



CASE PLNSUB2022-00350
FINDINGS AND ORDER
CONSOLIDATION OF LOTS/PARCELS NOT PART OF
A PREVIOUSLY RECORDED SUBDIVISION

After Recording return document to:
David Gellner
Salt Lake City Planning Division
P. O. Box 145480
Salt Lake City, UT 84114-5480

Affects Sidwell Tax Parcel Numbers
15-13-234-019-0000
15-13-234-013-0000

A request by Gabbots Row LLC (owner), to consolidate 2 lots/parcels that are not part of a previously recorded subdivision. The subject property is located in CC Corridor Commercial zoning district. The proposal must meet the criteria for consolidation per 20.32.020 of the Salt Lake City Subdivisions and Condominiums Ordinance. A. The two parcels have been approved for townhome development, Gabbott's Row. See Attachment A for current legal descriptions and the approved consolidated legal description.

CRITERIA:

- A. The consolidation is 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 the 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 16th day of June in Salt Lake City, Utah.

David Gellner, Senior Planner
On behalf of the Planning Director

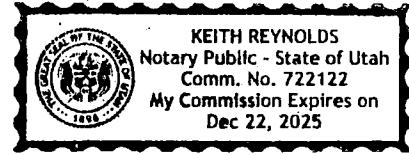
State of Utah)
) SS
County of Salt Lake)

On this the 16th day of June, 20 22, personally appeared before me, David Gellner, 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: Dec. 22, 2025



Attachment A

EXISTING LEGAL DESCRIPTIONS

Parcel 15-13-234-019-0000 Legal Description

All of Lots 12, 13, 14, and 15, Block 3, GABBOTTS ADDITION, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book C at Page 65 of official records

Parcel 15-13-234-013-0000 Legal Description

Lot 16, Block 3, Gabbots addition a Subdivision of Lots 6, 7, and 16, Block 11, Five Acre Plat "A" Big Field Survey, in Salt Lake County, State of Utah.

COMBINED LEGAL DESCRIPTIONS

All of Lots 12, 13, 14, 15, and 16, Block 3, GABBOTT'S ADDITION, a Subdivision of Lots 6, 7, and 16, Block 11, Five Acre Plat "A" Big Field Survey, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book C at Page 65 of official records.