

**PRICE REDUCED**

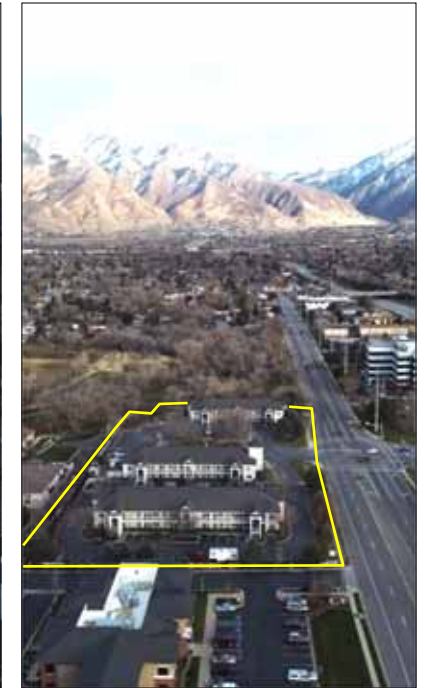
**Receiver Is Still Accepting New Interest & Offers**

# Receiver Sale: Murray City Redevelopment Opportunity

**3.21 Acres - Rare East Side Freeway Exit Location - Existing Motel**  
**975 East 6600 South, Murray, Salt Lake County, Utah**

Please Sign Following NDA to Access Due Diligence Materials:

[Non-Disclosure Agreement - Studio 6 - Murray, UT](#)



## EXECUTIVE SUMMARY:

**List Price:** ~~\$10,995,000~~  
**Price Reduced:** **\$8,900,000**

List price for operating motel including real estate, furniture, fixtures, equipment, & intangibles (FF&E).

**Mike Nelson | Gary Nelson**  
**801-482-7565 | [mike@hciutah.com](mailto:mike@hciutah.com)**

  **AGENT MUST BE PRESENT FOR SHOWINGS**

Notice: This information is believed to be accurate, but no warranty is expressed or implied. Highland Commercial insists that interested parties conduct their own research and investigations. The property is offered subject to prior sale, price change, and withdrawal without notice. Property shall be sold "As Is, Where Is" and with all faults. No obligations will be created unless a purchase contract is signed by both buyer and seller. We welcome the cooperation of participating brokers; please contact us for our commission-sharing policies. All images and materials are copyright protected and are the property of Highland Commercial. Source of measurements Appraisal. Source of subject operating history: STAR Reports & Appraisal

- Rare east side I-215 freeway exit location at 975 E 6600 South, Murray, UT
- Unique redevelopment opportunity near shopping, golf, and ski resorts
- Murray City is encouraging buyers to contact Chad Wilkinson to research potential uses within the current G-O (General Office) zone, and possible re-zone to C-D (Commercial Dev) 801-270-2427 [cwilkinson@murray.utah.gov](mailto:cwilkinson@murray.utah.gov)
- Large in-fill 3.21-acre site with access along 6400 South & Fort Union Ave
- Salt Lake County Parcel 22-20-178-008, 3.21 acres, 2024 Taxes: \$47,662
- Existing three-building exterior corridor 132-room motel built in 1995
- Contact agent for recently completed appraisal
- Marketed by Highland Commercial - Business and Chancery Court Utah-appointed receivership. (Case 250200043). Any sale is subject to court approval. Contact us for details and all showing requests.



Highland Commercial, Inc.

2733 East Parley's Way, Suite 208

Salt Lake City, UT 84109

801-487-6100

[www.hciutah.com](http://www.hciutah.com)





**AERIAL PHOTO:**

Mike Nelson | Gary Nelson  
801-482-7565 | [mike@hciutah.com](mailto:mike@hciutah.com)  
See more information at [hciutah.com](http://hciutah.com)

 **CONTACT AGENT FOR SHOWINGS**  
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**AERIAL PHOTO - SOUTHERLY VIEW:**

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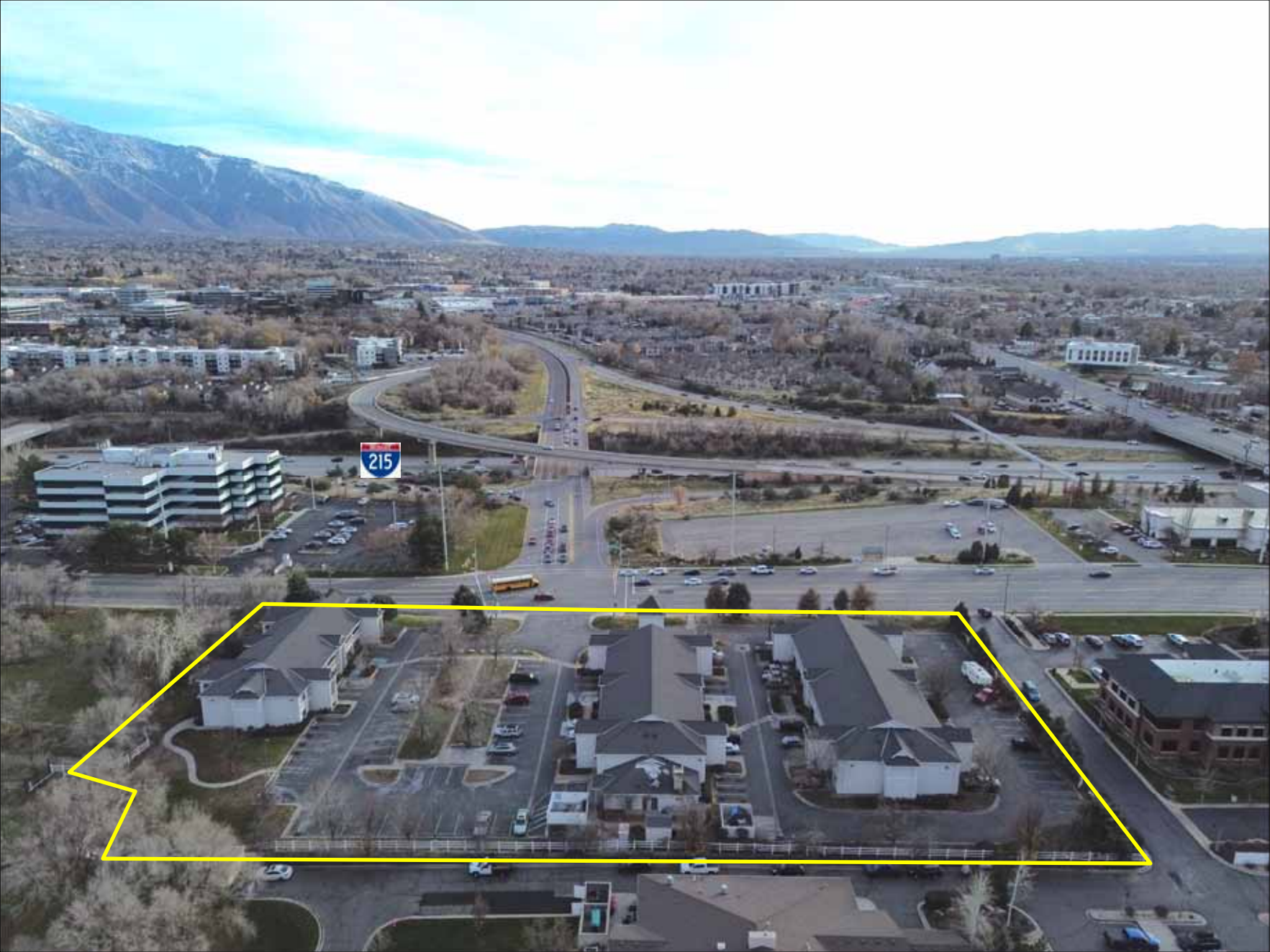
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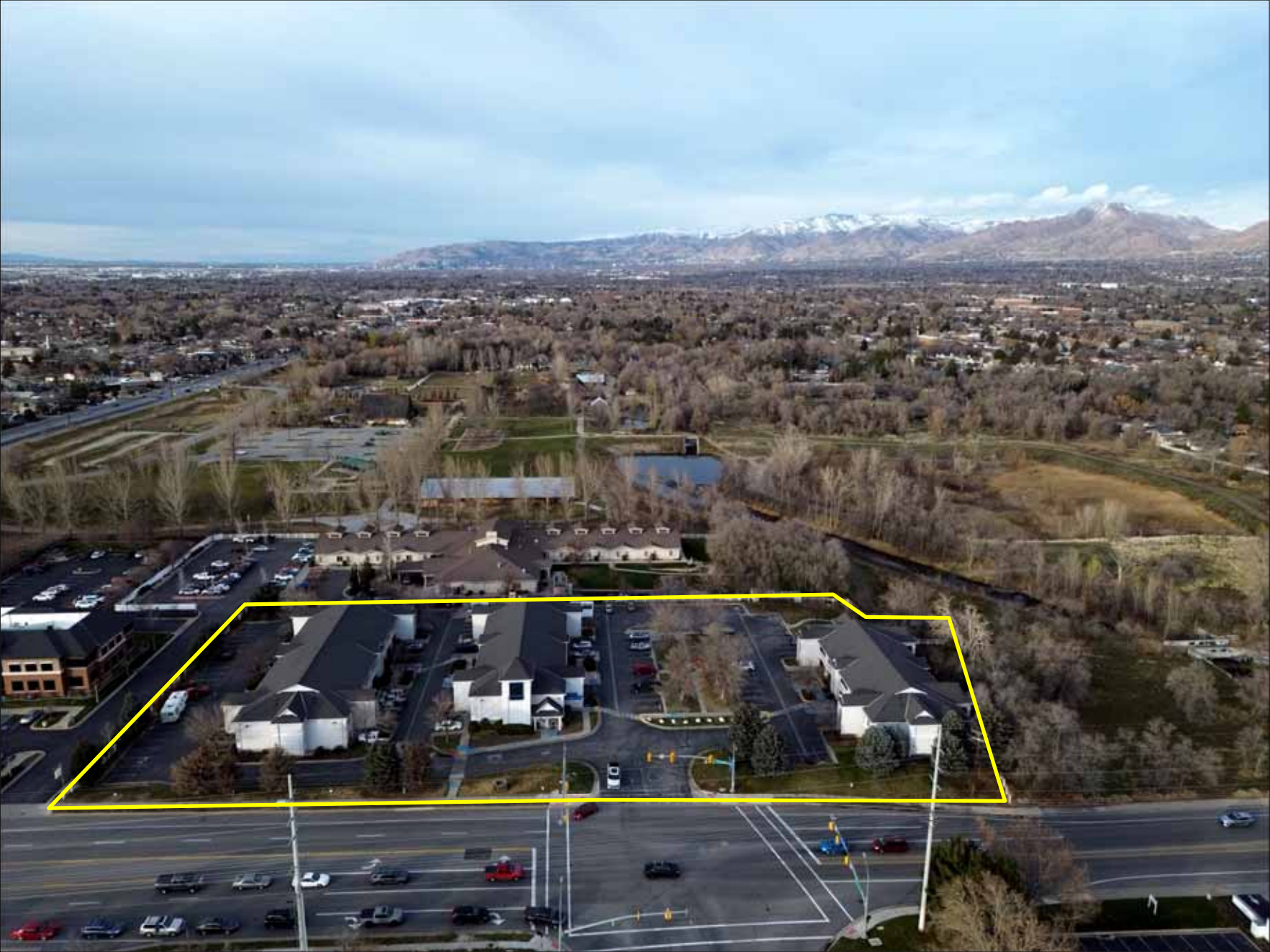
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**AERIAL PHOTO - NORTHERLY VIEW:**

