

**SALT LAKE CITY PLANNING DIVISION  
CASE PLNSUB2020-00172  
FINDINGS AND ORDER  
CONSOLIDATION OF LOTS/PARCELS NOT PART OF  
A PREVIOUSLY RECORDED SUBDIVISION**



13500477  
12/16/2020 11:37 AM \$0.00  
Book - 11081 Pg - 5329-5331  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SL CITY PLANNING  
PO BOX 145480  
SLC UT 84114  
BY: PSA, DEPUTY - WI 3 P.

Affects Sidwell Tax Parcel Numbers:

- 16-06-454-022-0000 (416 East 500 South)
- 16-06-454-023-0000 (515 South 400 East)

**(Please see attached Exhibit A for full legal descriptions and consolidated legal description.)**

A request by Protean Properties, Thrive Holdings, LLC, KM8 Holdings, LLC, and Dan Cab, LLC the property owners 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 City's R-MU – Residential/Mixed Use zoning district. The proposal must meet 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.

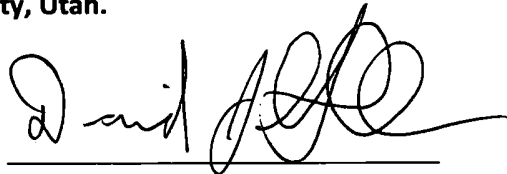
This action by the Salt Lake City Planning Division authorizes the property owner(s) to record deeds to create the revised lot(s) as approved by this notice. No subdivision plat will be required to be recorded with the County Recorder.

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 are 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.**

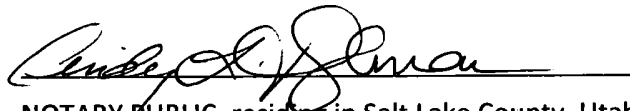
Dated this 16<sup>th</sup> day of December, 2020 in Salt Lake City, Utah.



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

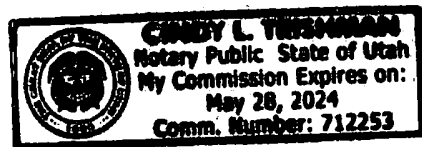
State of Utah            )  
                                  ) SS  
County of Salt Lake    )

On this the 16<sup>th</sup> 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: May 28, 2024



## **EXHIBIT A**

### **Parcel: 16-06-454-022-0000 (416 East 500 South)**

BEG AT NW COR LOT 5, BLK 23, PLAT B, SLC SUR; N 89°57'37" E 313.5 FT; S 0°01'50" E 283.53 FT; S 89°54'27" W 148.5 FT; N 0°01'50" W 60.92 FT; S 89°57'37" W 67.7 FT; N 0°03'19" W 132.75 FT; S 89°57'37" W 97.24 FT; N 0°01'50" W 90 FT TO BEG 4835-0695 5901-0100 6254-2140 6379-2850

### **Parcel: 16-06-454-023-0000 (515 South 400 East)**

BEG S 00°01'50" E 90 FT FR NW COR LOT 5, BLK 23, PLAT B, SLC SUR; N 89°57'37" E 97.24 FT; S 00°03'19" E 132.75 FT; S 89° 57'37" W 97.3 FT; N 00°01'50" W 132.75 FT TO BEG. 5081-81 THRU 84 5081-0085 4915-0888 4835-0696 5081-0085 9185-8301 9538-2751

## **NEW LEGAL DESCRIPTION**

### **COMPOSITE SURVEY DESCRIPTION**

A portion of Lots 5 & 6, Block 23, Plat "B", Salt Lake City Survey, located in the Southeast Quarter of Section 6, Township 1 South, Range 1 East, Salt Lake Base & Meridian, comprised of two (2) parcels identified by Salt Lake County Parcel Nos. 16-06-454-022 & 16-06-454-023 (Basis of Bearing is N00°01'48"W along the Monument line between two (2) Salt Lake City Street Monuments found in 400 East Street at 600 South Street and 500 South Street), more particularly described as follows:

Beginning at the Northwest corner of Lot 5, Block 23, Plat "B", Salt Lake City Survey (Northwest Corner measured S00°01'48"E 69.21 feet along the Monument line and N89°58'12"E 68.57 feet from the Salt Lake City Monument found at the intersection of 400 East Street and 500 South Street); and running thence along the north line of said Block 23 N89°57'37"E 313.50 feet (measured N89°58'18"E 313.68 feet) to the west right-of-way line of Denver Street; thence along said west right-of-way line S00°01'50"E 283.53 feet (measured S00°01'35"E 283.64 feet) to the north line of TROLLEY TOWNS, A UTAH CONDOMINIUM PROJECT, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 11872277 in Book 2014P at Page 164; thence along said north line S89°54'27"W 148.50 feet (measured S89°54'29"W 148.58 feet) to the east line of said Lot 5; thence along said east lot line N00°01'50"W 60.92 feet (measured N00°01'43"W 60.96 feet) to the northeast corner of a Warranty Deed on file in the Office of the Salt Lake County Recorder as Entry No. 6411178 in Book 7448 at Page 1883; thence along the north line of said deed S89°57'37"W 165.00 feet (measured S89°58'05"W 165.09 feet) to the west line of said Block 23; thence along said west block line N00°01'50"W 222.75 feet (measured N00°01'51"W 222.86 feet) to the point of beginning.

**Contains: 78,947 square feet or 1.81 acres+/-**