

After recording return document to:

ATTN: Meagan Booth  
Salt Lake City Planning Division  
PO Box 145480  
Salt Lake City, UT 84114-5480

14381298 B: 11569 P: 5344 Total Pages: 12  
05/07/2025 12:55 PM By: salvaredo Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: ATTN: MEAGAN BOOTH  
SALT LAKE CITY PLANNING DIVISION PO BOX 145480 SALT LAKE CITY, UT

Affects Sidwell Tax Parcel Numbers:

15-12-457-047  
15-12-457-048  
15-12-457-042  
15-12-457-018  
15-12-457-044

**FINDINGS AND ORDER – CASE# PLNSUB2024-01322  
CONSOLIDATION OF LOTS/PARCELS**

A request by Bruce Bastian of J.B. Earl Company, representing PAXTON PROJECT LLC (owner), to consolidate 5 lots/parcels. The subject properties are located in the CG: General Commercial zoning district. The proposal must meet the standards for consolidation per 20.20.030 of the Salt Lake City Subdivisions Ordinance.

The current legal descriptions and approved consolidated legal description are attached in Exhibit A, which includes the drawing for reference.

**CRITERIA:**

- A. Compliance with all applicable zoning regulations including maximum lot size, if applicable; and
- B. A lot consolidation cannot yield two principal buildings on one lot, unless permitted in the zoning district or by an approved planned development.
- C. The proposed adjustment complies with the applicable standards in Sections 20.26.080 and 20.26.090.
- D. The proposed adjustment does not place the consolidated lot(s) into noncompliance with public utility requirements, such as meter standards, utility placement, shared facilities, and other adopted standards.

**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 (Exhibit A) and this document in the Office of the Salt Lake County Recorder.
2. It is hereby ordered that the applicant must record all necessary easements and agreements.
3. The deed, or other approved instrument, shall clearly indicate that the parcels are being consolidated into one parcel and one legal description.
4. City approval shall expire 180 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.
5. 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 6<sup>th</sup> day of May in Salt Lake City, Utah.

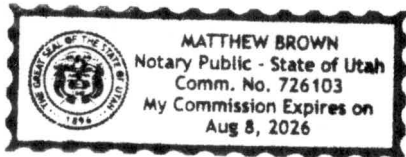
Kristina Gilmore  
Kristina Gilmore, Planning Manager  
Under the Authority of the Planning Director

State of Utah                     )  
  ) SS  
County of Salt Lake            )

On this the 7 day of May, 20 25, personally appeared before me,  
Kristina Gilmore, 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: Aug 8, 2026



## **Exhibit A**

### **Current Legal Descriptions**

PARCEL 15-12-457-047

318,BEG SW COR LOT 51, HARRINGTON DONNELLY & NEWELLS SUB; S 19 ,FT; E 83.5 FT; N 19 FT; W 83.5 FT TO BEG. 6417-1885 6524-218,8347-686 10275-4422 ,10299-5945

PARCEL 15-12-457-048

318,LOTS 51 & W 1/2 OF LOT 52 BLK 1 HARRINGTON-DONNELLY & ,NEWELL'S SUB. ALSO THE E 15 FT OF LOT 49, ALL LOT 50, BLK 1,,HARRINGTON DONNELLY & NEWELL'S SUB. 3838-0466 8319-6195 ,8588-8340 8319-6195 ,10275-4422

PARCEL 15-12-457-042

318,LOTS 54, 55 & 56, BLK 1, HARRINGTON, DONNELLY & NEWELLS SUB ,OF LOTS 3 & 4, BLK 25, FIVE ACRE PLAT A. 5589-2560 8268-6577,10275-4422

PARCEL 15-12-457-018

HARRINGTON-DONNELLY & NEWELL'S SUB. 0318,E 1/2 OF LOT 52 & ALL LOT 53 BLK 1 HARRINGTON-DONNELLY & ,NEWELL'S SUB. 5603-0822 5652-0944 5703-2822 8268-6577 ,10275-4422

PARCEL 15-12-457-044

318,LOTS 51 & W 1/2 OF LOT 52 BLK 1 HARRINGTON-DONNELLY & ,NEWELL'S SUB. ALSO THE E 15 FT OF LOT 49, ALL LOT 50, BLK 1,,HARRINGTON DONNELLY & NEWELL'S SUB. 3838-0466 8319-6195 ,8588-8340 8319-6195 ,10275-4422

