

Fratelli Rezone Application Defective as a Matter of Law

Defect: Lack of Standing.

Applicant did not properly execute the General Development Application, File/Case Number: ZONE-04-16-005076, behalf of SS & E, LLC. Cyndy Cannell is a member of the LLC. She did not sign the Application as a member. Pete Cannell is the Registered Agent for the LLC. He is not listed in the State records as being a member.

There is no evidence in the file that SS & E, LLC has authorized anyone to rezone the property or given any authority to David Cannel and/or Pete Cannella to represent the LLC in this matter.

Information Submitted by:

Paul Godot
10359 Eagle Cliff Way
Sandy, UT 84092

Received in the Council Office

August 9, 2016 at 4:46 PM



Community Development
 10000 Centennial Parkway
 Sandy, Utah 84070
 Telephone # (801) 568-7250
 Facsimile # (801) 568-7278

General Development Application

Revised Feb 2011

For staff use only

File/Case Number: ZONE-04-16-005076 Date Filed: 4/25/16
 Fee: \$500 Receipt#: _____ Assigned Planner: MLW

Type of Request (mark all that apply)

<input type="checkbox"/>	Site Plan Review
<input type="checkbox"/>	Code Amendment
<input type="checkbox"/>	Annexation
<input type="checkbox"/>	General Plan Amendment
<input type="checkbox"/>	Street Vacation/Closure

<input type="checkbox"/>	Subdivision
<input type="checkbox"/>	Sign Review/Appeal
<input checked="" type="checkbox"/>	Rezoning of Property
<input type="checkbox"/>	Conditional Use Permit
<input type="checkbox"/>	Special Exception

Provide a brief summary of the proposed action/development:

Project Information

Name of Proposed Project: FRATELLI REZONE Address: 1420 EAST SEGO LPM
 Parcel Tax I.D. Number(s): _____ Acreage: _____

Applicant Information

Name: DAVID CANNELL Company: FRATELLI RESTAURANTS
 Address: 9236 So VILLAGE SHOP DR. City, State, Zip: SANDY UT 84094
 Phone #'s: Primary: 801 495 4550 Cell: 801 647 2622 Fax: _____
 Email: info@fratelliutah.com Signature: [Signature] Date: 4/19/16

Project Contact Information (if different from applicant) *NOTE: This person will be staff's ONLY contact for the Review Process.*

Name: _____ Company: _____
 Address: _____ City, State, Zip: _____
 Phone #'s: Primary: _____ Cell: _____ Fax: _____
 Email: _____ Signature: _____ Date: _____

Property Owner Information (if different than applicant)

Name: PETE + CINDY CANNELL SS & E LLC
 Address: 10331 So 2375 EAST City, State, Zip: SANDY, UT 84094
 Phone #'s: Primary: 801 232 5656 Cell: 801 568 4145 Fax: _____
 Email: CANNELL@KMSSEAN.COM Signature: [Signature] Date: 4/19/16

LLC
Certificate of Organization
OF
SS&E, LLC

The undersigned person(s) do hereby adopt the following Certificate of Organization for the purpose of forming a Utah Limited Liability Company.

Article I

The name of the limited liability company is to be SS&E, LLC

Article II

The purpose or purposes for which the company is organized is to engage in:
Leasing of commercial real estate.

The Company shall further have unlimited power to engage in or to perform any and all lawful acts pertaining to the management of any lawful business as well as to engage in and to do any lawful act concerning any and all lawful business for which a Limited Liability Company may be organized under the Utah Limited Liability Company Act and any amendments thereto.

Article III

The Company shall continuously maintain an agent in the State of Utah for service of process who is an individual residing in said state. The name and address of the initial registered agent shall be:

(Registered Agent Name & Address)

Peter Anthony Cannell
10331 S 2375 E
Sandy, UT, 84092



Article IV

Name, Street address & Signature of all members/managers

Member #1

Cynthia Michelle Cannell

10331 S 2375 E

Sandy, UT 84092

Cynthia Michelle Cannell

Signature

DATED 1 February, 2016.

