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RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SIX BUGS HOLDING, LLC  
9350 S 150 E, STE 1000  
SANDY UT 84070  
BY: DCP, DEPUTY - WI 2 P.

CASE PLNSUB2019-00705  
FINDINGS AND ORDER  
CONSOLIDATION OF LOTS/PARCELS NOT PART OF  
A PREVIOUSLY RECORDED SUBDIVISION  
470 W 600 S/ 561 S 500 W

Tax ID No:  
15-01-377-004-0000  
15-01-377-015-0000

A request by Six Bugs Holdings LLC (owner) to consolidate 2 lots/parcels that are not part of a previously recorded subdivision. The subject property is located in an CG (General Commercial) 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.

**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 5<sup>th</sup> day of August, 2019 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 5<sup>th</sup> day of August, 20 19, personally appeared before me, Kristina Gilmore, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

*M. Rankins*  
\_\_\_\_\_  
NOTARY PUBLIC, residing in Salt Lake County, Utah

My Commission Expires: 06/29/2022



## **EXHIBIT A: CURRENT LEGAL DESCRIPTIONS**

### **Lot 2, Block 29, Plat "A" Description**

Beginning at the southwest corner of Block 29, Plat "A", said point being North  $0^{\circ}01'01''$  West 19.05 and North  $89^{\circ}58'59''$  East 65.64 feet from the brass cap offset monument located in 600 South Street (intersecting street, 500 West Street) and running:

Thence North  $0^{\circ}09'27''$  East 165.05 feet along the east right-of-way line of 500 West Street;

Thence North  $89^{\circ}52'38''$  East 330.16 feet;

Thence South  $0^{\circ}09'26''$  West 165.05 feet to the north right-of-way line of 600 South Street;

Thence South  $89^{\circ}52'41''$  West 330.16 feet along said north right-of-way line to the point of beginning.

### **Lot 3, Block 29, Plat "A" Description**

Beginning at a point North  $0^{\circ}09'27''$  East 165.05 feet from the southwest corner of Lot 2, Block 29, Plat "A", said southwest corner being North  $0^{\circ}01'01''$  West 19.05 and North  $89^{\circ}58'59''$  East 65.64 feet from the brass cap offset monument located in 600 South Street (intersecting street, 500 West Street) and running:

Thence North  $0^{\circ}09'27''$  East 165.05 feet along the east right-of-way line of 500 West Street;

Thence North  $89^{\circ}52'34''$  East 330.16 feet;

Thence South  $0^{\circ}09'26''$  West 165.06 feet;

Thence South  $89^{\circ}52'38''$  West 330.16 feet to the point of beginning.

## **EXHIBIT B: LOT CONSOLIDATION DESCRIPTION**

All of Lots 2 and 3, Block 29, Plat "A", Salt Lake County Survey, according to the official Plat thereof, records of Salt Lake County, State of Utah, more particularly described as follows:

Beginning at the southwest corner of Lot 2, Block 29, Plat "A", said point being North  $0^{\circ}01'01''$  West 19.05 and North  $89^{\circ}58'59''$  East 65.64 feet from the brass cap offset monument located in 600 South Street (intersecting street, 500 West Street) and running:

Thence North  $0^{\circ}09'27''$  East 330.10 feet along the east right-of-way line of 500 West Street to the north line of Lot 3, Block 29, Plat "A";

Thence North  $89^{\circ}52'34''$  East 330.16 feet along the said north line of Lot 3 to the east line of said Lots 2 and 3, Block 29, Plat "A";

Thence South  $0^{\circ}09'26''$  West 330.11 feet along said west line of Lots 2 and 3 to the north right-of-way line of 600 South Street;

Thence South  $89^{\circ}52'41''$  West 330.16 feet along said north right-of-way line to the point of beginning.