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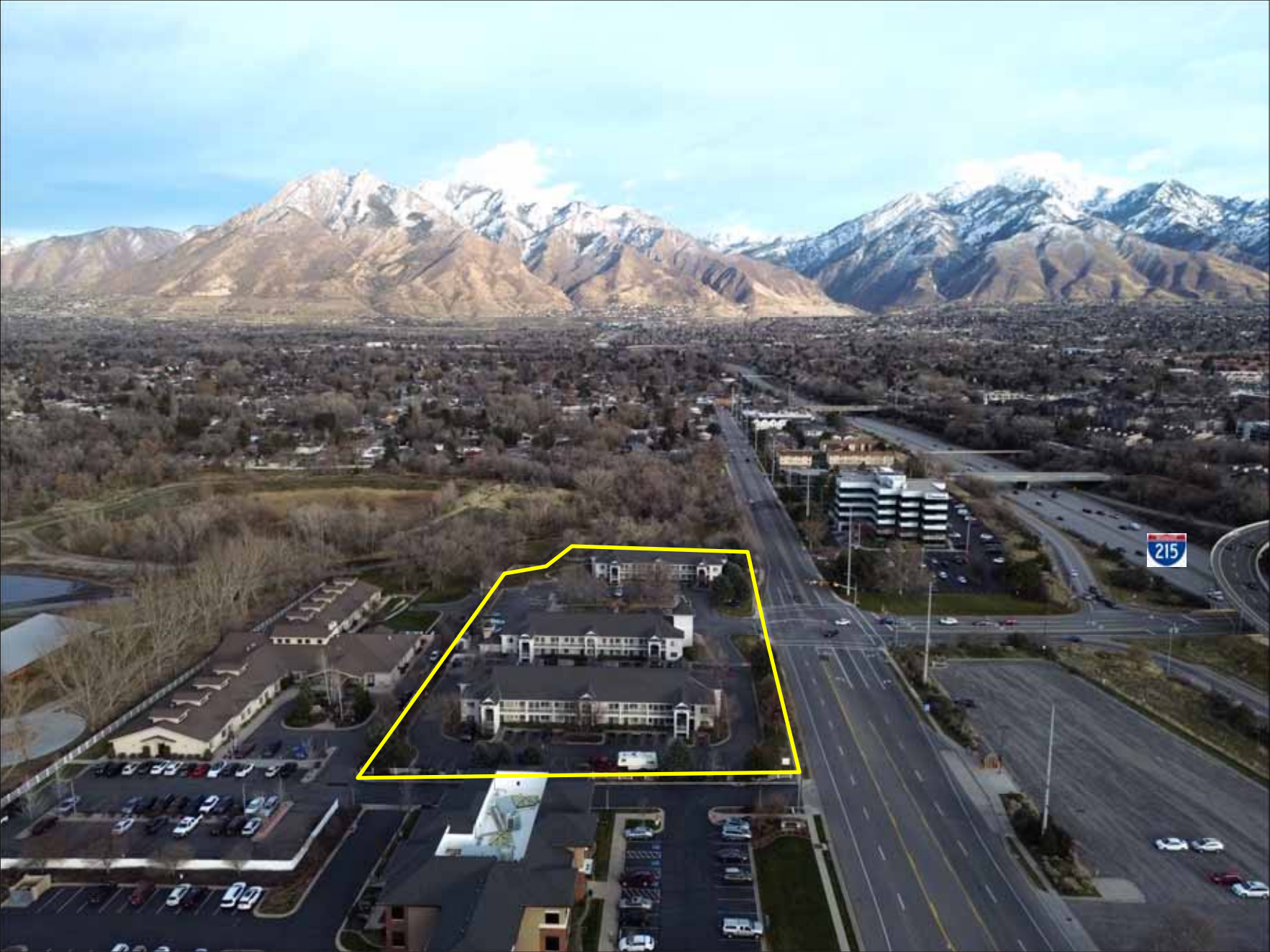
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**AERIAL PHOTO - EASTERLY VIEW:**

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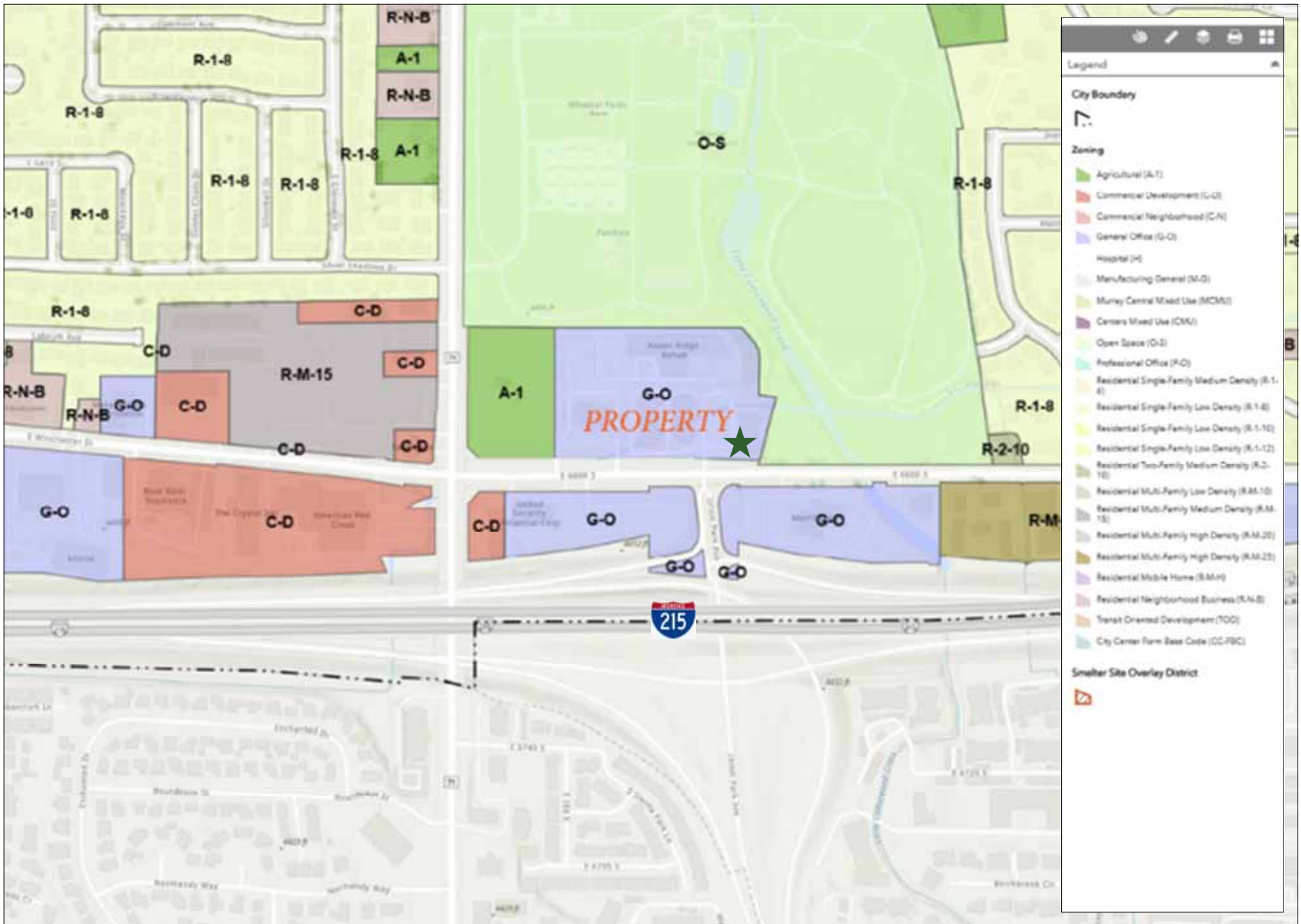
**AERIAL PHOTO - WESTERLY VIEW:**