Article V

Management statement

This limited liability company will be managed by its Members

Article VI

Records required to be kept at the principal office include, but are not limited to the following:

Article VI.1

A current list in alphabetical order of the full name and address of each member and each manager.

Article VI.2

A copy of the stamped certificate of Organization and all certificates of amendments thereto.

Article VI.3

Copies of all tax returns and financial statements of the company for the three most recent years.

Article VI.4

A copy of the company's operating agreement and minutes of each meeting of members.

Article VII

The street address of the principal place of business is:

9236 S Village Shop Dr
Sandy, UT 84094

Article VIII

The duration of the company shall be perpetual

Under GRAMA {63-2-201}, all registration information maintained by the Division is classified as public record. For confidentiality purposes, the business entity physical address may be provided rather than the residential or private address of any individual affiliated with the entity.

Registered Principals

Name	Type	City	Status
SS&E, LLC	Limited Liability Company	Sandy	Active
Position	Name	Address	
Member	Cynthia Michelle Cannell	10331 S 2375 E	Sandy UT 84092
Registered Agent	Peter Anthony Cannell	10331 S 2375 E	Sandy UT 84092

If you believe there may be more principals, click here to [View Filed Documents](#)

Search by:

Business Name:

SS&E, LLC

[Update this Business](#)

Entity Number: 9683484-0160
Company Type: LLC - Domestic
Address: 9236 S Village Shop Dr Sandy, UT 84094
State of Origin:

Registered Agent: Peter Anthony Cannell

Registered Agent Address:
10331 S 2375 E
Sandy, UT 84092

[View Management Team](#)

Status: Active

[Purchase Certificate of Existence](#)

Status: Active  as of 02/01/2016

Renew By: 02/28/2017

Status Description: Good Standing

The "Good Standing" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.

Employment Verification: Not Registered with Verify Utah

History

[View Filed Documents](#)

Registration Date: 02/01/2016

Last Renewed: N/A

Additional Information

NAICS Code: 5311 **NAICS Title:** 5311-Lessors of Real Estate

[<< Back to Search Results](#)

Search by:

Business Name:

12246302
03/24/2016 03:10 PM \$12.00
Book - 10414 Pg - 3860-3861
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
ANDERSON & KARRENBERG
50 W BROADWAY STE 700
SLC UT 84101
BY: DDP, DEPUTY - UI 2 P.

When Recorded Return To:

Thomas R. Karrenberg
ANDERSON & KARRENBERG
50 West Broadway, Suite 700
Salt Lake City, Utah 84101

Tax I.D. No.: 28-16-101-019

SPECIAL WARRANTY DEED

PETER CANNELL, Grantor, of Salt Lake City, Salt Lake County, hereby CONVEY and WARRANT against all claiming by, through or under the grantor to SS&E, LLC, Grantee, for the sum of TEN AND NO/100 DOLLARS, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE ALTA VIEW ASSOCIATES PARCEL, SAID POINT BEING SOUTH 339.73 FEET AND EAST 690.81 FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 32°00'00" WEST 266.66 FEET TO A POINT ON THE SOUTHERLY LINE OF SÉGO LILY DRIVE, SAID POINT BEING ON A 660.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 05°04'43" EAST); THENCE SOUTHEASTERLY ALONG THE ARCH OF SAID 660.00 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 19°44'10" A DISTANCE OF 227.31 FEET; THENCE SOUTH 19°40'58" WEST 110.37 FEET; THENCE SOUTH 04°08'45" EAST 81.06 FEET; THENCE SOUTH 18°04'11" EAST 11.94 FEET; THENCE SOUTH 78°50'39" WEST 57.57 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. 28-16-101-019

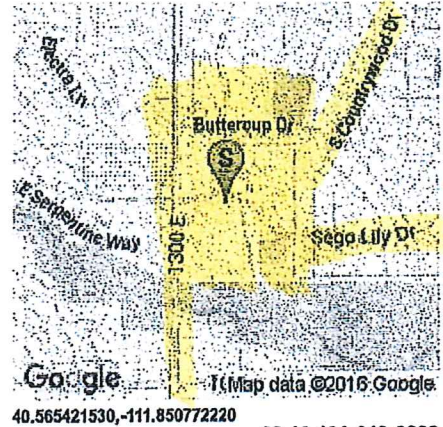
SUBJECT TO CURRENT GENERAL TAXES, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY AND RESERVATION APPEARING OF RECORD.

