



CASE PLNSUB2017-00090
FINDINGS AND ORDER
CONSOLIDATION OF LOTS/PARCELS NOT PART OF
A PREVIOUSLY RECORDED SUBDIVISION
716 S State Street and 724 S State Street

A request by Mai Nguyen, (owner), to consolidate 2 lots/parcels that are not part of previously recorded subdivision. The subject property is located in the D-2 (Downtown Support) zoning district. The proposal must meet criteria for consolidation per 20.32.020 of the Salt Lake City Subdivisions and Condominiums Ordinance.

The following parcels are proposed to be consolidated into one:
716 S State Street (16-07-103-019)
724 S State Street (16-07-103-015)

CRITERIA:

- A. The consolidation complies with all zoning regulations including maximum lot size, if applicable.
B. The consolidation will not yield two principal buildings on one lot, unless permitted in the zoning district or by an approved planned development.

FINDINGS:

- The proposed consolidation meets the above criteria.

ORDER:

The consolidation of parcels is hereby granted approval with the following conditions:

- 1. The applicant shall record the approved recordable instrument and this document in the Office of the Salt Lake County Recorder.
2. The deed, or other approved instrument, shall clearly indicate that the parcels are being consolidated into one parcel and one legal description.
3. City approval shall expire 90 calendar days from the date this document was notarized unless both this document and the approved instrument for consolidating property are recorded within that time.
4. City approval for consolidations is only valid upon recording of the approved deed or other recordable instrument.

FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS ORDER SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IS IN EFFECT THE SAME AS IT HAVING BEEN DENIED.

Dated this 6th day of July, 2017 in Salt Lake City, Utah.

[Signature of Amy Thompson]

Amy Thompson
Principal Planner
On behalf of the Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 6 day of July, 2017, personally appeared before me, Amy Thompson, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

[Signature of Notary Public]
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: August 7, 2019



12570681
07/06/2017 01:49 PM #12-000
Book - 10575 Pg - 2293-2294
SAREY, M. CITT
RECORDER, SALT LAKE COUNTY, UTAH
SAPA SUSHI BAR
716 S STATE ST
S.L.C, UT 84111
BY: MSP, DEPUTY - 01 2 P.

16071030150000

BEG 10 RDS S FR NE COR LOT 8 BLK 16 PLAT A SLC SUR S 33.75 FT W 121 FT N 33.75 FT E 121 FT TO BEG
5050-0314 6526-2279 6687-2015 6710-1646 8247-8424,8422 8960-7784,7787 8960-7789

16071030190000

BEG NE COR LOT 8, BLK 16, PL A, SLC SUR; S 165 FT; W 165 FT; N 49.5 FT; E 82.5 FT; N 115.5 FT; E 82.5 FT
TO BEG. 5050-0314 8427-2719 8445-1772 8609-7757 8856-5024,5029,5031 9122-6882 9470-2234 9470-
2237,6476 9576-4108 9644-4471 9621-6026 9921-5966 10170-7267