### **Approved Consolidated Legal Description**

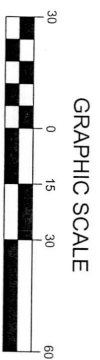
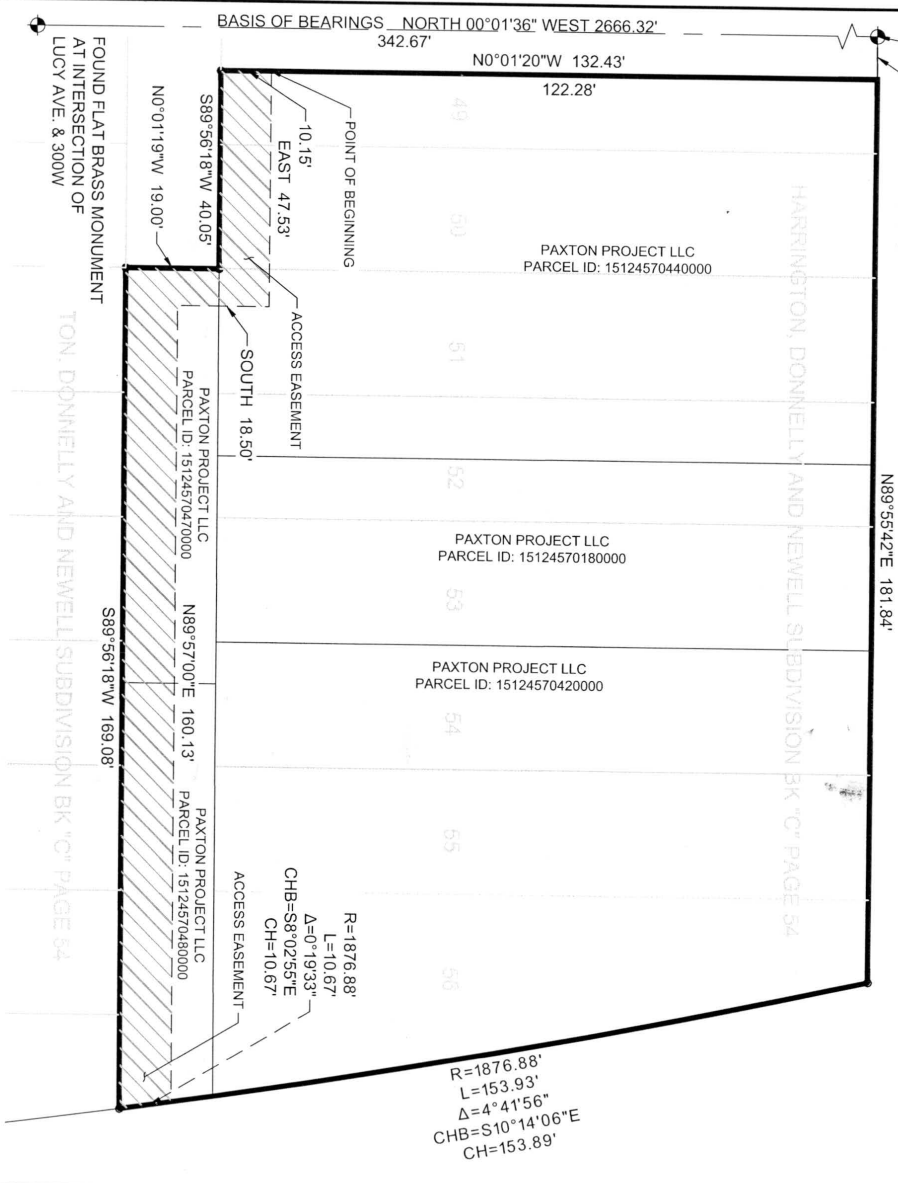
#### **AS-SURVEYED DESCRIPTION**

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PAXTON AVENUE, SAID POINT BEING N00°01'36"W 342.67 FEET AND N89°55'42"E 526.45 FEET FROM THE FOUND FLAT BRASS STREET MONUMENT LOCATED AT THE INTERSECTION OF LUCY AVENUE AND 300W STREET, THE SAID POINT ALSO BEING S89°55'42"W 181.84 FEET FROM THE NORTHEAST CORNER OF LOT 56 OF THE HARRINGTON DONNELLY AND NEWELLS SUBDIVISION AS RECORDED IN 1890 AS DOCUMENT NO. 24917, SALT LAKE COUNTY RECORDERS OFFICE, THAT SAME POINT WHOSE BASIS OF BEARING IS N00°01'36"W 2666.32 FEET BETWEEN THE SAID FOUND STREET MONUMENT AT LUCY AVENUE AND 300W STREET AND THE FOUND FLAT BRASS MONUMENT LOCATED AT THE INTERSECTION OF 900S STREET AND 300W STREET; RUNNING THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF PAXTON AVENUE, NORTH 89°55'42" EAST, A DISTANCE OF 181.84 FEET TO THE POINT ON THE WEST RIGHT-OF-WAY LINE OF 200W STREET, BEING A CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 77°24'55" WEST, A RADIAL DISTANCE OF 1,876.88 FEET; THENCE RUNNING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 04°41'56", A DISTANCE OF 153.93 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF 200W STREET, ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°56'18" WEST, A DISTANCE OF 169.08 FEET; THENCE NORTH 00°01'19" WEST, A DISTANCE OF 19.00 FEET; THENCE SOUTH 89°56'18" WEST, A DISTANCE OF 40.05 FEET; THENCE NORTH 00°01'20" WEST, A DISTANCE OF 132.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 29,007 SQUARE FEET OR 0.666 ACRES, MORE OR LESS.