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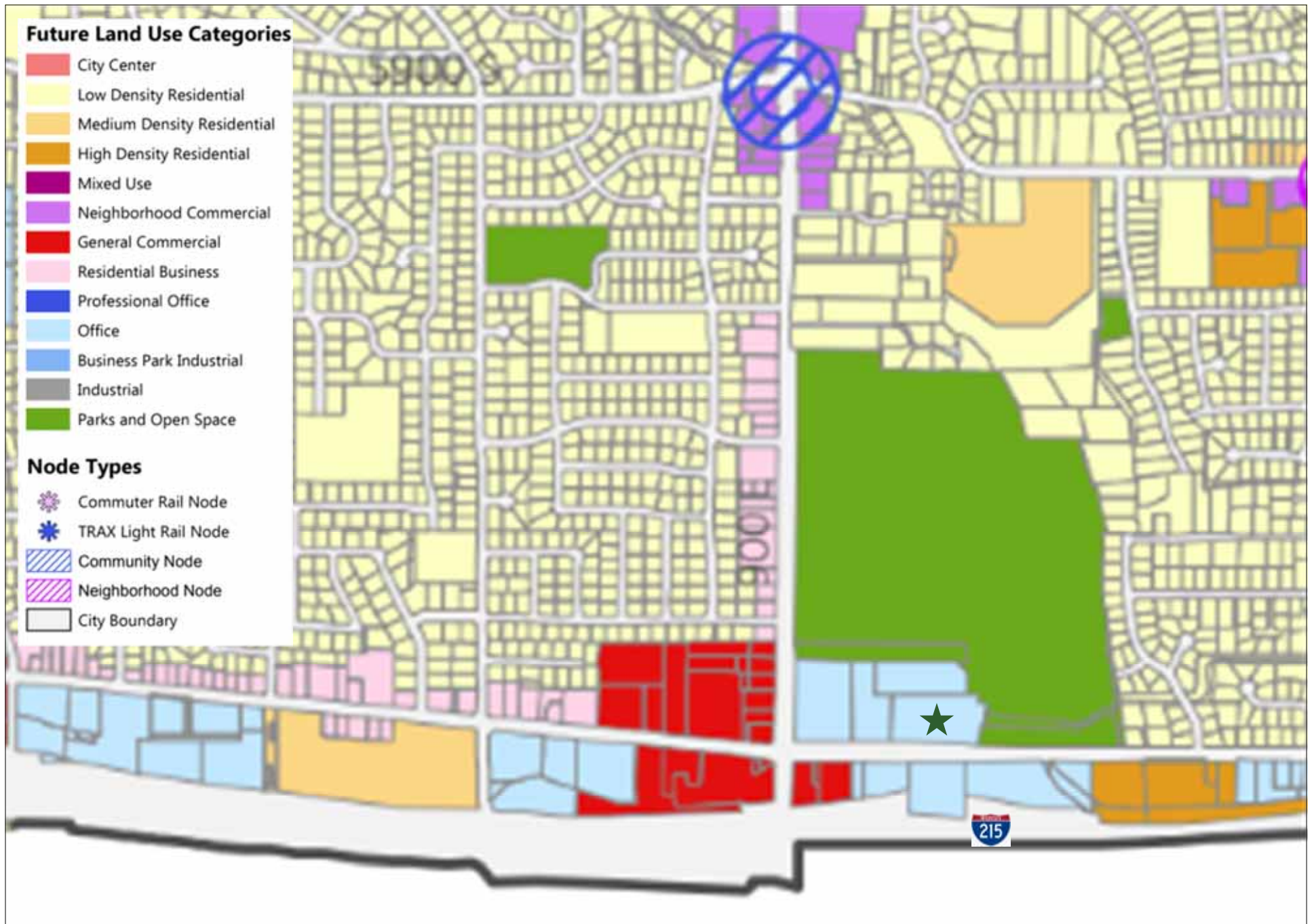
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# ZONING MAP:



## FUTURE LAND USE MAP:



# ZONING ORDINANCE - GENERAL OFFICE:

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## CHAPTER 17.144

### GENERAL OFFICE DISTRICT G-O

**SECTION:**

- 17.144.010: Purpose
- 17.144.020: Permitted Uses
- 17.144.030: Conditional Uses
- 17.144.040: Planning Commission Approval Required
- 17.144.050: Area And Coverage Regulations
- 17.144.060: Side Yard Regulations
- 17.144.070: Front Yard Regulations
- 17.144.080: Rear Yard Regulations
- 17.144.090: Lot Width Regulations
- 17.144.100: Height Regulations
- 17.144.110: Refuse Container Enclosed
- 17.144.120: Parking Regulations
- 17.144.130: Landscaping Regulations
- 17.144.140: Fencing Regulations

**17.144.010: PURPOSE:**  
 To provide for a wide variety of general office uses in an attractive office environment. This zone is often used in buffer or transition areas separating commercial/industrial uses from residential areas. Increased emphasis is given to quality design, materials, landscaping, neighborhood compatibility, and off street parking facilities. (Ord. 07-30 § 2)

**17.144.020: PERMITTED USES:**

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the planning department.

B. The following uses are permitted in the G-O zone:

Use No.	Use Classification
1113	Single-family dwelling, attached to nonresidential.
2834	Radiopharmaceutical manufacturing, preparations, meaning an entity that is engaged in manufacturing, preparing, propagating, compounding, practice of pharmacy, processing, packaging, repackaging, or labeling or pharmaceutical drugs containing radioactive isotopes.
4800	Utilities (lines and rights of way only) (except 4850).

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5912	Prescriptions pharmacy (intended for the convenience of permitted, established uses and/or clients thereof, provided that no such business occupies more than 15 percent of the total floor area of the building in which it is located and has no separate street entrance).
5913	Medical cannabis pharmacy.
5996	Optical shops (intended for the convenience of permitted, established uses and/or clients thereof; provided, that no such business occupies more than 15 percent of the total floor area of the building in which it is located and has no separate street entrance).
6100	Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
6221	Portrait photography.
6222	Commercial photography.
6230	Beauty and barber services.
6254	Shoe repair services.
6255	Shoeshine stands.
6296	Massage therapy (massage therapy only).
6297	Reiki, spiritual healing art.
6299	Life coaching, consulting.
6311	Advertising services (office only).
6316	Direct mail advertising (office only).
6319	Other advertising services NEC (office only).
6320	Consumer credit services.
6330	Duplicating, stenographic, and office services (except 6332).
6340	Dwelling, janitorial and other building services (office only) (except 6344, 6345).
6350	News syndicate services (office only).
6360	Employment services.
6390	Business services (office only).
6500	Professional services (office only) (except 6513, 6516).
6600	General contract construction (office only).
6700	Governmental services (except 6714, 6740, 6750, 6770).
6814	Charter school.
6830	Special training and schooling (except 6833, 6836 - classroom only).
6900	Miscellaneous service organizations (office only).

C. Accessory buildings which are customarily used in conjunction with and are incidental to the principal uses and structures allowed in the G-O zone. Accessory buildings and structures may be located in side and rear yard areas provided:

1. They must be located at least one foot (1') from all property lines;
2. Runoff drainage may not be directed onto adjacent property;
3. They are prohibited in a front yard area;

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## ZONING ORDINANCE - GENERAL OFFICE:

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4. They must be located ten (10) or more feet from a dwelling on an adjacent lot;
5. On a corner lot, the accessory building must maintain a minimum twenty foot (20') setback;
6. Illumination shall be directed down and away from adjoining residences; and
7. If adjacent to a residential zoning district accessory buildings must maintain the ten foot (10') setback from required buffer landscaping.

