

After Recording return document to:

Aaron Barlow
Salt Lake City Planning Division
P. O. Box 145480
Salt Lake City, UT 84114-5480

Affects Sidwell Tax Parcel Numbers

15-02-404-037

13983738 B: 11355 P: 7775 Total Pages: 10
07/12/2022 10:48 AM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: AARON BARLOW
PO BOX 145480 SALT LAKE CITY, UT 841145480



NOTICE OF SUBDIVISION APPROVAL

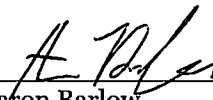
I, Aaron Barlow, on the 25 day of May, 20 22, acting under the authority of Utah Code Annotated 10-9a-605, Exemptions from Plat Requirement, and the Salt Lake City Subdivision Ordinance, Chapter 20.16.120, Planning Director Authority And Action, and under the authority of the Planning Director, have approved a 2-lot subdivision, heretofore to be known as the Burrola Subdivision located at approximately 1035 North 900 West, Salt Lake City, Utah, as requested by Joe Colosimo, representing the property owner. *consolidation* *Kinney + Kourlays Black & Amended plat*

The boundary drawing and legal descriptions of the project area and a legal description of each lot approved by this subdivision are included with this document.

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

The Planning Division provided notice as required by city ordinance. No proposed streets traverse this subdivision and it does not require dedication of land for street or other public purpose. The water and sewer provisions were deemed adequate. The subdivision is located in a zoned area and conforms to applicable land use ordinances.

The lots created by this subdivision were approved by the Planning Division as described by the legal descriptions listed above. The legal description of a lot within this subdivision may not be modified or changed without prior approval from the Salt Lake City Planning Division.



Aaron Barlow
Principal Planner
On behalf of the Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 25 day of MAY, 20 22, personally appeared before me, Aaron Barlow, 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: FEB 07 2026



FINDINGS AND ORDER - PRELIMINARY SUBDIVISION



Petition Number: PLNSUB2022-00156

Subdivision Name: Kinney and Gourlays, Block 68 Amended Plat

Property Address: 1035 N 900 W

Date: May 25, 2022

A request by Jo Colosimo, representing the property owner, to amend an existing subdivision. The amendment will consolidate two existing lots into a single lot that would consist of lots 1, 2, 3, 4, 5, 6, 7, and a vacated alleyway within Block 68 of Kinney and Gourlay's Improved City Plat. The subject properties are located within the CB Community Business and the RMF-35 Moderate Density Multifamily Residential zoning districts. The proposed subdivision amendment must generally meet the standards for a preliminary plat as per 20.16.100 of the Salt Lake City Standards of Approval for Preliminary Plats.

STANDARDS OF REVIEW:

- A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12.
- B. All buildable lots comply with all applicable zoning standards (or modifications were approved through the Planned Development process);
- C. All necessary and required dedications are made;
- D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department Director;
- E. Provisions for the construction of any required public improvements, per Section 20.40.010, are included.
- F. The subdivision otherwise complies with all applicable laws and regulations.
- G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.

FINDINGS:

- The adjoining property owners were notified and given 12-days to respond with any concerns. No substantive objections or concerns were offered during the 12-day public comment period.
- The proposed preliminary plat meets all other applicable standards of review on the condition that the applicant complies with all department comments and conditions in the attached document.

ORDER:

The preliminary plat is hereby granted approval with the following conditions:

1. This approval shall expire if either (1) a final plat, or (2) a "Notice of Subdivision Approval" and associated deeds, have not been recorded within 24 months of this order.
 - a. If finalized by plat - The final plat application must be submitted within 18 months of this order. The final plat will need to be recorded within 24 months of this order.
 - b. If finalized by "Notice of Subdivision Approval" - The associated department conditions must be fulfilled, and any required documentation (draft deeds, easements, etc.) must be submitted to Planning within 24 months of this order for review and approval.
2. Any person adversely and materially affected by an administrative decision may file a petition for review within ten days of the decision. The Planning Commission would then review the project pursuant to Chapter 20.48, *Appeals* of the Subdivisions and Condominiums Ordinance.

