

After recording return document to:

ATTN: Ben Buckley
Salt Lake City Planning Division
PO Box 145480
Salt Lake City, UT 84114-5480

14466714 B: 11618 P: 8402 Total Pages: 3
11/21/2025 01:17 PM By: jlucas Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SALT LAKE CITY PLANNING DIVISION
PO BOX 145480 SALT LAKE CITY, UT 84114-5480



Affects Sidwell Tax Parcel Numbers:

16-20-136-005-0000
16-20-136-006-0000
16-20-136-010-0000
16-20-136-011-0000
16-20-136-012-0000
16-20-136-013-0000

FINDINGS AND ORDER - CASE PLNSUB2024-00292

CONSOLIDATION OF SUBDIVISION LOTS LOCATED WITHIN THE GENEVA PLACE SUBDIVISION

2131 S Lincoln, 2157 S Lincoln, 2134 S 1000 E, 2140 S 1000 E, 2156 S 1000 E, 2160 S 1000 E

A request by Amanda Risano, representing 1000 E SUGARHOUSE APARTMENTS, LLC (owner), to consolidate 6 lots. The proposal must meet the standards for consolidation per 20.20.030 of the Salt Lake City Subdivisions Ordinance.

The current legal descriptions and approved consolidated legal description are attached in Exhibit A.

CRITERIA:

- A. Compliance with all applicable zoning regulations including maximum lot size, if applicable; and
- B. A lot consolidation cannot yield two principal buildings on one lot, unless permitted in the zoning district or by an approved planned development.
- C. The proposed adjustment complies with the applicable standards in Sections 20.26.080 and 20.26.090.
- D. The proposed adjustment does not place the consolidated lot(s) into noncompliance with public utility requirements, such as meter standards, utility placement, shared facilities, and other adopted standards.

FINDINGS:

- The proposed consolidation meets the above criteria.

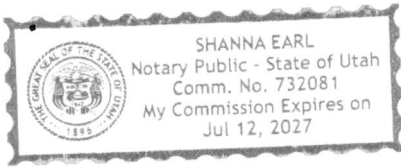
ORDER:

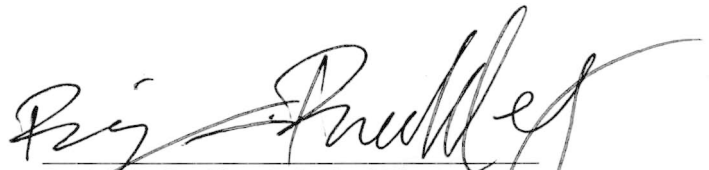
The consolidation of parcels is hereby granted approval with the following conditions:

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 180 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.

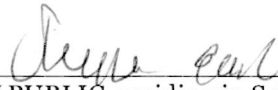
Dated this 20th day of November, 2025 in Salt Lake City, Utah.




Benjamin Buckley, Principal Planner
Under the Authority of the Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 20th day of NOVEMBER, 20 25, personally appeared before me, Benjamin Buckley, 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: 7-12-27

Exhibit A

Current Legal Descriptions

Tax Id No. 16-20-136-005

Lots 9, 10, 11 and 12, Block 3, Geneva Place, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax Id No. 16-20-136-006

Lots 1 through 8, Block 3, Geneva Place, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax Id No. 16-20-136-010

All of Lots 31 and 32, Block 3, Geneva Place, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891, as Entry No. 33739 in Book C of Plats at Page 90.

Tax Id No. 16-20-136-011

All of Lots 33 and 34, Block 3, Geneva Place, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891, as Entry No. 33739 in Book C of Plats at Page 90.

Tax Id No. 16-20-136-012

All of Lots 35, 36, 37 and 38, Block 3, Geneva Place, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891, as Entry No. 33739 in Book C of Plats at Page 90.

Tax Id No. 16-20-136-013

All of Lots 39 and 40, Block 3, Geneva Place, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891, as Entry No. 33739 in Book C of Plats at Page 90.

Approved Consolidated Legal Description

A parcel of land lying and situate in the Northwest Quarter of Section 20, Township 1 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the northwest corner of Lot 12, Block 3, GENEVA PLACE, according to the official plat hereof on file and of record in the office of the Salt Lake County Recorder, recorded January 29, 1891 as Entry No. 33739 in Book C of Plats at Page 90, said point of beginning also being on the east right-of-way line of Lincoln Street, said point of beginning also being 367.98 feet South 89°58'51" East and 232.84 feet South 00°21'33" West and 33.00 feet South 89°38'27" East from the street monument at the intersection of 900 East Street and 2100 South Street and running thence, along the north line of said Lot 12, South 89°44'47" East 152.67 feet; thence South 00°21'33" West 50.00 feet to the northwest corner of Lot 31, Block 3, of said GENEVA PLACE; thence, along the north line of said Lot 31, South 89°44'47" East 152.67 feet to the west right-of-way line of 1000 East Street; thence, along the said west right-of-way line of 1000 East Street, South 00°21'33" West 250.00 feet to the north right-of-way line of Elm Street; thence, along said north right-of-way of Elm Street, North 89°44'47" West 305.33 feet to the aforesaid east right-of-way of Lincoln Street; thence, along said east right-of-way of Lincoln Street, North 00°21'33" East 300.00 feet to the Point of Beginning.

Contains 83,967 Square Feet or 1.928 Acres.