(Ord. 22-17: Ord. 21-31: Ord. 19-37 § 4: Ord. 13-01: Ord. 07-40 § 3: Ord. 07-30 § 2)

### 17.144.030: CONDITIONAL USES:

The following uses and structures are permitted in the G-O zone only after a conditional use permit has been approved by the planning commission and subject to the terms and conditions thereof:

Use No.	Use Classification
1210	Bed and breakfast homestay and inn, rooming and boarding houses (subject to meeting the area, height and yard requirements of the R-M-15 zone).
1241	Retirement homes, independent living or congregate care (subject to meeting the area, height and yard requirements of the R-M-15 zone).
4700	Communications.
4800	Utilities (except lines and rights of way).
4923	Travel arranging services (travel agencies).
5811	Restaurants.
6213	Dry cleaning services.
6295	Body art and tattoo studios.
6495	Locksmiths (office only).
6499	Camera and musical instrument repair.
6516	Skilled nursing, convalescent and rest home facilities. (Does not include asylums.)
6516.1	Assisted living facilities.
6810	Nursery, primary, and secondary education.
6815	Commercial childcare center.
6820	University, college, junior college, and professional school education.

(Ord. 22-17: Ord. 16-41: Ord. 07-30 § 2)

### 17.144.040: PLANNING COMMISSION APPROVAL REQUIRED:

All structures constructed in this zone require a conditional use permit approved by the planning commission, except for accessory buildings and structures. (Ord. 07-30 § 2)

### 17.144.050: AREA AND COVERAGE REGULATIONS:

None, except as required by the planning commission for conditional use permit. (Ord. 07-30 § 2)

### 17.144.060: SIDE YARD REGULATIONS:

The minimum side yard for any office building shall be ten feet (10'). On corner lots, the side yard which faces on the street shall not be less than twenty feet (20'). When a side yard abuts a residential zoning district, the side yard setback shall be a minimum of twenty feet (20'). (Ord. 07-30 § 2)

### 17.144.070: FRONT YARD REGULATIONS:

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The minimum depth of the front yard shall be twenty feet (20') from the property line or street right of way line. (Ord. 07-30 § 2)

### 17.144.080: REAR YARD REGULATIONS:

None, except for rear yards abutting a residential zoning district which shall require a minimum of twenty feet (20'). (Ord. 07-30 § 2)

### 17.144.090: LOT WIDTH REGULATIONS:

The minimum lot width for any lot shall be ninety feet (90'). (Ord. 07-30 § 2)

### 17.144.100: HEIGHT REGULATIONS:

A. Height: The height of a structure located within one hundred feet (100') of the nearest boundary of a residential zone district may not exceed thirty feet (30'). Beyond one hundred feet (100'), the building height may increase one foot (1') of height for each additional four feet (4') of setback from the residential zone district.

#### B. Measurement Of Distances:

1. For purposes of this section, the width of public or private roadways shall be included in computing setback distances. For example, if a roadway is located on the boundary of a residential zoning district, the measurements required under this section shall be made from the property line of that roadway which is nearest the residential use or zone. Otherwise, the measurement shall be made from the residential zoning district boundary.

2. Setback distances to structures located pursuant to this section shall be measured from the nearest residential zoning district boundary, except as otherwise provided in this section, to the nearest exterior wall of the structure.

C. Authority: Nothing in this section shall be construed to limit the authority of the planning commission to review building materials, design elements, and other aesthetic considerations as it deems proper to mitigate or modify the visual impact of the height of buildings upon surrounding land uses.

D. Decision Of Building Official: The city building official shall determine the height of a building under this section. That decision is deemed to be an administrative decision and may be appealed to the appeal authority as provided in this title. (Ord. 14-10: Ord. 07-30 § 2)

### 17.144.110: REFUSE CONTAINER ENCLOSED:

Each refuse container area shall be totally enclosed with a six foot (6') solid barrier fence. (Ord. 07-30 § 2)

### 17.144.120: PARKING REGULATIONS:

A. All general office uses will be calculated at the ratio of four (4) off street parking stalls for each one thousand (1,000) square feet of net usable floor area or as determined by the planning commission.

B. All medical, dental, and related office uses will require one off street parking stall for each two hundred (200) square feet of net usable office area.

C. All other uses shall be calculated at the rate of one parking stall for each two hundred (200) square feet of net usable area. (Ord. 07-30 § 2)

### 17.144.130: LANDSCAPING REGULATIONS:

A. Ten feet (10') of landscaping shall be required along all frontage areas not occupied by drive accesses.

B. All landscaping must be sprinkled and planted with substantial live plant material for the purpose of buffering, screening and beautifying the site. At plant maturity the landscaping should represent, as

## ZONING ORDINANCE - GENERAL OFFICE:

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a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner or occupants.

C. Landscaping adjacent to a residential zoning boundary line will require a minimum landscaping buffer of ten feet (10') in width from the boundary line on the commercial side of the property excluding the fence, and curb wall if located adjacent to off street parking.

D. Landscaping adjacent to off street parking within the yard area will require a minimum landscaped area of five feet (5') providing it does not abut residential zoning. This requirement may be waived where the parking area is located in the rear or side yard and is not visible from the street.

E. Landscaping shall also be installed in all park strips to the same standards as other on site landscaping.

F. Landscaping must cover at least fifteen percent (15%) of the development site. (Ord. 07-30 § 2)

### **17.144.140: FENCING REGULATIONS:**

Where the site abuts a residential zone, a six foot (6') high solid masonry wall shall be located on the property line. All fencing must comply with the city fence ordinance. (Ord. 07-30 § 2)

# ZONING ORDINANCE:- COMMERCIAL DEVELOPMENT (NOT CURRENT ZONE - CONTACT MURRAY CITY):

## CHAPTER 17.160

### COMMERCIAL DEVELOPMENT MIXED USE DISTRICT C-D

**SECTION:**

- 17.160.010: Purpose
- 17.160.020: Permitted Uses
- 17.160.030: Conditional Uses
- 17.160.040: Area, Width, Frontage And Yard Regulations
- 17.160.050: Front Yard
- 17.160.060: Height Regulations
- 17.160.070: Design Review And Approval
- 17.160.080: Refuse Containers Enclosed
- 17.160.090: Parking Regulations
- 17.160.100: Landscaping Regulations
- 17.160.110: Fencing Regulations

**17.160.010: PURPOSE:**

To provide areas in appropriate locations where a mixed use of businesses, commercial, entertainment and related activities may be established and maintained. (Ord. 07-30 § 2)

**17.160.020: PERMITTED USES:**

A. All uses and structures contained herein are listed by number as designated in the standard land use code published and maintained by the planning department.

B. The following uses are permitted in the C-D zone:

Use No.	Use Classification
1113	Single-family dwelling, attached to nonresidential.
2772	Bookbinding and miscellaneous related work (library bookbinding only).
4700	Communications.
4800	Utilities (lines and right of way only).
5220	Heating and plumbing equipment.
5230	Paint, glass, and wallpaper.
5240	Electrical supplies.
5251	Hardware.
5254	Janitorial supplies.
5255	Building maintenance materials.
5256	Swimming pool supplies.
5310	Shopping centers/department stores.
5320	Mail order houses.
5330	Variety stores.
5390	Retail trade - general merchandise.
5400	Food stores (except 5412).
5600	Apparel and accessories.
5700	Furniture, home furnishings, and equipment.
5810	Eating places.

5910	Drug and proprietary.
5913	Medical cannabis pharmacy.
5940	Books, stationery, art, and hobby supplies.
5950	Sporting goods, bicycles, and toys.
5970	Jewelry.
5984	Ice dealers (automated machines or pick up stations only).
5990	Miscellaneous retail trade.
6100	Finance, insurance, and real estate services (except 6112, 6123, 6124, 6141 - surety bail bonding only).
6213	Dry cleaning.
6216	Self-service laundries.
6218	Rug cleaning and repair.
6220	Photographic services.
6230	Beauty and barber services.
6250	Apparel repair, alteration, and cleaning, shoe repair services (except 6256).
6291	Clothing rental.
6292	Costume rental.
6296	Massage therapy.
6299	Other personal services.
6310	Advertising services (office only).
6320	Consumer credit reporting services.
6330	Duplicating, mailing, stenographic, and office services.
6340	Dwelling and building services (6342, 6345 office only).
6350	News syndicate services.
6360	Employment services.
6390	Business services (except 6394, 6397).
6493	Watch, clock, jewelry repair, engraving.
6496	Locksmiths and key shops.
6498	Saw, knife, and tool sharpening.
6499	Miscellaneous small item repair.
6500	Professional services (except 6513, 6516).
6600	Contract construction services (office only).
6700	Governmental services (except 6714, 6740, 6750, 6770).
6814	Charter school.
6817	Residential facility for the disabled.
6900	Miscellaneous service organizations.
8224	Pet grooming.