# EXHIBIT A

ACCESS EASEMENT FOR PAXTON SLC  
 LOCATED IN THE SOUTHEAST QUARTER, SECTION 12, TOWNSHIP 1  
 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN  
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH  
 CENTERLINE MONUMENT  
 AT INTERSECTION OF  
 PAXTON AVE. & 300W  
 N89°55'42"E 526.45'



- LEGEND**
- COUNTY MONUMENT AS NOTED
  - PROPERTY CORNER AS DESCRIBED
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - ADJACENT PARCEL
  - ROAD CENTERLINE
  - EASEMENT

**LAYTON SURVEYS LLC**  
 Professional Land Surveying  
 (801) 663-1641 [www.laytonsurveys.com](http://www.laytonsurveys.com)  
 637 S 500 W, STE. 200  
 WOODS CROSS, UT 84018

**LAYTON SURVEYS LLC**  
 NORTH



# EXHIBIT A

ACCESS EASEMENT FOR PAXTON SLC  
 LOCATED IN THE SOUTHEAST QUARTER, SECTION 12,, TOWNSHIP 1  
 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN  
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

CENTERLINE MONUMENT  
 AT INTERSECTION OF  
 PAXTON AVE. & 300W  
 N89°55'42"E 526.45'

N89°55'42"E 181.84'

HARRINGTON, DONNELLY AND NEWELL SUBDIVISION BK "C" PAGE 54

PAXTON PROJECT LLC  
 PARCEL ID: 15124570440000

PAXTON PROJECT LLC  
 PARCEL ID: 15124570180000

PAXTON PROJECT LLC  
 PARCEL ID: 15124570420000

R=1876.88'  
 L=153.93'  
 Δ=4°41'56"  
 CHB=S10°14'06"E  
 CH=153.89'

BASIS OF BEARINGS NORTH 00°01'36" WEST 2666.32'  
 342.67'

122.28'

49

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POINT OF BEGINNING

10.15'  
 EAST 47.53'

ACCESS EASEMENT

SOUTH 18.50'

S89°56'18"W 40.05'

N0°01'19"W 19.00'

S89°56'18"W 169.08'

PAXTON PROJECT LLC  
 PARCEL ID: 15124570470000

N89°57'00"E 160.13'

PAXTON PROJECT LLC  
 PARCEL ID: 15124570480000

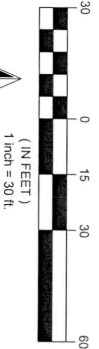
R=1876.88'  
 L=10.67'  
 Δ=0°19'33"  
 CHB=S8°02'55"E  
 CH=10.67'

ACCESS EASEMENT

FOUND FLAT BRASS MONUMENT  
 AT INTERSECTION OF  
 LUCY AVE. & 300W

TON, DONNELLY AND NEWELL SUBDIVISION BK "C" PAGE 54

GRAPHIC SCALE



LEGEND

COUNTY MONUMENT AS NOTED

PROPERTY CORNER AS DESCRIBED

SUBDIVISION BOUNDARY

LOT LINE

ADJACENT PARCEL

ROAD CENTERLINE

EASEMENT



LAYTON SURVEYS LLC

Professional Land Surveying  
 (801) 563-1641 [www.laytonsurveys.com](http://www.laytonsurveys.com) WOODS CROSS, UT 84010



NORTH

# EXHIBIT A

ACCESS EASEMENT FOR PAXTON SLC  
 LOCATED IN THE SOUTHEAST QUARTER, SECTION 12,, TOWNSHIP 1  
 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN  
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

CENTERLINE MONUMENT  
 AT INTERSECTION OF  
 PAXTON AVE. & 300W

N89°55'42"E 526.45'