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 11th day of May, 2022, in Salt Lake City, Utah.

A handwritten signature in cursive script that reads "Aaron Barlow".

Aaron Barlow, Principal Planner
Under the authority of the Planning Director

ATTACHMENTS:

1. Department Review Comments and Conditions

Department Review Comments and Conditions

Petition Number: PLNSUB2022-00156

Name: Kinney and Gourlays, Block 68 Amended Plat



Please get in touch with the noted reviewer below for questions about associated comments or conditions. Any concerns or conditions will need to be resolved or otherwise satisfied before recording the final plat.

Planning Division (Aaron Barlow at aaron.barlow@slcgov.com or 801-535-6182)

The proposed amendment meets all underlying zoning standards.

Public Utilities (Jason Draper at jason.draper@slcgov.com or 801-483-6751)

The following comments do not provide an official project review or approval. Final Plat approval does not provide building or utility permit approval. Comments are provided to assist in design and development by providing guidance for project requirements.

- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
- All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
- All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18" minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12" vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12" vertical separation from any non-sewer utilities.
- Unused utility connections must be capped at the main.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility and grading plans will be required for building permit review. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- One culinary water meter is permitted per parcel. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Fire lines will be permitted, as necessary. Each service must have a separate tap to the main.
- Additional requirements will be provided in building permit review if the conditional use is accepted.

Engineering (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159)

See attached redline of preliminary plat.

Transportation (Michael Barry at michael.barry@slcgov.com or 801-535-7147)

No transportation issues with this application. Please refer to comments under building permit application BLD2021-06157.

Fire – Building Services (Douglas Bateman at douglas.bateman@slcgov.com)

No comments at this time with the consolidation. Additional comments may arise with building permit applications.

Building Code – Building Services (James McCormack at james.mccormack@slcgov.com)

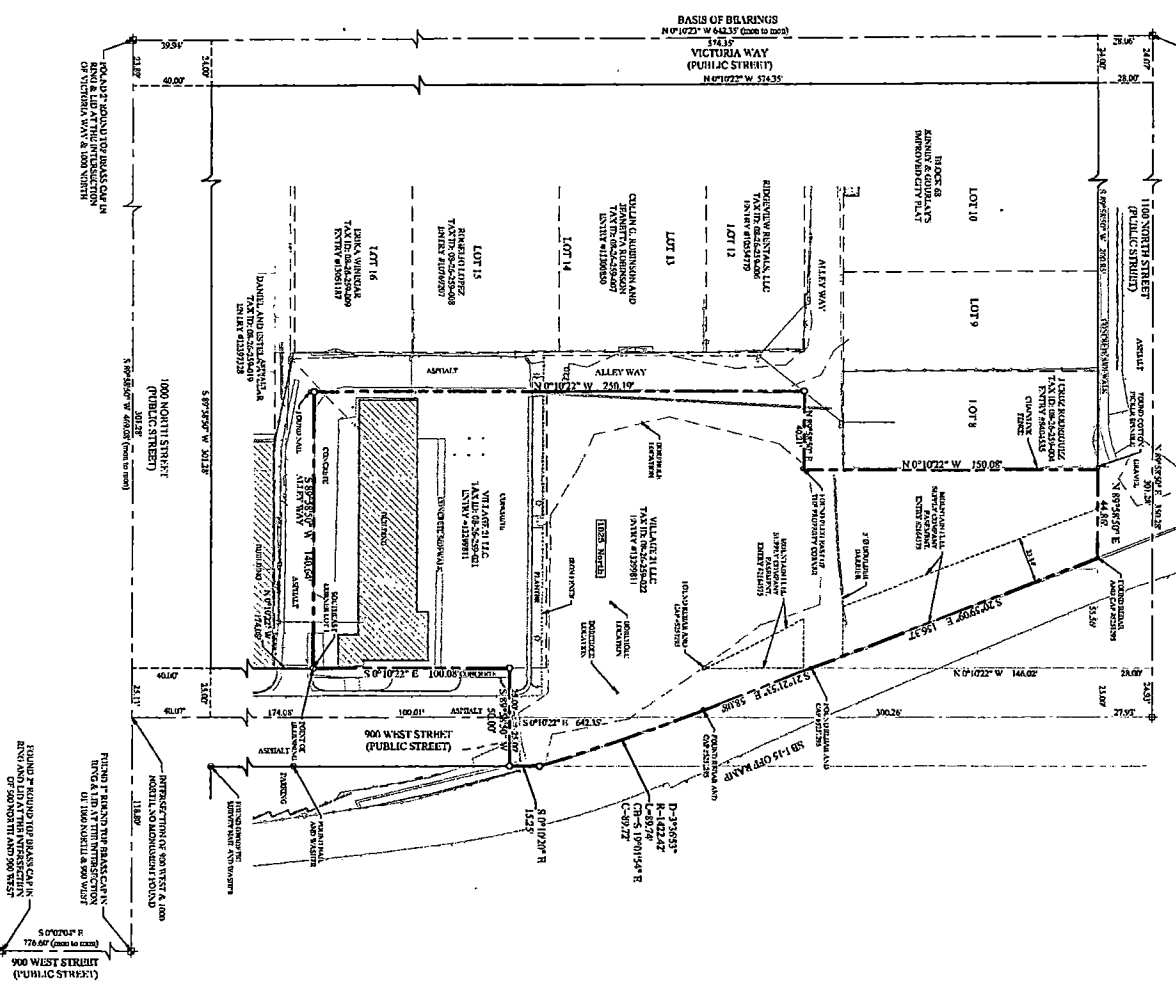
No comments.