C. Accessory buildings which are customarily used in conjunction with and are incidental to the principal uses and structures allowed in the C-D Zone.

(Ord. 19-37 § 4; Ord. 07-40 § 3; Ord. 07-30 § 2)

**17.160.030: CONDITIONAL USES:**

The following uses and structures are permitted in the C-D Zone only after a conditional use permit has been approved by the Planning Commission and subject to the terms and conditions thereof:

Use No.	Use Classification
1113	Single-family dwelling, attached to nonresidential.

**Murray City is encouraging buyers to research potential uses within the current G-O (General Office) zone, & possible re-zone to C-D (Commercial Dev). Chad Wilkinson 801-270-2427 cwilkinson@murray.utah.gov Commercial Development Zoning Ordinance is provided as a resource for buyers even though it is NOT the property's current zoning designation.**

## ZONING ORDINANCE - COMMERCIAL DEVELOPMENT (NOT CURRENT ZONE - CONTACT MURRAY CITY):

1210	Bed and breakfast homestay and inn, rooming and boarding houses (subject to meeting the requirements of the R-M-25 Zone).
1210.1	Supervised youth group home.
1241	Retirement homes, independent living or congregate care (subject to meeting the area, height and yard requirements of the R-M-25 Zone).
1511	Hotels.
1512	Motels.
2710	Newspaper publishing and printing.
2742	Commercial printing (only related to retail sales of printed products).
3920	Manufacture of musical instruments (handmade orchestral stringed instruments: violins, violas, cellos and string basses).
4100	Railroad, rapid rail transit, and street railway transportation.
4210	Bus transportation (except 4214).
4290	Motor vehicle transportation.
4600	Automobile parking.
4800	Utilities (except lines and right-of-way).
4923	Travel arranging services (travel agencies).
5120	Drugs, chemicals, and allied products (except 5123, 5129).
5130	Dry goods and apparel.
5140	Groceries and related products.
5160	Electrical goods.
5170	Hardware, plumbing, heating equipment, and supplies.
5181	Commercial and industrial machinery, equipment, and supplies.
5183	Professional equipment and supplies.
5184	Equipment and supplies for service establishments.
5186	Office machinery, equipment, and accessories.
5189	Other machinery, equipment, and supplies.
5196	Paper, paper products, and kindred supplies.
5197	Furniture - commercial home furnishings.
5198	Lumber and construction materials (no outside storage).
5199	Other wholesale trade.
5211	Lumberyards (no outside storage).
5212	Building materials (no outside storage).
5313	Surplus stores (no outside storage).
5340	Merchandise vending machine operators.
5350	Direct selling organizations.
5412	Convenience store (7-11, Circle K type facilities).
5510	Motor vehicle sales.
5520	Automobile accessories (except tire recapping and vulcanizing).
5530	Service stations.
5590	Automotive, marine crafts, and accessories.
5820	Drinking places.
5920	Liquor, package (State store).
5930	Antiques and secondhand merchandise (except 5935, 5939).
5960	Garden supplies.
6112	Check cashing.
6123	Pawnbrokers.
6124	Bail bonds.
6141	Surety bail bond.

6241	Funeral home.
6256	Locker clubs.
6294	Escort services.
6295	Tattooing.
6297	Reiki business (or other similar business/establishment).
6299	Personal services (wedding chapels and reception centers only).
6342	Disinfecting and exterminating.
6345	Sewer maintenance.
6381	Auction house.
6394	Equipment rental and leasing services.
6397	Automobile, truck, and trailer rentals.
6410	Automobile repair services (except 6412 and 6419.1).
6420	Electrical appliance repair.
6494	Furniture repair.
6497	Gunsmiths.
6510	Medical and other health services (except 6516, pertaining to skilled nursing, convalescent, and rest home facilities).
6516	Skilled nursing, convalescent and rest home facilities. (Does not include asylums.)
6516.1	Assisted living facilities.
6800	Educational services.
7100	Cultural activities and nature exhibitions.
7211	Amphitheaters.
7212	Motion picture theaters (indoor).
7213	Drive-in movies (outdoor theaters).
7214	Legitimate theaters.
7219	Other entertainment assembly.
7220	Sports assembly (except 7223, 7224).
7230	Public assembly.
7391	Penny arcades and other coin operated amusements.
7392	Miniature golf.
7394	Go-cart tracks.
7395	Card rooms.
7396	Dance halls, ballrooms.
7397	Billiard and pool halls.
7398	Auto racing, miniature.
7399	Other amusements, NEC. (Trampoline pits only.)
7414	Ice skating.
7415	Roller skating.
7417	Bowling alleys.
7419	Other sports activities.
7425	Gyms, athletic clubs, spas.
7451	Archery range (indoor only).
7452	Pistol and rifle range (indoor only).
7490	Recreation.
7606	Parks.
8121	Indoor farming. Includes crops grown wholly indoors for commercial distribution to other locations and/or retail sale on site.

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 Chad Wilkinson 801-270-2427 cwilkinson@murray.utah.gov  
 Commercial Development Zoning Ordinance is provided as a resource for buyers even though it is NOT the property's current zoning designation.**

# ZONING ORDINANCE - COMMERCIAL DEVELOPMENT (NOT CURRENT ZONE - CONTACT MURRAY CITY):

8221	Veterinarian services (providing operation is completely enclosed within an air conditioned building).
8222	Animal hospital services.

(Ord. 19-20: Ord. 16-41: Ord. 16-23)

## 17.160.040: AREA, WIDTH, FRONTAGE AND YARD REGULATIONS:

None, except twenty feet (20') to the boundary line of any Residential District or to the right-of-way line of any dedicated street. (Ord. 07-30 § 2)

## 17.160.050: FRONT YARD:

A. The minimum depth of the front yard for main buildings shall be twenty feet (20'). The first ten feet (10') of property except for drive approaches shall be landscaped as herein specified. Covered and unenclosed outdoor dining areas for eating or drinking establishments may be allowed to encroach up to ten feet (10') if the Planning Commission finds that the proposed outdoor dining area meets the following criteria:

1. Architecturally compatible with the form, materials and colors of the main building;
2. Does not result in a violation of minimum parking requirements;
3. Does not negatively impact vehicular or pedestrian safety;
4. Does not impede access to adjoining or nearby properties; and
5. Maintains or provides the required ten feet (10') of landscaped setback as herein specified.

B. For main buildings fronting on State Street between 4600 South and 4800 South the front yard setback shall be either zero feet (0') (no setback) or a minimum of ten feet (10'). In the case of a setback of ten feet (10'), landscaping, plaza or courtyard elements shall be required as provided in subsection 17.160.100A1 of this chapter. (Ord. 19-12: Ord. 11-05)

## 17.160.060: HEIGHT REGULATIONS:

A. Height: The height of a structure located within one hundred feet (100') of the nearest boundary of a Residential Zone District may not exceed thirty five feet (35'). Beyond one hundred feet (100'), the building height may increase one foot (1') of height for each additional four feet (4') of setback from the Residential Zone District.

### B. Measurement Of Distances:

1. For purposes of this section, the width of public or private roadways shall be included in computing setback distances. For example, if a roadway is located on the boundary of a Residential Zoning District, the measurements required under this section shall be made from the property line of that roadway which is nearest the residential use or zone. Otherwise, the measurement shall be made from the Residential Zoning District boundary.

2. Setback distances to structures located pursuant to this section shall be measured from the nearest Residential Zoning District boundary, except as otherwise provided in this section, to the nearest exterior wall of the structure.

C. Authority: Nothing in this section shall be construed to limit the authority of the Planning Commission to review building materials, design elements and other aesthetic considerations as it deems proper to mitigate or modify the visual impact of the height of buildings upon surrounding land uses.

D. Decision Of Building Official: The City building official shall determine the height of a building under this section. That decision is deemed to be an administrative decision and may be appealed to the Appeal Authority as provided in this title. (Ord. 14-10: Ord. 07-30 § 2)

## 17.160.070: DESIGN REVIEW AND APPROVAL:

All main buildings and structures require site and architectural plan review and approval from the Planning Commission. (Ord. 07-30 § 2)

## 17.160.080: REFUSE CONTAINERS ENCLOSED:

All refuse container areas shall be enclosed by a solid barrier fence not to exceed eight feet (8') in height. (Ord. 07-30 § 2)

## 17.160.090: PARKING REGULATIONS:

A. When the office uses or net usable square footage is unknown, off street parking will be calculated at one parking stall for each two hundred (200) square feet of net office area or retail floor area.

B. All medical, dental and related office uses will require one off street parking stall for each two hundred (200) square feet of net usable office area.

C. All other office uses will be calculated at the ratio of four (4) off street parking stalls for each one thousand (1,000) square feet of net usable floor area or as determined by the Planning Commission.

