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RASHELLE HOBBS
 RECORDER, SALT LAKE COUNTY, UTAH
 SENTA BEYER
 1585 W SILVER SPRINGS RD
 PARK CITY UT 84098
 BY: STA, DEPUTY - WI 2 P.

CASE PLNSUB2019-01188
FINDINGS AND ORDER
CONSOLIDATION OF LOTS/PARCELS NOT PART OF
A PREVIOUSLY RECORDED SUBDIVISION
1528 W North Temple St.

Tax ID No:
 08-34-452-014-0000
 08-34-452-013-0000
 08-34-401-015-0000

A request by Power Station Investments, LLC (owner) to consolidate 3 lots/parcels that are not part of a previously recorded subdivision. The subject property is located in an TSA (Transit Service Area) zoning district. The proposal must meet the criteria for consolidation per 20.32.020 of the Salt Lake City Subdivisions and Condominiums Ordinance.

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 16th day of January, 2020 in Salt Lake City, Utah.

Kristina Gilmore
 Kristina Gilmore, Principal Planner
 On behalf of the Planning Director

State of Utah)
) SS
 County of Salt Lake)

On this the 16th day of January, 20 20, personally appeared before me, Kristina Gilmore, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Demerce Robinson
 NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: _____