N89°55'42"E 181.84'

PAXTON PROJECT LLC  
 PARCEL ID: 15124570440000

PAXTON PROJECT LLC  
 PARCEL ID: 15124570180000

PAXTON PROJECT LLC  
 PARCEL ID: 15124570420000

BASIS OF BEARINGS NORTH 00°01'36" WEST 2666.32'

342.67'

N0°01'20"W 132.43'

122.28'

49

50

51

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53

54

55

56

POINT OF BEGINNING

EAST 47.53'

ACCESS EASEMENT

SOUTH 18.50'

S89°56'18"W 40.05'

N0°01'19"W 19.00'

PAXTON PROJECT LLC  
 PARCEL ID: 15124570470000

N89°57'00"E 160.13'

PAXTON PROJECT LLC  
 PARCEL ID: 15124570480000

S89°56'18"W 169.08'

FOUND FLAT BRASS MONUMENT  
 AT INTERSECTION OF  
 LUCY AVE. & 300W

TON, DONNELLY AND NEWELL SUBDIVISION BK "C" PAGE 54

R=1876.88'  
 L=153.93'  
 Δ=4°41'56"  
 CHB=S10°14'06"E  
 CH=153.89'

R=1876.88'  
 L=10.67'  
 Δ=0°19'33"  
 CHB=S8°02'55"E  
 CH=10.67'

ACCESS EASEMENT

## GRAPHIC SCALE



## LEGEND

- COUNTY MONUMENT AS NOTED
- PROPERTY CORNER AS DESCRIBED
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- ROAD CENTERLINE
- EASEMENT



LAYTON SURVEYS LLC

Professional Land Surveying  
 (801) 663-1641 www.laytonsurveys.com  
 837 S 900 W, STE. 201  
 WOODS CROSS, UT 84003



NORTH

## LINE MONUMENT

- AT INTERSECTION OF  
PAXTON AVE. & 300W

N89°55'42"E 526.45

N89°55'42"E 181.84'

89°55'42"W 172.82

5.00' PUE

UE

PAXTON PROJECT LLC  
PARCEL ID: 15124570440000

PAXTON PROJECT LLC  
PARCEL ID: 15124570180000

PAXTON PROJECT LLC  
PARCEL ID: 15124570420000

$R=1871.88'$   
 $L=138.72'$   
 $\Delta=4^{\circ}14'46''$   
 $CHB=S10^{\circ}20'20''E$   
 $CH=138.69'$

$R=1876.88'$   
 $L=153.93'$   
 $\Delta=4^{\circ}41'56''$   
 $CHB=S10^{\circ}14'06''E$   
 $CH=153.89'$

BASIS OF BEARINGS NORTH 00°01'36" WEST 2666.32'  
342.67'

N0°01'20"W 132.43'

122.28'  
S0°01'20"E 117.43'

— POINT OF BEGINNING

N89°56'46"E 40.

-5.01' PUE

20°E 61°48"N 40 00'E

NO°01'19"W 19.00'—

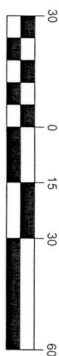
10.00' PUE

PAXTON PROJECT LLC  
PARCEL ID: 1512457047000

N89°56'18"E 157.62'