D. Retail use parking shall be calculated at the rate of one parking space for each two hundred (200) square feet of net floor area.

E. Off street parking will not be permitted in any fire lane, aisle space or front yard setback areas except as allowed by this chapter. (Ord. 07-30 § 2)

## 17.160.100: LANDSCAPING REGULATIONS:

A. 1. Ten feet (10') of landscaping shall be required along all frontage areas not occupied by drive accesses.

2. For buildings fronting on State Street between 4600 South and 4800 South that have a setback of ten feet (10'), landscaping, plaza or courtyard elements are required and shall be approved by the Planning Commission or Community and Economic Development Department.

B. All landscaping must be sprinkled and planted with substantial live plant material for the purpose of buffering, screening and beautifying the site. At plant maturity the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner or occupants.

C. Landscaping adjacent to residential zoning will require a minimum buffer of ten feet (10').

D. Landscaping adjacent to off street parking within the yard area will require a minimum landscaped area of five feet (5') providing it does not abut residential zoning.

E. Landscaping shall also be installed in all park strips to the same standards as other on site landscaping.

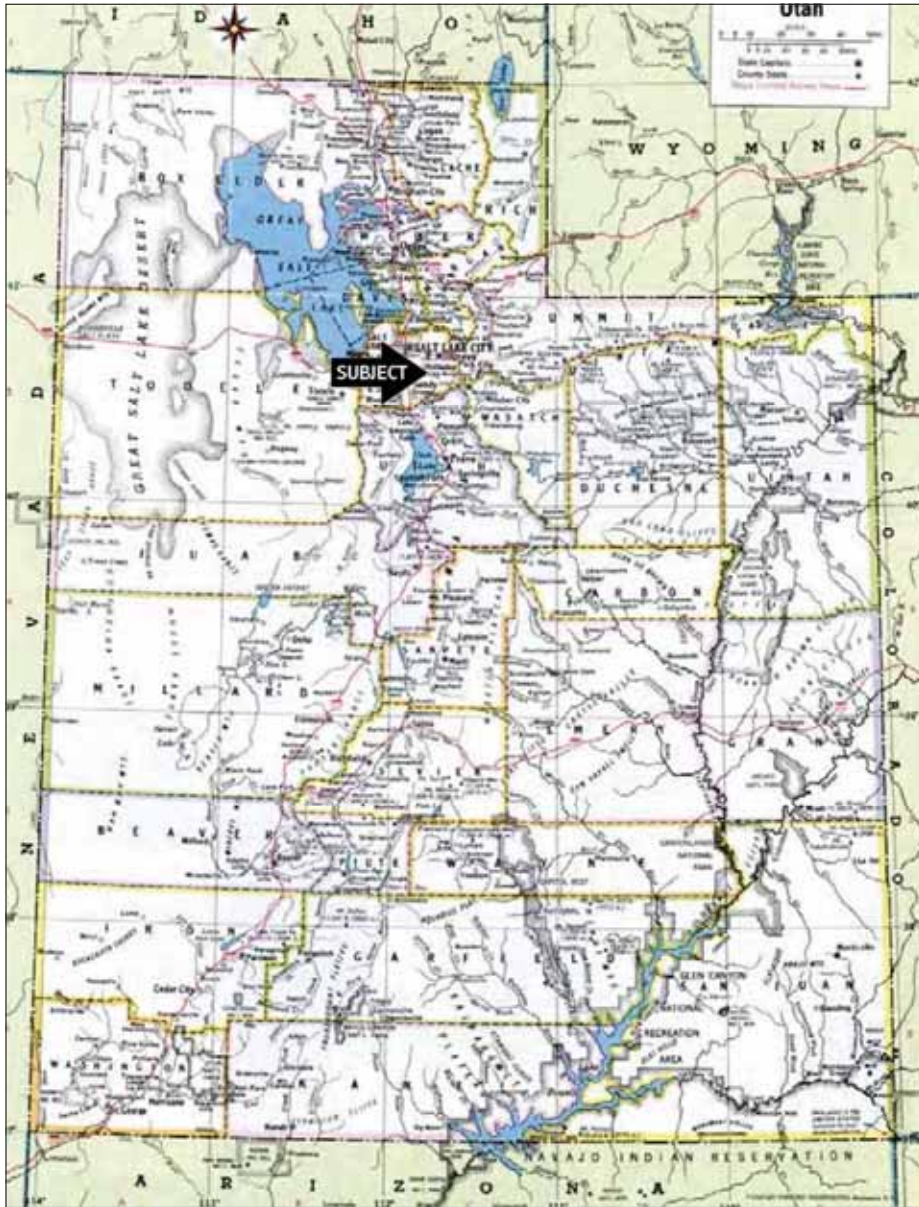
F. Approved landscaping must cover a minimum of ten percent (10%) of the development site. (Ord. 11-05)

## 17.160.110: FENCING REGULATIONS:

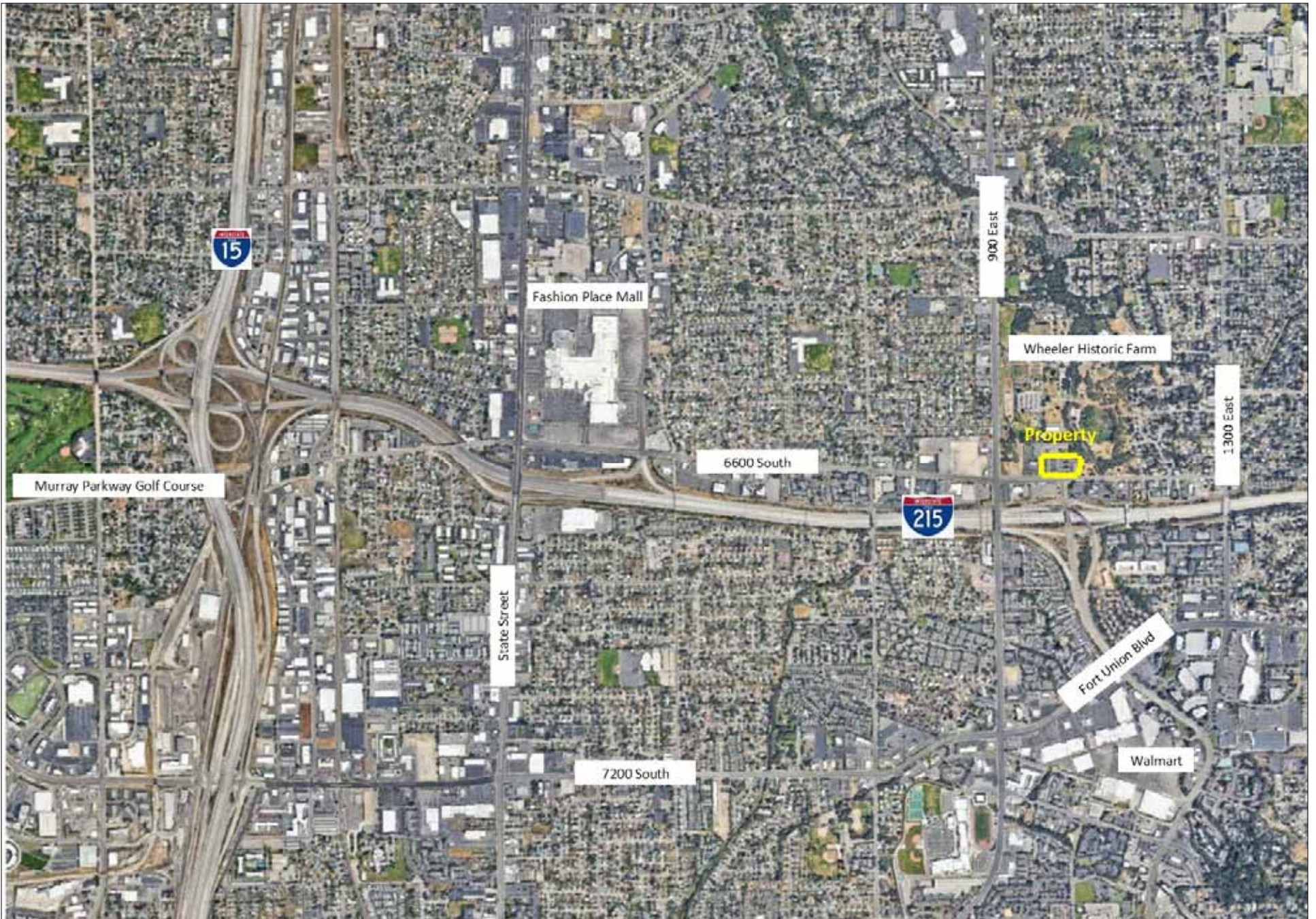
Where the site abuts a Residential Zone, a six foot (6') high solid masonry wall shall be located along the property line and be in compliance with the City Fencing Ordinance. (Ord. 07-30 § 2)

Murray City is encouraging buyers to research potential uses within the current G-O (General Office) zone, & possible re-zone to C-D (Commercial Dev).  
Chad Wilkinson 801-270-2427 cwilkinson@murray.utah.gov  
Commercial Development Zoning Ordinance is provided as a resource for buyers even though it is NOT the property's current zoning designation.

