

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: salvadado 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

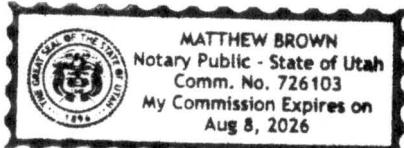
State of Utah )  
 ) SS  
County of Salt Lake )

On this the 7 day of May, 2025, personally appeared before me, Kristina Gilmore, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Michael J. Sparer

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'

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

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

N0°01'20"W 132.43'

122.28'

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POINT OF BEGINNING

10.15'  
EAST 47.53'  
SOUTH 18.50'

S89°56'18"W 40.05'

PAXTON PROJECT LLC  
PARCEL ID: 1512457070000

N0°01'19"W 19.00'

PAXTON PROJECT LLC  
PARCEL ID: 15124570480000

S89°56'18"W 169.08'

R=1876.88'  
L=10.67'  
 $\Delta$ =0°19'33"

CHB=S8°02'55"E  
CH=10.67

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

GRAPHIC SCALE

(IN FEET)  
1 inch = 30 ft.

LEGEND  
LOT LINE  
ADJACENT PARCEL  
ROAD CENTERLINE  
SUBDIVISION BOUNDARY  
COUNTRY MONUMENT AS NOTED  
PROPERTY CORNER AS DESCRIBED



LAYTON SURVEYS LLC

WILSON SURVEYS LLC SURVEYS PROJECTS DRAWS PLANS CONSULTANTS PAXTON - SALT LAKE CITY THE PAXTON EASEMENTS DWS

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

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

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'

**EXHIBIT A**  
ACCESS EASEMENT FOR PAXTON SLC

PARCEL ID: 15124570440000  
PARCEL ID: 15124570180000  
PARCEL ID: 15124570420000

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

N0°01'20"W 132.43'

122.28'

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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'

POINT OF BEGINNING  
10.15'  
EAST 47.53'  
SOUTH 18.50'

ACCESS EASEMENT

FOUND FLAT BRASS MONUMENT

AT INTERSECTION OF  
LUCY AVE. & 300W

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

N0°01'19"W 19.00'

ACCESS EASEMENT

PARCEL ID: 15124570470000

N89°57'00"E 160.13'

PAXTON PROJECT LLC  
PARCEL ID: 15124570480000

R=1876.88'  
L=10.67'  
 $\Delta$ =0°19'33"

CHB=S2°02'55"E

CH=10.67

ACCESS EASEMENT

S89°56'18"W 40.05'

R=1876.88'  
L=153.93'  
 $\Delta$ =4°41'56"

CHB=S10°14'06"E

CH=153.89

GRAPHIC SCALE

(IN FEET)  
1 inch = 30 ft.

LEGEND  
LOT LINE  
ADJACENT PARCEL  
ROAD CENTERLINE  
SUBDIVISION BOUNDARY  
COUNTRY MONUMENT AS NOTED  
PROPERTY CORNER AS DESCRIBED



**LAYTON SURVEYS LLC**

Professional Land Surveying  
817 S 600 W STE 201  
(801) 631-1641  
With Long & Sons Surveyors  
817 S 600 W STE 201  
WOODBROOK, UT 84011

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

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POINT OF BEGINNING  
10.15'  
EAST 47.53'  
ACCES EASEMENT  
SOUTH 18.50'

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**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

N89°55'42"E 526.45'

N89°55'42"E 181.84'

S89°55'42"W 172.82'

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

5.00' PUE

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

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

POINT OF BEGINNING

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'

PAXTON PROJECT LLC  
PARCEL ID: 15124570440000

PAXTON PROJECT LLC  
PARCEL ID: 15124570180000

PAXTON PROJECT LLC  
PARCEL ID: 15124570420000

N89°55'42"E 40.05'  
S0°01'19"E 19.00'  
5.01' PUE

N0°01'19"W 19.00'  
S0°01'19"E 19.00'

S89°56'18"W 40.05'  
N89°56'18"E 40.05'

10.00' PUE

N89°56'18"E 157.62'

PAXTON PROJECT LLC  
PARCEL ID: 15124570470000

FOUND FLAT BRASS MONUMENT  
AT INTERSECTION OF

LUCY AVE. & 300W

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

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GRAPHIC SCALE  
( IN FEET )