PAXTON PROJECT LLC  
PARCEL ID: 15124570480000

FOUND FLAT BRASS MONUMENT  
AT INTERSECTION OF  
LUCY AVE. & 300W



GRAPHIC SCALE



**LAYTON SURVEYS LLC**



NORTH

**LEGEND**

COUNTY MONUMENT AS NOTED

PROPERTY CORNER AS DESCRIBED

SUBDIVISION BOUNDARY

LOT LINE

ADJACENT PARCEL

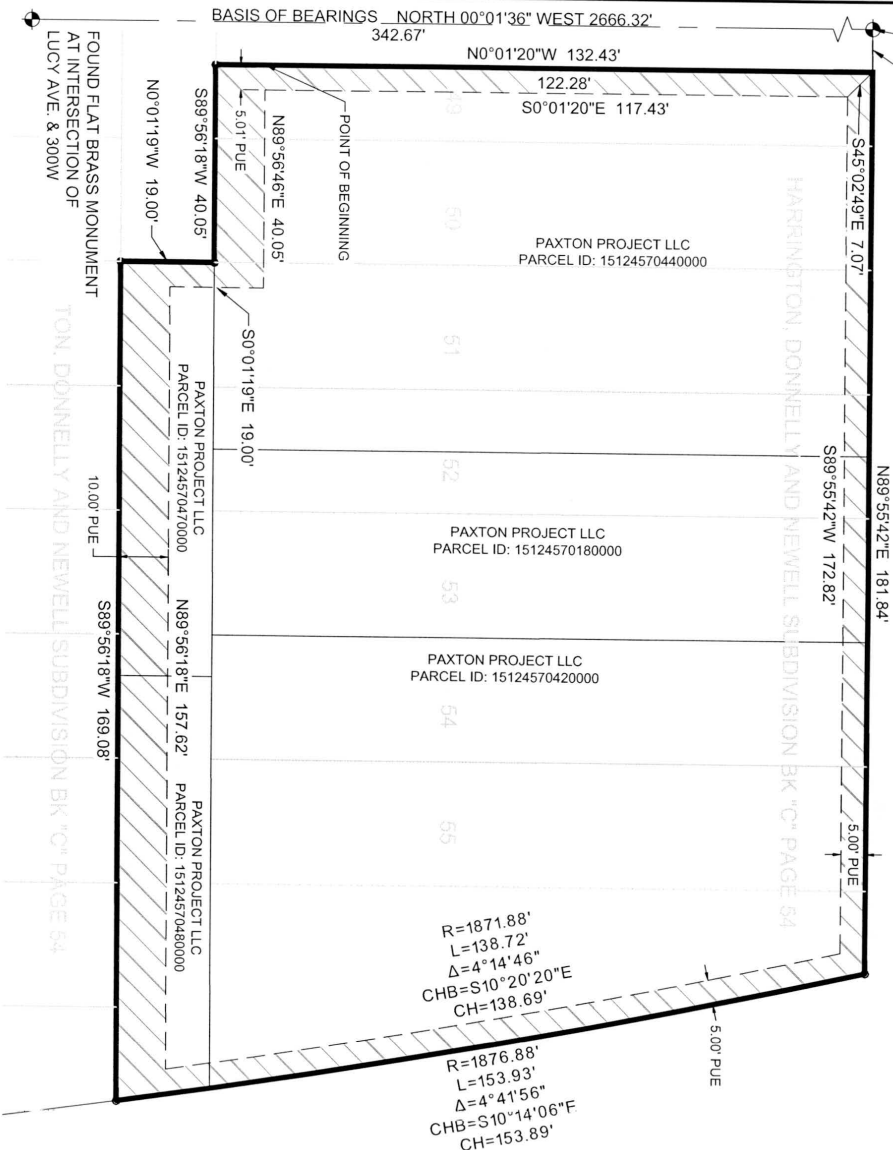
ROAD CENTERLINE

EASEMENT

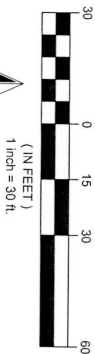
Professional Land Surveying  
(801) 663-1641 [willis.long@utahsurveyors.com](mailto:willis.long@utahsurveyors.com) 837 S 500 W, STE. 201  
WOODSCROSS, UT 84010

# EXHIBIT A

PUBLIC UTILITY EASEMENT FOR PAXTON SLC  
 LOCATED IN THE SOUTHEAST QUARTER, SECTION 12., TOWNSHIP 1  
 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN  
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH  
 CENTERLINE MONUMENT  
 AT INTERSECTION OF  
 PAXTON AVE. & 300W



## GRAPHIC SCALE



## LEGEND

- COUNTY MONUMENT AS NOTED
- PROPERTY CORNER AS DESCRIBED
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- ROAD CENTERLINE
- EASEMENT



