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Book - 9269 Pg - 9446-9447
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SALT LAKE CITY PLANNING JANICE
451 S STATE ST ROOM 406
SALT LAKE CITY UT 84111
BY: ARG, DEPUTY - WI 2 P.

Affects Sidwell Tax Parcel Number(s)

16-06-455-037
16-06-455-007
16-06-455-008
16-06-455-009
16-06-455-018
16-06-455-019

NOTICE OF MINOR SUBDIVISION APPROVAL

I, Douglas L. Wheelwright, being duly sworn, depose and say that I am the Deputy Planning Director for the Salt Lake City Planning Division, and that on the 30th day of November, 2005, the Salt Lake City Planning Commission, acting under the authority of U. C. A. 10-9a-605, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance, Chapter 20.20, Minor Subdivisions, has approved a 3-lot minor residential subdivision, heretofore to be known as the Thaes Webb Subdivision located at approximately 466 East 500 South Street, 516-520 South 500 East Street, and 517-533 South Denver Street, Salt Lake City, Utah.

The legal description of the minor subdivision being as follows:

Beginning at a point which is South 89°57'37" West 115.50 feet along the block line from the Northeast Corner of Lot 8, Block 23 Plat B, Salt Lake City Survey and running thence South 0°01'50" East 140.25 feet; thence North 89°57'37" East 115.50 feet to the block line; thence South 0°01'50" East 66.00 feet along said line; thence South 89°57'37" West 165.00 feet; thence South 0°01'50" East 49.50 feet; thence South 89°57'37" West 148.50 feet to the East line of Denver Street; thence North 0°01'50" West 123.75 feet along said line; thence North 89°57'37" East 101.50 feet; thence North 0°01'50" West 132.00 feet; thence North 89°57'37" East 96.50 feet along the block line to the point of beginning.

The legal description of each lot created by this minor subdivision being as follows:

Parcel 1

Beginning at a point which is South 89°57'37" West 115.50 feet along the block line from the Northeast corner of Lot 8, Block 23, Plat B, Salt Lake City Survey and running thence South 0°01'50" East 140.25 feet; thence South 89°57'37" West 96.50 feet; thence North 0°01'50" West 140.25 feet; thence North 89°57'37" East 96.50 feet along the block line to the point of beginning, containing 13,534 square feet.

Parcel 2

Beginning at point which is South 0°01'50" East 140.25 feet along the block line from the Northeast corner of Lot 8, Block 23, Plat B, Salt Lake City Survey and running thence South 0°01'50" East 66.00 feet along the block line; thence South 89°57'37" West 165.00 feet; thence North 0°01'50" West 66.00 feet; thence North 89°57'37" East 165.00 feet to the point of beginning, containing 10,890 square feet.

Parcel 3

Beginning at a point which is South 0°01'50" East 140.25 feet along the block line and South 89°57'37" West 165.00 feet from the Northeast corner of Lot 8, Block 23, Plat B, Salt Lake City Survey and running thence South 0°01'50" West 115.50 feet; thence South 89°57'37" West 148.50 feet to the East line of

Notice of Minor Subdivision
Thaes Webb Minor Subdivision

Denver Street; thence North 0°01'50" West 123.75 feet along said street; thence North 89°57'37" East 101.50 feet; thence South 0°01'50" East 8.25 feet; thence North 89°57'37" East 47.00 feet to the point of beginning, containing 17,989 square feet.

The approval of this minor subdivision is subject to the following conditions:

1. Subject to meeting all requirements of the Salt Lake City Transportation Division, City Engineering Department, Public Utilities Division, Fire Department, and Planning Department (see staff report and minutes in the Salt Lake City Planning Division Office).
2. Any future development activity associated with the properties will require that all substandard or absent public improvements be installed in accordance with City requirements (see staff report and minutes in the Salt Lake City Planning Division Office). Additionally, any future redevelopment will be subject to the requirements of the Zoning Ordinance.
3. Installation of public way improvements (curb, gutter and driveway approaches) as required by Salt Lake City Engineering.

The lots created by this minor subdivision were approved by the Planning Commission as described by the metes and bounds descriptions listed above. The metes and bounds description of a lot within this minor subdivision may not be modified or changed without prior approval from the Salt Lake City Planning Commission.

This action by the Salt Lake City Planning Commission authorizes the recording of deeds subdividing the described property. No subdivision plat will be required to be recorded with the County Recorder.

Douglas L. Wheelwright
Deputy Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 22nd day of March, 20 06, personally appeared before me, Douglas L. Wheelwright, Deputy Planning Director, 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: April 14, 2008

