

**CASE PLNSUB2018-01017
 FINDINGS AND ORDER
 CONSOLIDATION OF LOTS/PARCELS NOT PART OF
 A PREVIOUSLY RECORDED SUBDIVISION
 1937 S. 1200 E. (Tax ID 16-17-476-008) and 1963 S. 1200 E. (Tax ID 16-17-476-009)**



13212705
 03/09/2020 03:17 PM #40-00
 Book - 10907 Pg - 5603
 RASHELLE HOBBS
 RECORDER, SALT LAKE COUNTY, UTAH
 J & J HUANG, LLC
 PO BOX 526297
 SLC UT 84152
 BY: CRP, DEPUTY - WI 1 P.

A request by Mr. Ned Skanchy, (owner), to consolidate 2 parcels that are not part of a previously recorded subdivision. The subject properties are located in a RMF-45 (Moderate/High Density Multi-Family Residential) zoning district. The proposal must meet criteria for consolidation per 20.32.020 of the Salt Lake City Subdivisions and Condominiums Ordinance.

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.
- The elimination of parcel lines will not leave in place any utility easements that will impede future development.
- Although residents from the adjacent apartment building at 1963 S. 1200 E. may utilize the existing parking on 1963 S. 1200 E., it is not required parking for the development.


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.

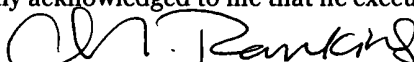
FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS ORDER SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IS IN EFFECT THE SAME AS IT HAVING BEEN DENIED.

Dated this 2nd day of March, 2020 in Salt Lake City, Utah.


 John Anderson, Planning Manager
 On behalf of the Planning Director

State of Utah)
) SS
 County of Salt Lake)

On this the 2nd day of March, 20 20, personally appeared before me, John Anderson, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


 NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 06/29/2022