LAYTON SURVEYS LLC

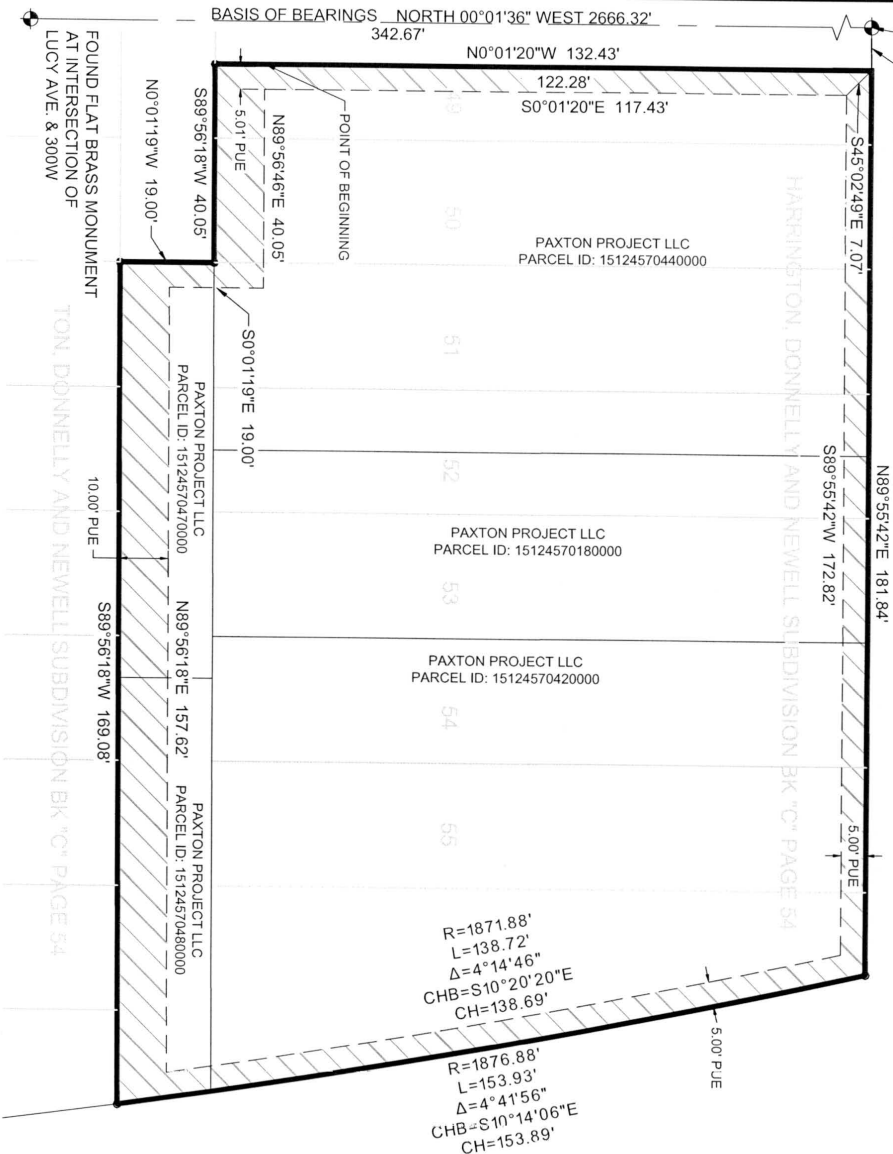
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 637 S 500 W, STE. 201  
 WOODS CROSS, UT 84003



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PUBLIC UTILITY EASEMENT FOR PAXTON SLIC  
 LOCATED IN THE SOUTHEAST QUARTER, SECTION 12., TOWNSHIP 1  
 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN  
 SALT LAKE CITY, SALT LAKE COUNTY, UTAH

CENTERLINE MONUMENT  
 AT INTERSECTION OF  
 PAXTON AVE. & 300W

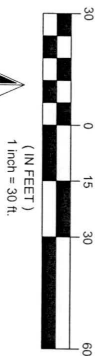


**LAYTON SURVEYS LLC**

Professional Land Surveying  
 (601) 663-1841 [info@laytonsurveys.com](mailto:info@laytonsurveys.com)  
 837 S 800 W, STE. 201  
 WOODS CROSS, UT 84010



NORTH



GRAPHIC SCALE

**LEGEND**  
 COUNTY MONUMENT AS NOTED  
 PROPERTY CORNER AS DESCRIBED

SUBDIVISION BOUNDARY

LOT LINE

ADJACENT PARCEL

ROAD CENTERLINE

EASEMENT

Quarter: Southwest Quarter: Southeast Section: 12 Township: 1 South,  
Range: 1 West, Salt Lake Base & Meridian  
County: Salt Lake County State: Utah  
Parcel Numbers: 15124570440000, 15124570470000 and 51245704800000



CENTERLINE MONUMENT  
- AT INTERSECTION OF  
PAXTON AVE. & 300W

N89°55'42"E 181.84'

POINT OF BEGINNING

PAXTON PROJECT LLC  
PARCEL ID: 15124570440000

PAXTON PROJECT LLC  
PARCEL ID: 15124570180000

PAXTON PROJECT LLC  
PARCEL ID: 15124570420000

ROCKY MOUNTAIN  
POWER EASEMENT

R=1876.88  
L=10.10°  
Δ=0°18'30"  
CHB=S8°02'23"E  
CH=10.10°

$R=1876.88'$   
 $L=153.93'$   
 $\Delta=4^{\circ}41'56''$   
 $CHB=S10^{\circ}14'06''E$   
 $CH=153.89'$