LEGEND  
COUNTY MONUMENT AS NOTED  
1 inch = 30 ft.  
PROPERTY CORNER AS DESCRIBED  
SUBDIVISION BOUNDARY

LOT LINE

ADJACENT PARCEL

ROAD CENTERLINE

EASEMENT



**LAYTON SURVEYS LLC**

Professional Land Surveying  
(801) 652-1641  
837 S 500 W STE 201  
WOODCROSS, UT 84010  
WMSL@LAYTONSURVEYS.COM



**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

N89°55'42"E 526.45'

N89°55'42"E 181.84'

S89°55'42"W 172.82'

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=1871.88'  
 L=138.72'  
 $\Delta=4^{\circ}14'46''$   
 CHB=S10°20'20"E  
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 342.67'

N0°01'20"W 132.43'

122.28'  
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POINT OF BEGINNING

N89°56'18"E 40.05'  
 S0°01'19"E 19.00'  
 N0°01'19"W 19.00'  
 S89°56'18"W 40.05'

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**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

CENTERLINE MONUMENT

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

N0°01'20"W 132.43'

342.67'

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

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

POINT OF BEGINNING

PAXTON PROJECT LLC  
PARCEL ID: 15124570440000

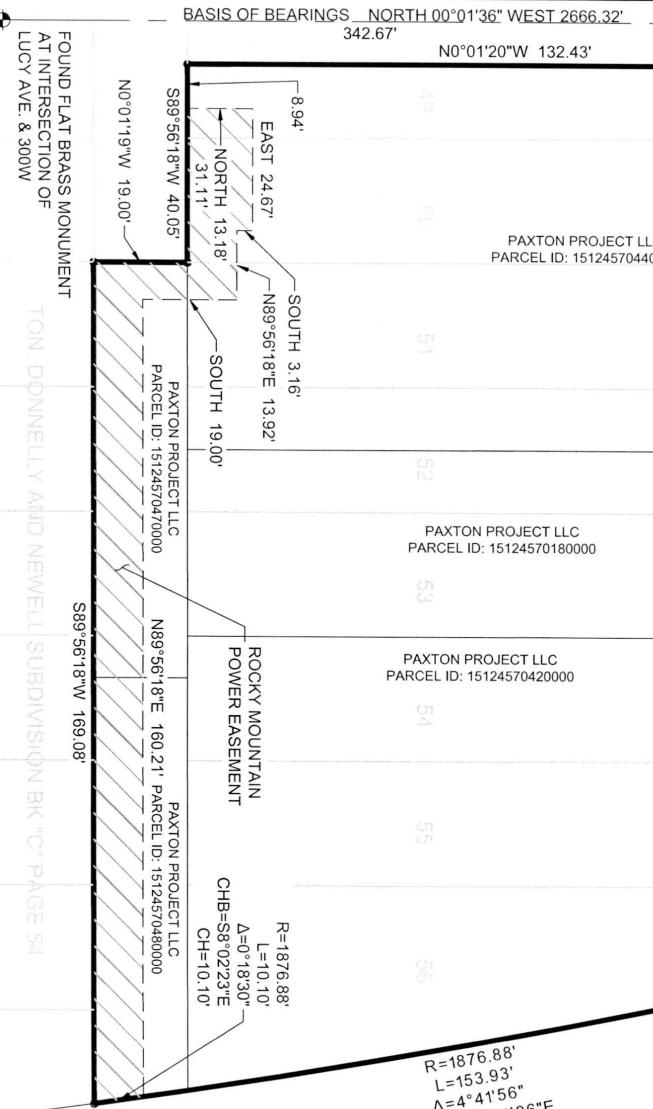
PAXTON PROJECT LLC  
PARCEL ID: 15124570180000

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'  
Δ=4°41'56"  
CHB=S10°14'06"E  
CH=153.89'



FOUND FLAT BRASS MONUMENT  
AT INTERSECTION OF  
TON, DONNELLY AND NEWELL  
SUBDIVISION BK "C" PAGE 54  
LUCY AVE. & 300W

CC#xxxx WO#: xxxxxx  
Landowner Name: Paxton Project LLC  
Drawn By: CGR

**EXHIBIT A**



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

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

N89°55'42"E 526.45'