ATTACHMENTS:

1. Department Review Comments and Conditions

VILLAGE 21, LIMITED LIABILITY COMPANY
PARCEL CONSOLIDATION EXHIBIT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 1 NORTH, RANGE WEST, SALT LAKE BASE AND MERIDIAN
1025 NORTH 900 WEST, SALT LAKE CITY, UTAH
FEBRUARY, 2022



EXISTING LEGAL DESCRIPTIONS

PARCEL 1:
 LOT 1, BLOCK 6, NUMBER 4 COMPANY, IMPROVED CITY PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, THEREOF, WITH THE FOUR CORNER MARKERS ON THE EAST LESS AND DESCRIBING THE SOUTH HALF FEET OF SAID LOT 1.

ALSO:
 LOT 1, BLOCK 6, NUMBER 4 COMPANY, IMPROVED CITY PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, TOGETHER WITH THE MARKERS ALL BEING SETTING ON THE NORTH AND THE WESTERN SIDES ADJOINING ON THE EAST THEREOF.

ALSO:
 LOT 1, BLOCK 6, NUMBER 4 COMPANY, IMPROVED CITY PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, TOGETHER WITH THE MARKERS ALL BEING SETTING ON THE NORTH AND THE WESTERN SIDES ADJOINING ON THE EAST THEREOF.

ALSO:
 LOT 1, BLOCK 6, NUMBER 4 COMPANY, IMPROVED CITY PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, TOGETHER WITH THE MARKERS ALL BEING SETTING ON THE NORTH AND THE WESTERN SIDES ADJOINING ON THE EAST THEREOF.

ALSO:
 LOT 1, BLOCK 6, NUMBER 4 COMPANY, IMPROVED CITY PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, TOGETHER WITH THE MARKERS ALL BEING SETTING ON THE NORTH AND THE WESTERN SIDES ADJOINING ON THE EAST THEREOF.

ALSO:
 LOT 1, BLOCK 6, NUMBER 4 COMPANY, IMPROVED CITY PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, TOGETHER WITH THE MARKERS ALL BEING SETTING ON THE NORTH AND THE WESTERN SIDES ADJOINING ON THE EAST THEREOF.

