORRIDOR, NORTH 38°19'42" WEST A DISTANCE OF 166.63 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**  
BEGINNING AT POINT "A" ON SAID SOUTHERLY LINE OF BROOKLYN AVENUE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF BROOKLYN AVENUE, SOUTH 89°40'05" EAST A DISTANCE OF 60.09 FEET TO A POINT HEREINAFTER KNOWN AS POINT "B"; THENCE DEPARTING SAID SOUTHERLY LINE OF BROOKLYN AVENUE, SOUTH 00°11'19" EAST A DISTANCE OF 129.99 FEET TO A POINT ON SAID NORTHERLY LINE OF THE PUBLIC ALLEY; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF THE PUBLIC ALLEY, NORTH 89°48'41" EAST A DISTANCE OF 60.09 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF THE PUBLIC ALLEY, SOUTH 00°11'19" EAST A DISTANCE OF 130.14 FEET TO POINT "A".

**PARCEL 3:**  
BEGINNING AT POINT "B" ON SAID SOUTHERLY LINE OF BROOKLYN AVENUE; THENCE ALONG SAID SOUTHERLY LINE OF BROOKLYN AVENUE, SOUTH 89°46'39" EAST A DISTANCE OF 37.63 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF BROOKLYN AVENUE, SOUTH 00°16'17" WEST A DISTANCE OF 129.97 FEET TO A POINT ON SAID NORTHERLY LINE OF A 15 FOOT PUBLIC ALLEY; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF THE PUBLIC ALLEY, NORTH 89°48'41" EAST A DISTANCE OF 37.45 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF THE PUBLIC ALLEY, NORTH 00°11'19" EAST A DISTANCE OF 129.99 FEET TO POINT "B".

**PARCEL 4:**  
COMMENCING AT A POINT ON THE SOUTHERLY LINE OF THE PUBLIC ALLEY WHICH IS SOUTH 38°19'42" EAST A DISTANCE OF 19.17 FEET ALONG SAID EASTERLY LINE OF THE TRANSIT CORRIDOR FROM POINT "C"; THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE OF THE PUBLIC ALLEY, SOUTH 89°48'41" EAST A DISTANCE OF 58.48 FEET TO A POINT HEREINAFTER KNOWN AS POINT "D"; THENCE DEPARTING SAID SOUTHERLY LINE OF THE PUBLIC ALLEY, SOUTH 00°16'17" WEST A DISTANCE OF 73.34 FEET TO A POINT ON SAID EASTERLY LINE OF THE TRANSIT CORRIDOR; THENCE CONTINUING ALONG SAID EASTERLY LINE OF THE TRANSIT CORRIDOR, NORTH 38°19'42" WEST A DISTANCE OF 93.74 FEET TO THE POINT OF BEGINNING.

**PARCEL 5:**  
BEGINNING AT POINT "D" ON SAID SOUTHERLY LINE OF THE PUBLIC ALLEY; THENCE ALONG SAID SOUTHERLY LINE OF THE PUBLIC ALLEY, SOUTH 89°48'41" EAST A DISTANCE OF 57.50 FEET TO A POINT HEREINAFTER KNOWN AS POINT "E"; THENCE DEPARTING SAID SOUTHERLY LINE OF THE PUBLIC ALLEY, SOUTH 00°16'17" WEST A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°48'41" EAST A DISTANCE OF 137.50 FEET TO A POINT ON THE WESTERLY LINE OF WASHINGTON STREET; THENCE ALONG SAID WESTERLY LINE OF WASHINGTON STREET, SOUTH 00°16'17" WEST A DISTANCE OF 170.78 FEET; THENCE DEPARTING SAID WESTERLY LINE OF WASHINGTON STREET, NORTH 89°45'56" WEST A DISTANCE OF 77.49 FEET TO A POINT ON SAID EASTERLY LINE OF THE TRANSIT CORRIDOR; THENCE CONTINUING ALONG SAID EASTERLY LINE OF THE TRANSIT CORRIDOR, NORTH 38°19'42" WEST A DISTANCE OF 188.35 FEET; THENCE DEPARTING SAID EASTERLY LINE OF THE TRANSIT CORRIDOR, NORTH 00°16'08" EAST A DISTANCE OF 73.34 FEET TO POINT "D".

**PARCEL 6:**  
BEGINNING AT POINT "E" ON SAID SOUTHERLY LINE OF THE PUBLIC ALLEY; THENCE ALONG SAID SOUTHERLY LINE OF THE PUBLIC ALLEY, SOUTH 89°48'41" EAST A DISTANCE OF 7.50 FEET TO A POINT HEREINAFTER KNOWN AS POINT "F"; THENCE DEPARTING SAID SOUTHERLY LINE OF THE PUBLIC ALLEY, SOUTH 00°16'17" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 89°48'41" WEST A DISTANCE OF 7.50; THENCE NORTH 00°16'17" EAST A DISTANCE OF 50.00 FEET TO POINT "E".

**PARCEL 7:**  
BEGINNING AT POINT "F" ON SAID SOUTHERLY LINE OF THE PUBLIC ALLEY; THENCE ALONG SAID SOUTHERLY LINE OF THE PUBLIC ALLEY, SOUTH 89°48'41" EAST A DISTANCE OF 7.50 FEET TO A POINT HEREINAFTER KNOWN AS POINT "G"; THENCE DEPARTING SAID SOUTHERLY LINE OF THE PUBLIC ALLEY, AND CONTINUING ON SAID WESTERLY LINE OF WASHINGTON STREET, SOUTH 00°16'17" WEST A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID WESTERLY LINE OF WASHINGTON STREET, NORTH 89°48'41" WEST A DISTANCE OF 130.00; THENCE NORTH 00°16'17" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING:

BASIS OF BEARING IS SOUTH 00°13'48" WEST BETWEEN FOUND STREET MONUMENTS AT THE INTERSECTION OF S 300 W AND W 9TH S, AND THE INTERSECTION OF S 300 W AND PAXTON AVENUE IN THE EAST HALF OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S NARRATIVE:

THE BOUNDARY FOR THE PROPERTIES REFERENCED IN THE TITLE COMMITMENT BEING SURVEYED FOR THE CLIENT WERE FOUND BASED ON BEST AVAILABLE EVIDENCE IN THE FIELD. EXISTING TITLE AND PHYSICAL BOUNDARIES WERE TAKEN INTO CONSIDERATION IN THE LOCATION OF THE BOUNDARY. THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARIES OF THE PROPERTIES SHOWN ACCORDING TO OFFICIAL RECORDS AND FOUND MONUMENTS. EXISTING SURVEY MONUMENTS FOUND AS SHOWN.

FLOODPLAIN:

SUBJECT PROPERTY LIES WITHIN ZONE X (OTHER AREAS: AREA OF MINIMAL FLOOD HAZARD), AS SET FORTH BY FIRM (FLOOD INSURANCE RATE MAP) MAP NUMBER 49035C0282H - "NOT PRINTED" EFFECTIVE DATE: 08/02/2012. FIRMETTE EXPORTED 03/06/2019 AT 10:04AM.

GENERAL NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF UNDERGROUND UTILITY OR MUNICIPAL PUBLIC SERVICE FACILITIES. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES CONTACT THE APPROPRIATE AGENCIES.



555 Zang St., Suite 210 Lakewood CO, 80228  
Ph: (303) 988-5852 Fax: (303) 988-2195  
EMAIL: info@sam.biz

Recorder

REV. 0  
03/06/19

SCALE 1"=20'

BNDY