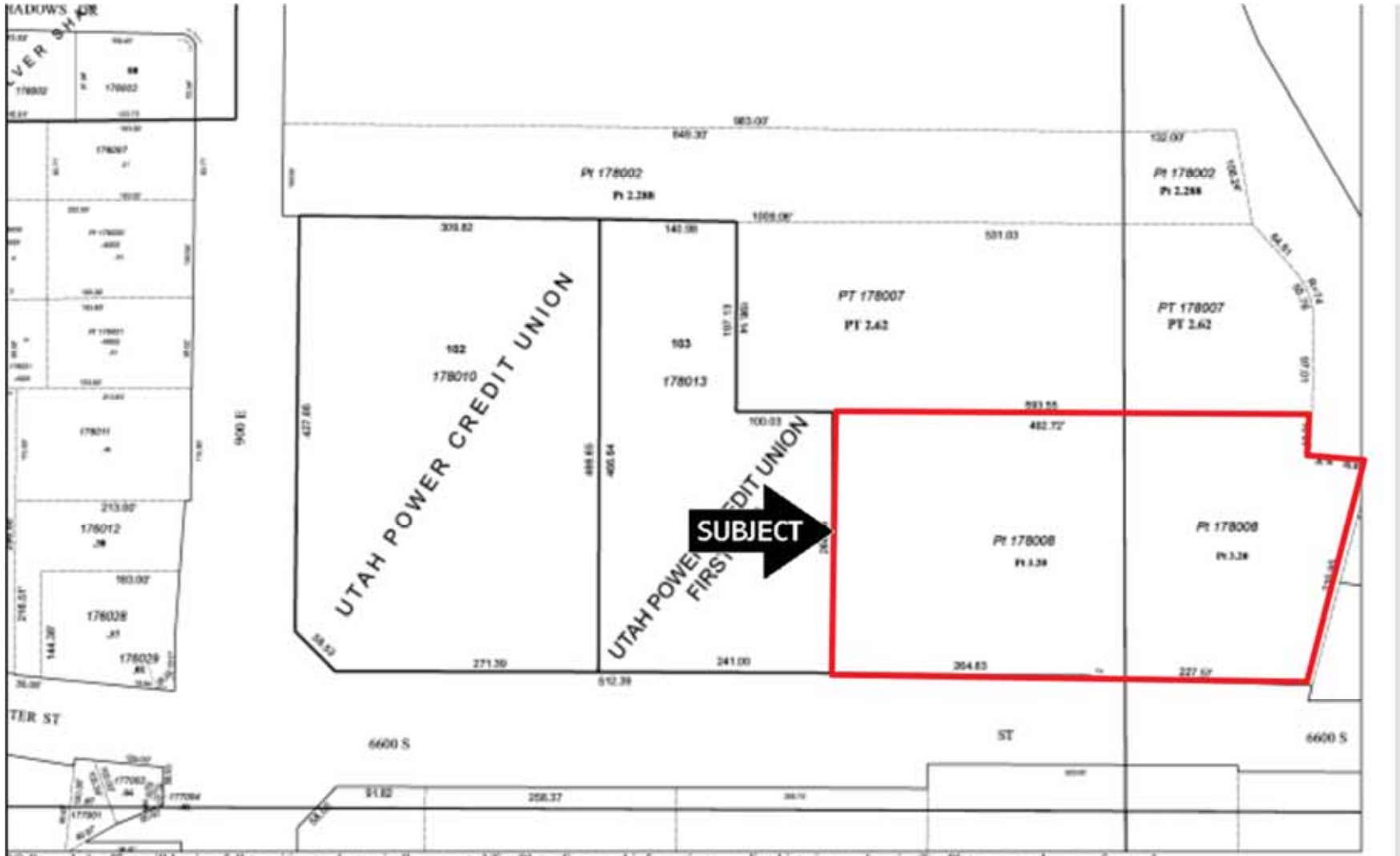
# STATE & AREA MAPS:



## AREA AERIAL MAP:



**SALT LAKE COUNTY PLAT MAP:**

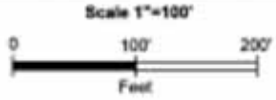


CO Recorder's office will begin a full transition to electronically-generated Tax Plats. For parcel information regarding historic parcels, prior Tax Plats may need cross-referenced. Parcel numbers are for taxation reference purposes only and are subject to change.



**E 1/2 NW 1/4 Sec 20 T2S R1E**  
**SALT LAKE COUNTY, UTAH**

7/20/2021

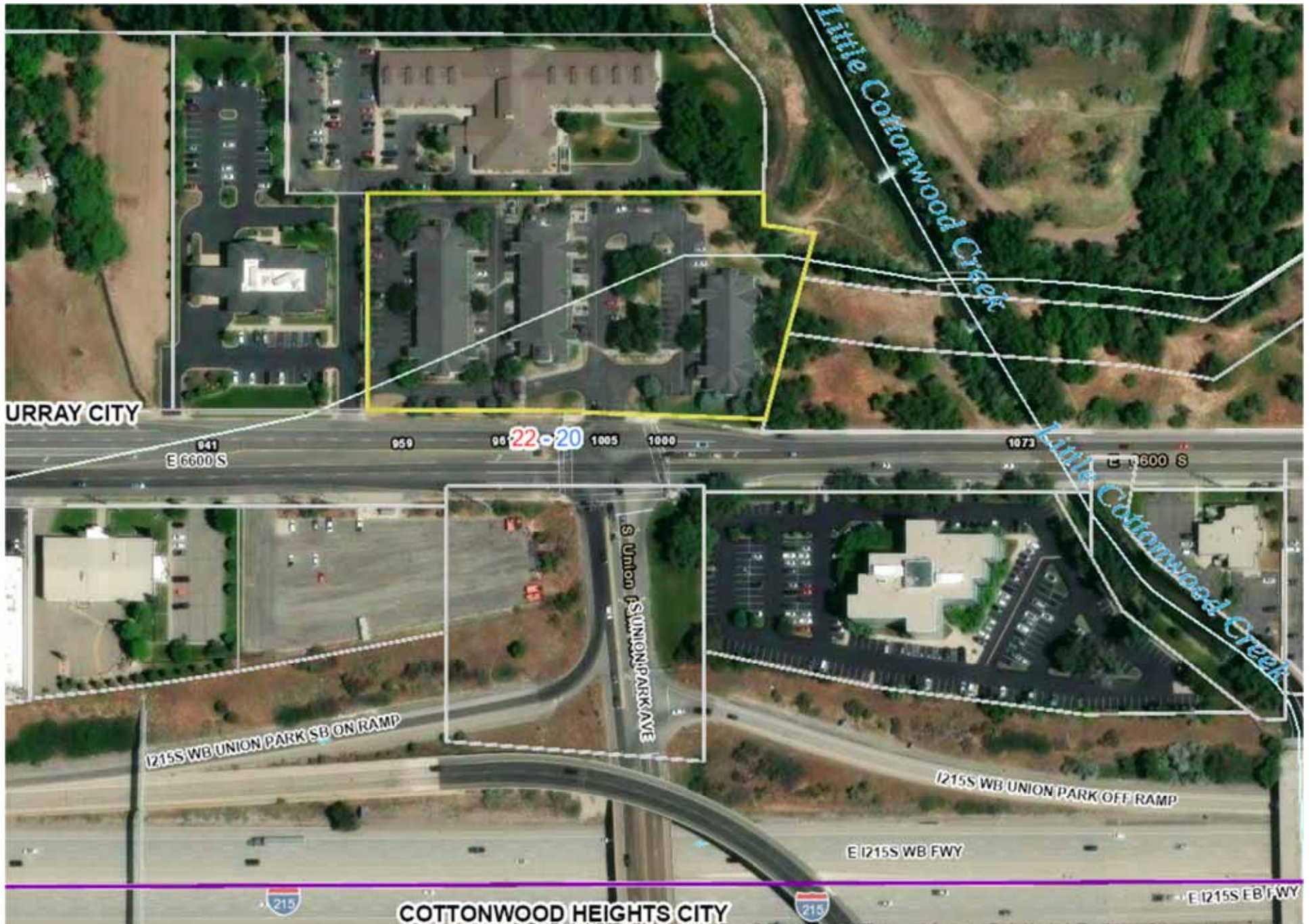


**22-20-12**

1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36
37	38	39	40	41	42	43	44	45	46	47	48

Area      Section      Page

SALT LAKE COUNTY GIS PLAT MAP:



# SALT LAKE COUNTY PARCEL INFORMATION:

SLCo ---> Assessor ---> Parcel Search ---> Valuation Summary ---> Printable Version

<b>Parcel</b>	<b>22-20-178-008-0000</b>
Owner	D MURRAY, LLC
Address	975 E 6600 S
Total Acreage	3.20
Above Ground sqft.	
Property Type	562 - MOTEL
Tax District	212