GENERAL NOTES

1. NOTICE OF CONVEYANCE WAS SUPPLIED TO THE SURVEYOR AT THE TIME OF THE SURVEY.

2. THIS SURVEY WAS PREPARED BY THE SURVEYOR AT THE REQUEST OF THE CLIENT FOR THE PURPOSE OF CONSOLIDATING THE EXISTING PARCELS INTO ONE PARCEL.

3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SALT LAKE COUNTY RECORDER AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THE PARCELS DESCRIBED HEREIN.

4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SALT LAKE COUNTY RECORDER AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THE PARCELS DESCRIBED HEREIN.

5. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SALT LAKE COUNTY RECORDER AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THE PARCELS DESCRIBED HEREIN.

LEGEND

BOUNDARY LINE: ————

SECTION LINE: - - - - -

QUARTER SECTION LINE: - · - · -

CENTERLINE: ————

CONCRETE: [Symbol]

ASPHALT: [Symbol]

GRAVEL: [Symbol]

DIRT: [Symbol]

WOOD: [Symbol]

ROCK: [Symbol]

ICE: [Symbol]

SNOW: [Symbol]

WATER: [Symbol]

RAILROAD: [Symbol]

POWER LINE: [Symbol]

TELEPHONE LINE: [Symbol]

UTILITY LINE: [Symbol]

ROAD: [Symbol]

RAILROAD: [Symbol]

POWER LINE: [Symbol]

TELEPHONE LINE: [Symbol]

UTILITY LINE: [Symbol]

MAP LEGEND

BOUNDARY LINE: ————

SECTION LINE: - - - - -

QUARTER SECTION LINE: - · - · -

CENTERLINE: ————

CONCRETE: [Symbol]

ASPHALT: [Symbol]

GRAVEL: [Symbol]

DIRT: [Symbol]

WOOD: [Symbol]

ROCK: [Symbol]

ICE: [Symbol]

SNOW: [Symbol]

WATER: [Symbol]

RAILROAD: [Symbol]

POWER LINE: [Symbol]

TELEPHONE LINE: [Symbol]

UTILITY LINE: [Symbol]

ROAD: [Symbol]

RAILROAD: [Symbol]

POWER LINE: [Symbol]

TELEPHONE LINE: [Symbol]

UTILITY LINE: [Symbol]

GRAPHIC SCALE

1 inch = 20 feet

REVISIONS

NO.	DATE	DESCRIPTION

WARD ENGINEERING GROUP
 Planning • Engineering • Surveying
 Since 1981

221 West 100 South
 Salt Lake City, UT 84111
 (801) 487-8800
 (801) 487-8801
 (801) 487-8802

WHEN RECORDED, MAIL TO:
_____, LLC
9306 South 1300 West
West Jordan, UT 84088

Quit Claim Deed

Salt Lake County

This Quit Claim Deed is made and executed on this 11 day of July 2022, by Village 21, LLC, A Limited Liability Company & Ville 9, LLC, A Limited Liability Company.

RECITALS

1. Village 21, LLC, A Limited Liability Company of the State of Utah, is the owner of that certain property located in Salt Lake County, State of Utah described in Exhibit A:
2. Ville 9, LLC, A Limited Liability Company of the State of Utah is the owner of that certain property located in Salt Lake County, State of Utah described in Exhibit B:

Now therefore, Village 21, LLC and Ville 9, LLC, hereby QUIT CLAIM to Ville 9, LLC, Grantee, for the sum of (Ten) \$10.00, Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A PARCEL OF LAND SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, ALSO BEING WITHIN BLOCK 68, KINNEY AND GOURLAY'S IMPROVED CITY PLAT, WHICH IS RECORDED AND ON FILE IN THE SALT LAKE COUNTY RECORDER'S OFFICE IN PLAT BOOK 'A', PAGE 89. SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 68, KINNEY AND GOURLAY'S IMPROVED CITY PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN PLAT BOOK 'A', PAGE 89; SAID POINT OF BEGINNING BEING SOUTH 89°58'50" WEST 143.79 FEET, AND NORTH 0°10'22" WEST 214.08 FEET FROM A FOUND 1" ROUND TOP BRASS MONUMENT IN A RING & LID AT THE INTERSECTION OF 900 WEST STREET AND 1000 NORTH STREET; AND RUNNING THENCE SOUTH 89°58'50" WEST 140.64 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 0°10'22" WEST 250.19 FEET ALONG THE WEST LINE OF LOTS 1 TO 5; THENCE NORTH 89°58'50" EAST 40.21 FEET ALONG A PORTION OF THE NORTH LINE OF LOT 5;

Continued on page 2

THENCE NORTH 0°10'22" WEST 150.08 FEET ALONG THE WEST LINE AND THE EXTENSION THEREOF OF LOT 7 TO THE SOUTH RIGHT OF WAY LINE FOR 1100 NORTH STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89°58'50" EAST 44.86 FEET TO THE INTERSTATE 15 SOUTH BOUND OFF RAMP RIGHT OF WAY LINE; THENCE SOUTHERLY ALONG SAID INTERSTATE 15 SOUTH BOUND OFF RAMP RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

- (1) SOUTH 20°59'09" EAST 156.37 FEET;
- (2) SOUTH 21°21'53" EAST 58.08 FEET TO A POINT OF CURVATURE FOR A 1,422.42 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 69°09'39" WEST;
- (3) SOUTHERLY ALONG THE ARC OF SAID CURVE 89.74 FEET, HAVING A CHORD THAT BEARS SOUTH 19°01'54" EAST 89.72 FEET TO THE EAST RIGHT OF WAY LINE FOR 900 WEST STREET;

THENCE SOUTH 0°10'20" EAST 15.25 FEET ALONG SAID 900 WEST STREET RIGHT OF WAY LINE; THENCE SOUTH 89°58'50" WEST 50.00 FEET TO THE WEST RIGHT OF WAY LINE FOR 900 WEST STREET; THENCE SOUTH 0°10'22" EAST 100.08 FEET ALONG SAID 900 WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS: 50,585 SQUARE FEET OR 1.161 ACRES

Parcel Consolidation

The purpose of this quit claim deed is to consolidate the owner's existing parcels of land & accompanying legal descriptions into one combined overall tract of land & legal description.

Exhibit A:

Tax ID No. 08-26-259-022

Entry No. 13299811

Lot 3, Block 68, KINNEY & GOURLAY'S IMPROVED CITY PLAT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.
TOGETHER WITH the vacated street abutting on the East thereof.
LESS AND EXCEPTING the South 18.50 feet of said Lot 3.

ALSO:

Lot 4, Block 68, KINNEY & GOURLAY'S IMPROVED CITY PLAT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.
TOGETHER WITH the vacated street abutting on the East thereof.

ALSO:

Lot 5, Block 68, KINNEY & GOURLAY'S IMPROVED CITY PLAT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.
TOGETHER WITH the vacated street abutting on the North and the East thereof.

ALSO:

Lot 6, Block 68, KINNEY & GOURLAY'S IMPROVED CITY PLAT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

ALSO:

Lot 7, Block 68, KINNEY & GOURLAY'S IMPROVED CITY PLAT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.
LESS AND EXCEPTING from all of Parcel 1 described above any portion lying within the bounds of the State Road.

Continued on page 6

Exhibit B:

Tax ID No. 08-26-259-021

Entry No. 13382927

Lots 1 and 2, Block 68, KINNEY & GOURLAY'S IMPROVED CITY PLAT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

ALSO:

The South 18.5 feet of Lot 3, Block 68, KINNEY & GOURLAY'S IMPROVED CITY PLAT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TOGETHER WITH the vacated street abutting on the East thereof.

LESS AND EXCEPTING any portion lying within the bounds of the State Road