

After Recording return document to:

Benjamin Buckley
Salt Lake City Planning Division
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Salt Lake City, UT 84114-5480

14156589 B: 11446 P: 9883 Total Pages: 4
09/26/2023 12:58 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Affects Sidwell Tax Parcel Numbers:

16-07-208-001-0000
16-07-209-001-0000

**FINDINGS AND ORDER - CASE PLNSUB2023-00470
CONSOLIDATION OF PARCELS NOT PART OF A PREVIOUSLY RECORDED
SUBDIVISION
707 S 400 E and 751 S 400 E**

A request by Peter Gamvroulas, representing Ivory Innovations (owner), to consolidate two (2) parcels that are not part of a previously recorded subdivision. The subject properties are located in the RMF-35 (Moderate Density Multi-Family Residential District) zoning district. The proposal must meet criteria for consolidation per 20.32.020 of the Salt Lake City Subdivisions and Condominiums Ordinance.

The legal descriptions of each current parcel are attached as Exhibit A.

The legal description of the proposed parcel is attached as Exhibit B.

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.

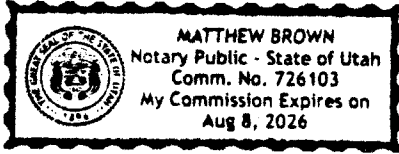
ORDER:

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 13th day of July, 2023, in Salt Lake City, Utah.



Benjamin Buckley
Benjamin Buckley, Associate Planner
On behalf of the Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 13 day of July, 20 23, personally appeared before me, Benjamin Buckley, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Matthew Brown
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: Aug 8, 2026

EXHIBIT "A"

PARCEL 1:

Lot 5, Block 9, Plat B, Salt Lake City Survey and commencing at the Northwest corner of Lot 6, said Block 9; thence East 2 rods; thence South 8 rods; thence East 8 rods; thence South 12 rods; thence West 5 rods; thence South 4 rods; thence West 5 rods; thence North 24 rods to the beginning.

PARCEL 2:

Commencing at the Northwest corner of Lot 4, Block 9, Plat B, Salt Lake City Survey; thence South 4 rods; thence East 153 feet; thence North 4 rods; thence West 153 feet to the beginning.

EXHIBIT "B"

A PARCEL OF LAND LOCATED WITHIN BLOCK 9, AS SHOWN IN THE OFFICIAL SURVEY OF PLAT "B" SALT LAKE CITY SURVEY ALSO WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH. SAID PARCEL OF LAND IS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5 OF SAID BLOCK 9; SAID POINT BEING 67.87 FEET NORTH 89°57'26" EAST ALONG THE MONUMENT LINE OF 700 SOUTH STREET AND SOUTH 00°00'00" EAST 67.96 FEET FROM THE SALT LAKE CITY STREET MONUMENT MARKING THE INTERSECTION OF 400 EAST AND 700 SOUTH STREETS AND RUNNING THENCE N89°56'48"E 198.09 FEET ALONG THE NORTH LINE OF SAID BLOCK 9; THENCE S00°01'48"E 132.37 FEET; THENCE N89°56'48"E 132.06 FEET; THENCE S00°01'48"E 197.81 FEET; THENCE S89°57'05"W 82.71 FEET; THENCE S00°01'48"E 66.03 FEET; THENCE S89°57'05"W 82.36 FEET; THENCE N00°01'48"W 66.03 FEET; THENCE S89°57'05"W 12.01 FEET; THENCE S00°01'48"E 66.03 FEET; THENCE S89°57'05"W 153.07 FEET TO THE WESTERLY LINE OF SAID BLOCK 9; THENCE ALONG SAID WESTERLY LINE N00°01'48"W 396.18 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.46 ACRES IN AREA