

**CASE PLNSUB2019-01113
 FINDINGS AND ORDER
 CONSOLIDATION OF LOTS/PARCELS NOT PART OF
 A PREVIOUSLY RECORDED SUBDIVISION**



City Property Addresses: 847 South 800 East and 833 South 800 East

A request by Micah Peters of Clearwater Homes, LLC., the property owner, to consolidate two (2) contiguous lots/parcels that are not part of a previously recorded subdivision together with any corresponding rights-of-way referenced herein. The subject properties are both located in the RMF-45 zoning district subject to finalization of a Rezoning Petition(s) approved by the City Council of Salt Lake City on November 10, 2020. The proposal must meet criteria for consolidation per 20.32.020 of the Salt Lake City Subdivisions and Condominiums Ordinance.

LEGAL DESCRIPTION FOR CONSOLIDATED PARCEL

TELEGRAPH EXCHANGE LOFTS LOT CONSOLIDATION – COMPOSITE SURVEY DESCRIPTION

A portion of Lots 3 & 4, Block 2, Plat "B", Salt Lake City Survey, located in the Northwest Quarter of Section 8, Township 1 South, Range 1 East, Salt Lake Base & Meridian, comprised of two (2) parcels identified by Salt Lake County Parcel Nos. 16-08-176-026 & 16-08-176-015 (Basis of Bearing is S00°00'59"E along the Monument line between two (2) Salt Lake City Street Monuments found in 800 West Street at 800 South Street and 900 South Street), more particularly described as follows:

Beginning at the Southwest corner of Lot 4, Block 2, Plat "B", Salt Lake City Survey, located South 330.00 feet (measured S00°01'02"E 330.13 feet) along the Block line from the Northwest Corner of said Block 2 (Northwest Corner measured S00°00'59"E along the Monument line 67.84 feet and N89°59'01"E 68.43 feet from the Salt Lake City Monument found at the intersection of 800 South Street and 800 East Street), and running thence from said Southwest corner of Lot 4, North 5 rods (measured N00°01'02"W 82.53 feet); thence East 9 rod and 2.8 feet (measured N89°56'35"E 151.37 feet); thence South 82.5 feet (measured S00°01'02"E 82.54 feet) to the south line of said Lot 4, said point being East 9 rods and 2.8 feet (measured N89°56'35"E 151.37 feet) from the Southwest corner of said Lot 4; thence along said south line East 68.65 feet (measured N89°56'35"E 68.68 feet); thence South 6 rods (measured S00°01'02"E 99.05 feet) to the north right-of-way line of Chase Avenue; thence along said north right-of-way line West 13.33 rods (measured S89°56'35"W 220.05 feet) to the west line of said Block 2; thence along said west line North 6 rods (measured N00°01'02"W 99.05 feet) to the point of beginning.
Contains: 34,290 square feet or 0.79 acres+/-

CURRENT PARCELS TO BE CONSOLIDATED

PARCEL 1: Tax ID# 16-08-176-015-0000

1231 COM 4 RDS N FR SW COR LOT 3 BLK 2 PLAT B SLC SUR N 6 RDS E 13 1/3 RDS S 6 RDS W 13 1/3 RDS TO BEG. 9892-8170,8173

PARCEL 2: Tax ID# 16-08-176-026-0000

1114 BEG SW COR LOT 4, BLK 2, PLAT B, SLC SUR; N 5 RDS; E 9 RDS; S 5 RDS; W 9 RDS TO BEG. ALSO BEG E 148.5 FT FR SW COR SD LOT 4, N 82.5 FT; E 2.8 FT; S 82.5 FT; W 2.8 FT TO BEG. 7461-0*

13488178
 12/08/2020 01:36 PM #0-00
 Book - 11075 Pg - 8837-8838
 RASHELLE HOEBS
 REORDER, SALT LAKE COUNTY, UTAH
 SLC CITY PLANNING
 PO BOX 145480
 SLC UT 84114
 BY: JLA, DEPUTY - MA 2 P.

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 8th day of December, 2020 in Salt Lake City, Utah.

David J. Gellner, AICP, Principal Planner
On behalf of the Planning Director

State of Utah)
)SS
County of Salt Lake)

On this the 8 day of December, 20 20, 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: 10/03/2024