BASIS OF BEARINGS NORTH 00°01'36" WEST 2666.32'  
342.67'

N0°01'20"W 132.43'

PAXTON PROJECT LLC  
PARCEL ID: 15124570470000

PAXTON PROJECT LLC  
N89°56'18"E 160.21' PARCEL ID: 15124570480000

S89°56'18"W 169.08

FOUND FLAT BRASS MONUMENT  
AT INTERSECTION OF  
LUCY AVE. & 300W

CC#XXXX

WO#: XXXXXXXX

Landowner Name: Paxton Project LLC

Drawn By: CGR

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

# EXHIBIT A

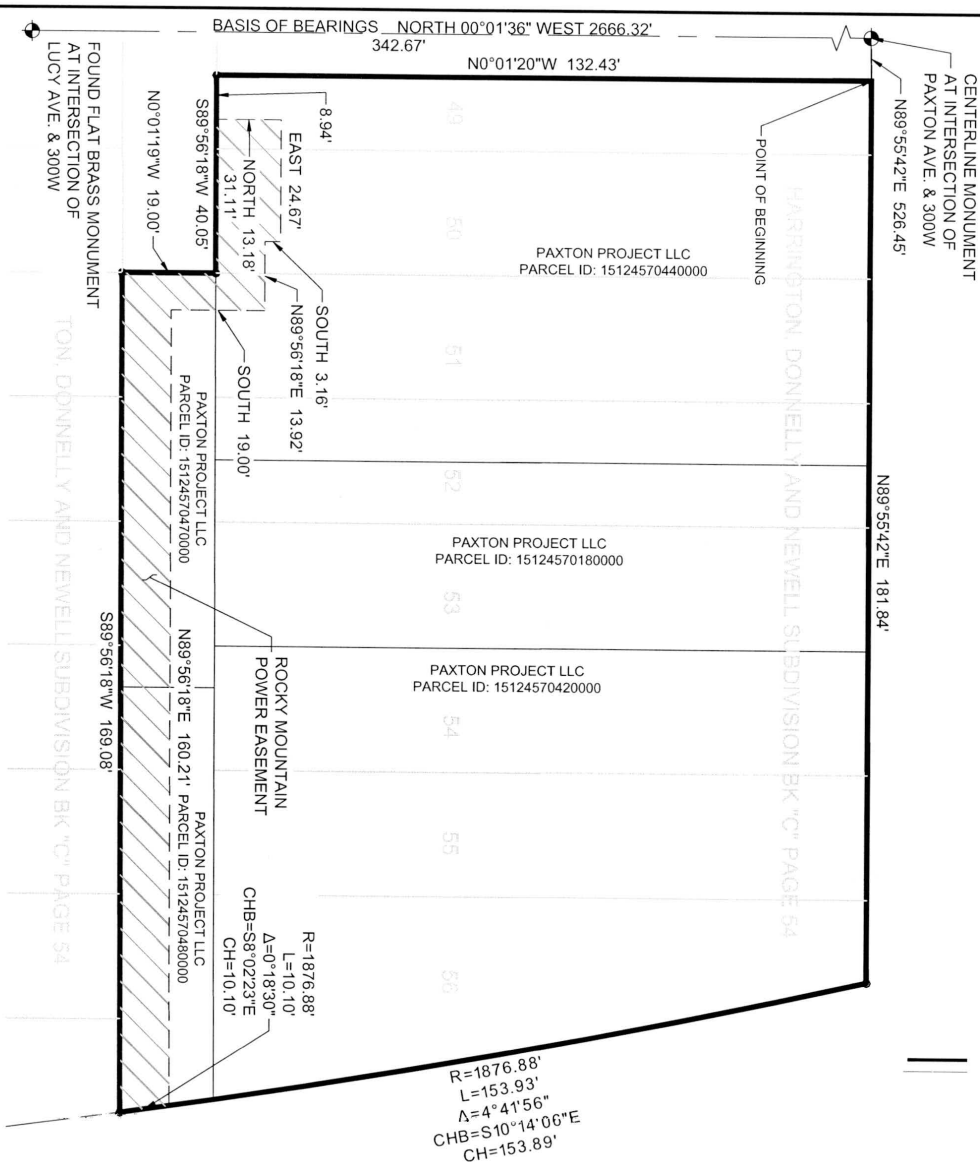


# ROCKY MOUNTAIN POWER

Scale: 1"=30'

**Property Description**

Quarter: Southwest Quarter: Southeast Section: 12 Township: 1 South,  
Range: 1 West, Salt Lake Base & Meridian  
County: Salt Lake County State: Utah  
Parcel Numbers: 15124570440000, 15124570470000 and 5124570480000