N89°55'42"E 181.84'

N0°01'20"W 132.43'

342.67'

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

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

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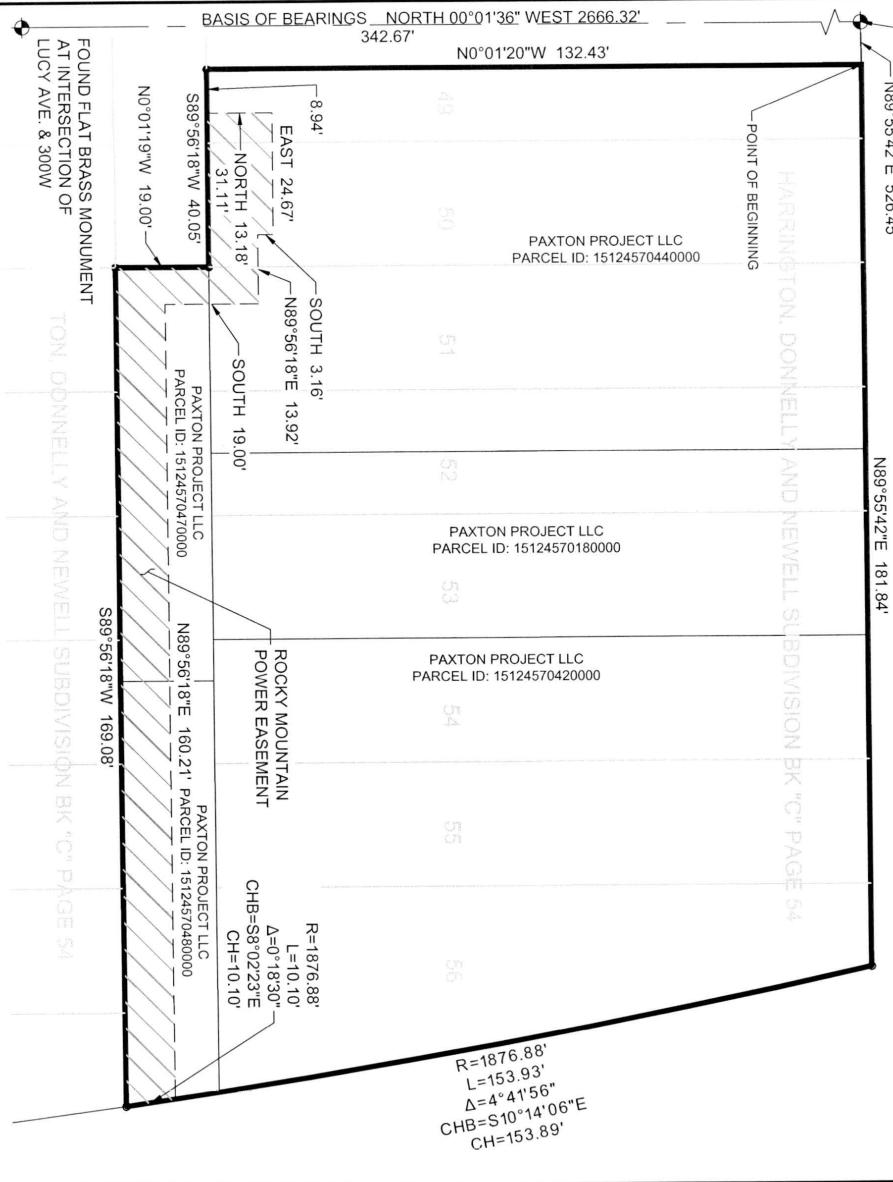
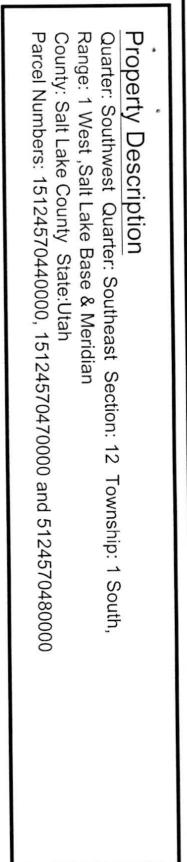
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## Property Description

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

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

**EXHIBIT A**