SLCo ---> Assessor ---> Parcel Search ---> Valuation Summary ---> Printable Version

Parcel 28-16-101-019-0000
Owner SS&E, LLC
Address 1420 E SEGO LILY DR
Total Acreage 0.66
Above Ground sqft.
Property Type 911 - RES LOT
Tax District AAY

Value History

Record	Land Value	Building Value	Market Value	Tax Rate
2016	\$ 166,900	\$ 0	\$ 166,900	not set
2015 1	\$ 166,900	\$ 0	\$ 166,900	.0143190
2014 1	\$ 166,900	\$ 0	\$ 166,900	.0146080
2013 1	\$ 166,900	\$ 0	\$ 166,900	.0152770
2012 1	\$ 166,900	\$ 0	\$ 166,900	.0151130



Land Record

Record ID	1	Influence Effect	Lot Shape	IRREGULAR	Traffic	MEDIUM
Lot Use	RESIDENTIAL	Assmt. Class	RES-SECONDRY	INTERIOR	Traffic Influence	NEGATIVE
Lot Type	PRIMARY-LOT	Lot Depth	127	924	Street type	TWO-WAY
Land Class		Acres	0.66	STATIC	Street Finish	PAVED
Income Flag		Zone	SD-PO	TYPICAL	Curb Gutter	Y
Seasonal use		Sewer	PUBLIC	LEVEL	Sidewalk	Y
Influence Type		Number Lots	1			

Click here for Classic Parcel Details Page Search Again?
 This page shows the assessor's CAMA data, as it was, on May 22, 2016.



SALT LAKE COUNTY RECORDER

Data and Documents for Parcel Number: 28161010190000

Owner:

SS&E, LLC

Mailing Address:

 1420 E SEGO LILY DR
 SANDY UT 84092

Legal Description:

BEG S 339.73 FT & E 690.81 FT FR NW COR OF SEC 16, T 3S, R 1E, SLM; N 32- W 266.66 FT; SE'LY ALG A 660 FT RADIUS CURVE 227.31 FT; S 19-40'58" W 110.37 FT; S 4-08'45" E 81.06 FT; S 18-04'11" E 11.94 FT; S 78-50'39" W 57.57 FT TO BEG. 0.66 AC M OR L. 6237-1199 THRU 1213 6238-1101,1098 9070-3031 9261-8603 10400-30

Land Value: \$166900

Building Value: \$0

Total Value: \$166900

Total Acres: 0.66

Parcel Location Address: 1420 E SEGO LILY DR

Location Area Name: SEC 16 TWSHP 3S RNG 1E

Type: SECTION

Total Documents Found: 6

NOTE: Documents recorded before 1990 (entry numbers lower than 4866007) are not found by this search.

Entry Number	Book	Page	Instrument Type	Recorded Date	First Parties	Second Parties	Consideration
9279843	9086	1293	CERTIF	1/21/2005	UTAH STATE OFFICE LIEUTENANT G WHITE CITY WATER IMPROV DISTR SANDY CITY COUNCIL	TO WHOM IT MAY CONCERN	
9651269	9261	8603	WD	3/2/2006	MCMULLIN HOMES INC	R B M LLC	
9713496	9289	6697	CERTIF	5/3/2006	HERBERT, GARY R STATE OF UT	METROPOLITAN WATER DISTR	
12037466	10317	8648	ROW	4/24/2015	RBM LLC	QUESTAR GAS	
12215342	10400	30	SWD	2/2/2016	R B M LLC	CANNELL, PETER	
12246302	10414	3860	SWD	3/24/2016	CANNELL, PETER	SS & E LLC	