



After Recording return document to:

Grant Amann
Salt Lake City Planning Division
P. O. Box 145480
Salt Lake City, UT 84114-5480

PLNSUB2021-01128
FINDINGS AND ORDER
CONSOLIDATION OF LOTS/PARCELS NOT PART OF
A PREVIOUSLY RECORDED SUBDIVISION
353 E 500 S

Affects Tax Parcel Numbers
16-06-405-009-0000
16-06-405-016-0000
16-06-405-015-0000
16-06-405-014-0000

A request by Zachary Jones, representing Cowboy Partners (developer) and Freshman Enterprises (owner), to consolidate 4 lots/parcels (as described in Exhibit A) that are not part of a previously recorded subdivision. The subject property is located in the R-MU-45 (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 is compliant 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 (as described in Exhibit A) meets the above criteria.

ORDER:

The consolidation of parcels (as described in Exhibit A) is hereby granted approval with the following conditions:

- The applicant shall record the approved recordable instrument and this document in the Office of the Salt Lake County Recorder.
- The deed, or other approved instrument, shall clearly indicate that the parcels are being consolidated into one parcel and one legal description.
- 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.
- 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 23rd day of August, 2022 in Salt Lake City, Utah.

Grant Amann, Associate Planner
On behalf of the Planning Director

State of Utah)
) SS
County of Salt Lake)

On this the 24 day of August, 20 22,
personally appeared before me, Grant Amann, 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

14012291 B: 11370 P: 6414 Total Pages: 2
09/07/2022 12:48 PM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder Salt Lake County, Utah
Return To: ATTENTION: ZACHARY JONES
6440 S MISTRICH BLVD, SUITE 100HOLLADAY, UT 84121

EXHIBIT A
Legal Description

Beginning at the Southeast corner of Lot 2, Block 35, Plat "B", Salt Lake City Survey and running thence West 7.5 Rods; thence North 193.4 feet; thence East 7.5 rods; thence South 193.4 feet to the place of beginning.
Contains 0.550 acres or 23933 square feet.

**POOR COPY.
CO. RECORDER**