CC#xxxx WO#: xxxxxx

Landowner Name: Paxton Project LLC

Drawn By: CGR

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

**EXHIBIT A**

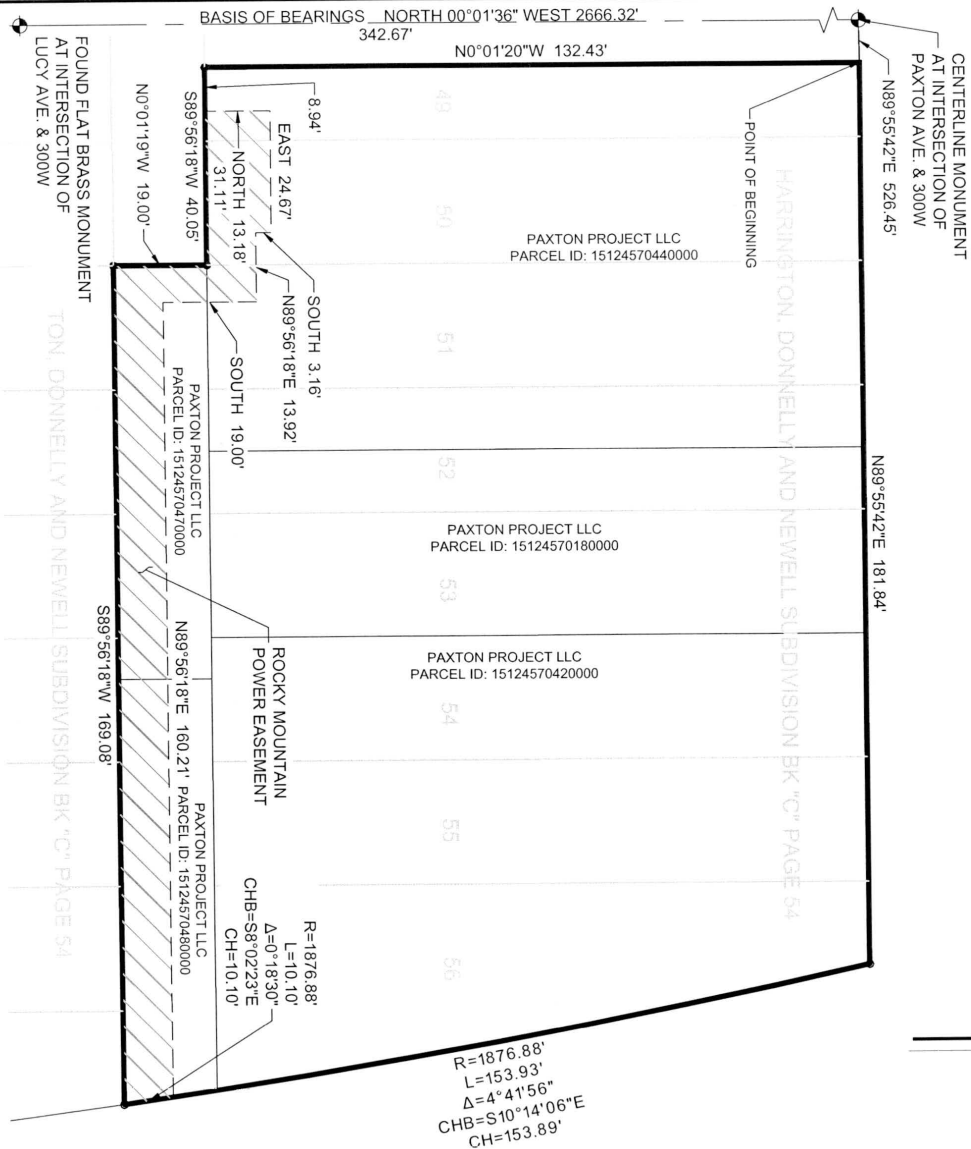


A DIVISION OF PACIFICORP

Scale: 1"=30'

# Property Description

Quarter: Southwest Quarter: Southeast Section: 12 Township: 1 South,  
Range: 1 West, Salt Lake Base & Meridian  
County: Salt Lake County State: Utah  
Parcel Numbers: 15124570440000, 15124570470000 and 5124570480000



CC#xxxx WO#: xxxxxxxx

Landowner Name: Paxton Project LLC

Drawn By: CGR

EXHIBIT A

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.



**ROCKY MOUNTAIN  
POWER**  
A DIVISION OF PACIFIC CORP

Scale: 1"=30'