Value History					
Rec.	Land Value	Building Value	Market Value	Taxable Value	Tax Rate
<b>2025</b>	\$ 3,274,100	\$ 1,063,600	\$ 4,337,700	\$ 4,337,700	
<b>2024</b> 1	\$ 2,810,900	\$ 1,980,300	\$ 4,791,200	\$ 4,791,200	.0099480
<b>2023</b> 1	\$ 2,678,600	\$ 2,717,400	\$ 5,396,000	\$ 5,396,000	.0103460
<b>2022</b> 1	\$ 2,149,500	\$ 2,418,200	\$ 4,567,700	\$ 4,567,700	.0103280
<b>2021</b> 1	\$ 1,883,500	\$ 2,311,800	\$ 4,195,300	\$ 4,195,300	.0116750
<b>2020</b> 1	\$ 2,116,300	\$ 3,102,900	\$ 5,219,200	\$ 5,219,200	.0122690

\* before Board of Equalization

No images found  
Land Record

22-20-178-008-0000

Record ID 1		Influence Effect		Lot Shape	IRREGULAR	Traffic	MEDIUM
Lot Use	COMMERCIAL	Assmt. Class	COM-SECONDRY	Lot Location	INTERIOR	Traffic Influence	TYPICAL
Lot Type	PRIMARY-FRNT	Lot Depth	283	Neighborhood	5220	Street type	HIGHWAY
Land Class		Acres	3.20	Nbhd Type	STATIC	Street Finish	PAVED
Income Flag	YES	Zone	GO	Nbhd Effect	TYPICAL	Curb Gutter	Y
Seasonal use		Sewer	PUBLIC	Topography	LEVEL	Sidewalk	Y
Influence Type		Number Lots					

LEGAL DESCRIPTION

Part of the North half of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point which is 2237.39 feet South 00 deg. 10'45" West and 279.49 feet North 89 deg. 49'06" West from the monument location referenced by the Salt Lake County Surveyor and marking the North quarter corner of said Section 20, said point also being 632.50 feet South 89 deg. 49'06" East along the monument line of 6600 South Street and 328.33 feet North 00 deg. 10'54" East from the Salt Lake County street monument found marking the intersection of 900 East Street and 6600 South Street, and running thence South 89 deg. 49'06" East 492.72 feet to the Westerly line of that parcel of land described in Book 5795 at Page 2416 in the office of the Salt Lake County Recorder; thence South 00 deg. 14'56" West 40.04 feet along said line to the Southerly line of said parcel of land; thence South 83 deg. 04'05" East 26.19 feet along said line; thence South 78 deg. 44'07" East 29.30 feet to the old center line of Little Cottonwood Creek (location established by the Salt Lake County Surveyor); thence South 13 deg. 44'23" West 235.95 feet along said line to the Northerly right of way line of 6600 South Street, said point being North 13 deg. 44'23" East 14.16 feet from the rebar and cap marked "SLCO Surveyor" set as a monument marking the old center line of Little Cottonwood Creek; thence North 87 deg. 51'15" West 227.57 feet along said right of way line; thence North 04 deg. 26'37" East 2.00 feet along said line; thence North 89 deg. 49'06" West 264.83 feet along said line; thence leaving said right of way line North 00 deg. 10'54" East 268.33 feet to the point of beginning.

## IMPROVEMENTS:

- Studio 6 Extended Stay Motel with 132 guest rooms, Built in 1995
- GBA: 47,168 SF, GLA: 37,196 SF, laundry, hot tub, pet, patio, & BBQ area
- Unit size range/type: 258 SF to 325 SF, 1B, 2B, 1B (ADA), & 2B (ADA)
- rooms include kitchenettes, sleeping area, desk/table area, bathroom, bed(s), desk, nightstand(s), TV, chairs, coffee maker, microwave, stove top, fridge, etc
- Up-side and value-add opportunity - deferred maintenance with 33% of guest rooms out of rental rotation and in need of updates and repairs



Motel Lobby



Guest Laundry



Motel Corridor



Motel Stairway



Guest Room

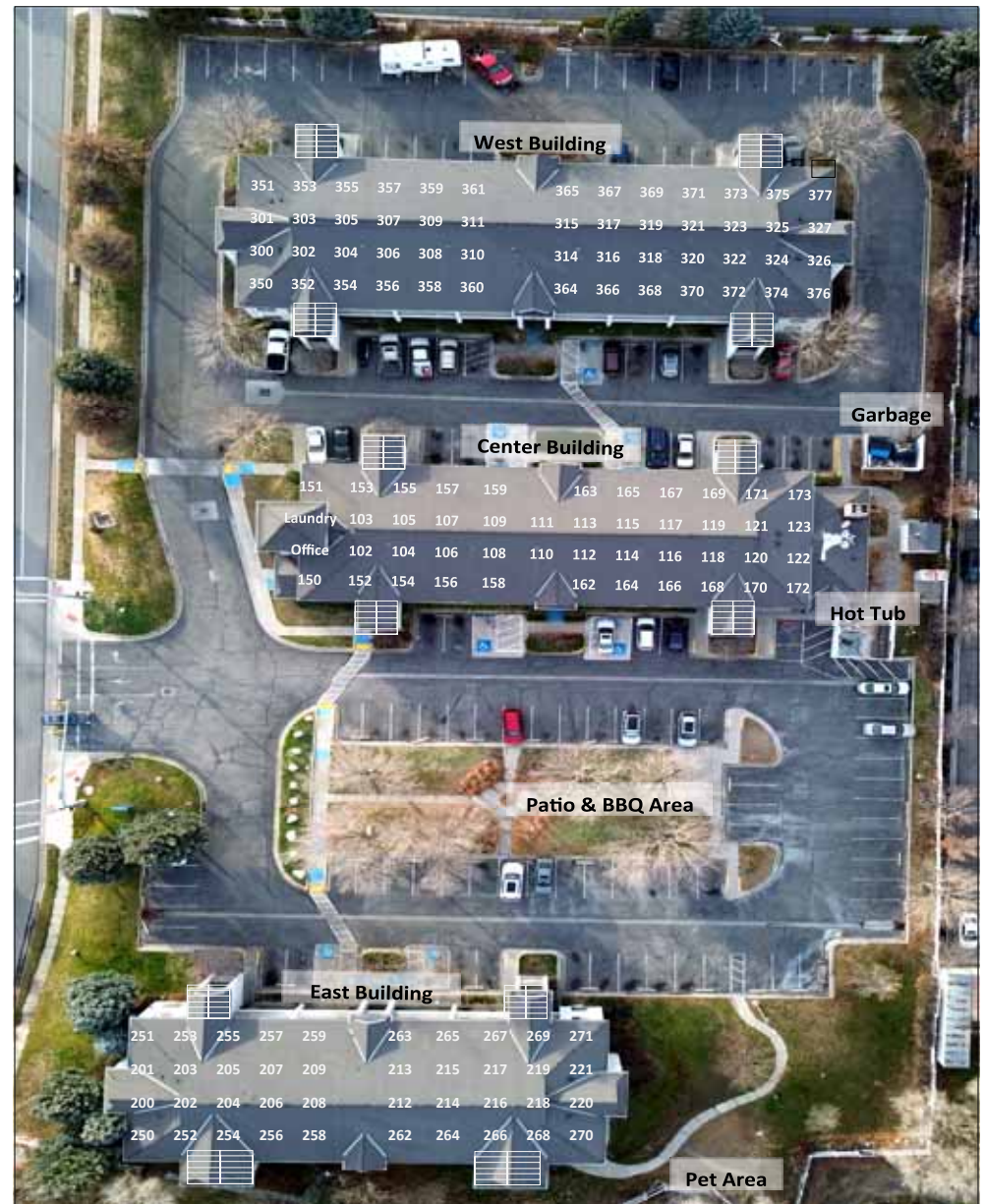


Guest Room Bathroom

Mike Nelson | Gary Nelson  
801-482-7565 | [mike@hciutah.com](mailto:mike@hciutah.com)  
See more information at [hciutah.com](http://hciutah.com)



CONTACT AGENT FOR SHOWINGS  
AGENT MUST BE PRESENT



**"As Is" Sale.** Notwithstanding anything in the marketing materials to the contrary, the property shall be sold "as is, where is" and with all faults. The Receiver makes no warranty, express or implied, as to the authenticity, nature, quality, uniqueness, value or condition of any of the property (including, but not limited to, title to the property, use, value, environmental condition, access, water shares or rights, or any other condition of the property or any improvement hereon). The seller's agent represents and warrants that it has not relied on the Receiver's skill or judgment to select or furnish all or any portion of the property for any particular purpose and the Receiver expressly disclaims any representation or warranty, express or implied or statutory, including, but not limited to, any warranty of merchantability or fitness for a particular purpose. The seller's agent acknowledges and agrees that the transactions contemplated under the listing agreement are without recourse to the Receiver or the receivership estate.