



14281173 B: 11514 P: 3046 Total Pages: 11  
08/28/2024 01:25 PM By: mpalmer Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To J FISHER COMPANIES  
1216 W LEGACY CROSSING BLVD STE 300 CENTERVILLE, UT 84014



**CASE PLNSUB2023-00748**  
**FINDINGS AND ORDER**  
**ADJUSTMENT OF LOT LINES THAT ARE NOT PART OF A**  
**PREVIOUSLY RECORDED SUBDIVISION**

**Parcel #16-06-253-017 (249 S. 400 East)**  
**Parcel # 16-06-253-029 (260 S. 500 East)**

A request by Mitch Vance of JF Fisher Company on behalf of JF Bonneville Apartments LLC, and HB Real Properties, LLC (owners), to adjust the boundary lines of the above listed parcels. The subject properties are in the R-MU zoning district. The proposal must meet criteria for a lot line adjustment per 20.24 of the Salt Lake City Subdivisions and Condominiums Ordinance.

**CRITERIA:**

- A. The proposed lot line adjustment complies with all applicable zoning requirements or will reduce the amount of noncompliance.
- B. The lot line adjustment will not yield two principal buildings on one lot, unless permitted in the zoning district or by an approved planned development.
- C. The lot line adjustment does not affect any street right of way.
- D. The lot line adjustment does not create any new lots.

**FINDINGS:**

- In accordance with the conditions below, the proposed lot line adjustment meets the above criteria.

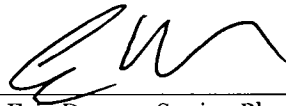
**ORDER:**

The lot line adjustment between the lots at 249 S. 400 East and 260 S. 500 East is hereby granted approval with the following conditions:

1. Parking stalls provided on the adjusted 249 S. 400 East shall be limited to no more than 29 parking spaces. The rest shall be blocked to vehicles and converted to landscaping or a surface in accordance with zoning standards and the attached site plan.
2. The applicant shall record the approved deed or other approved recordable instrument and this document in the Office of the Salt Lake County Recorder.
3. City approval shall expire 90 calendar days from the date this document was notarized unless both this document and the approved instrument for adjusting the lot lines are recorded within that time.

**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.**

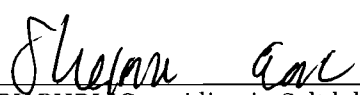
Dated this 20th day of August, 2024 in Salt Lake City, Utah.



Eric Daems, Senior Planner  
on behalf of the Planning Director

State of Utah            )  
                                  ) SS  
County of Salt Lake    )

On this the 20<sup>th</sup> day of AUGUST, 20 24, personally appeared before me, Eric Daems, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

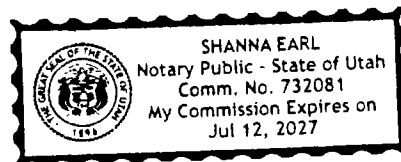


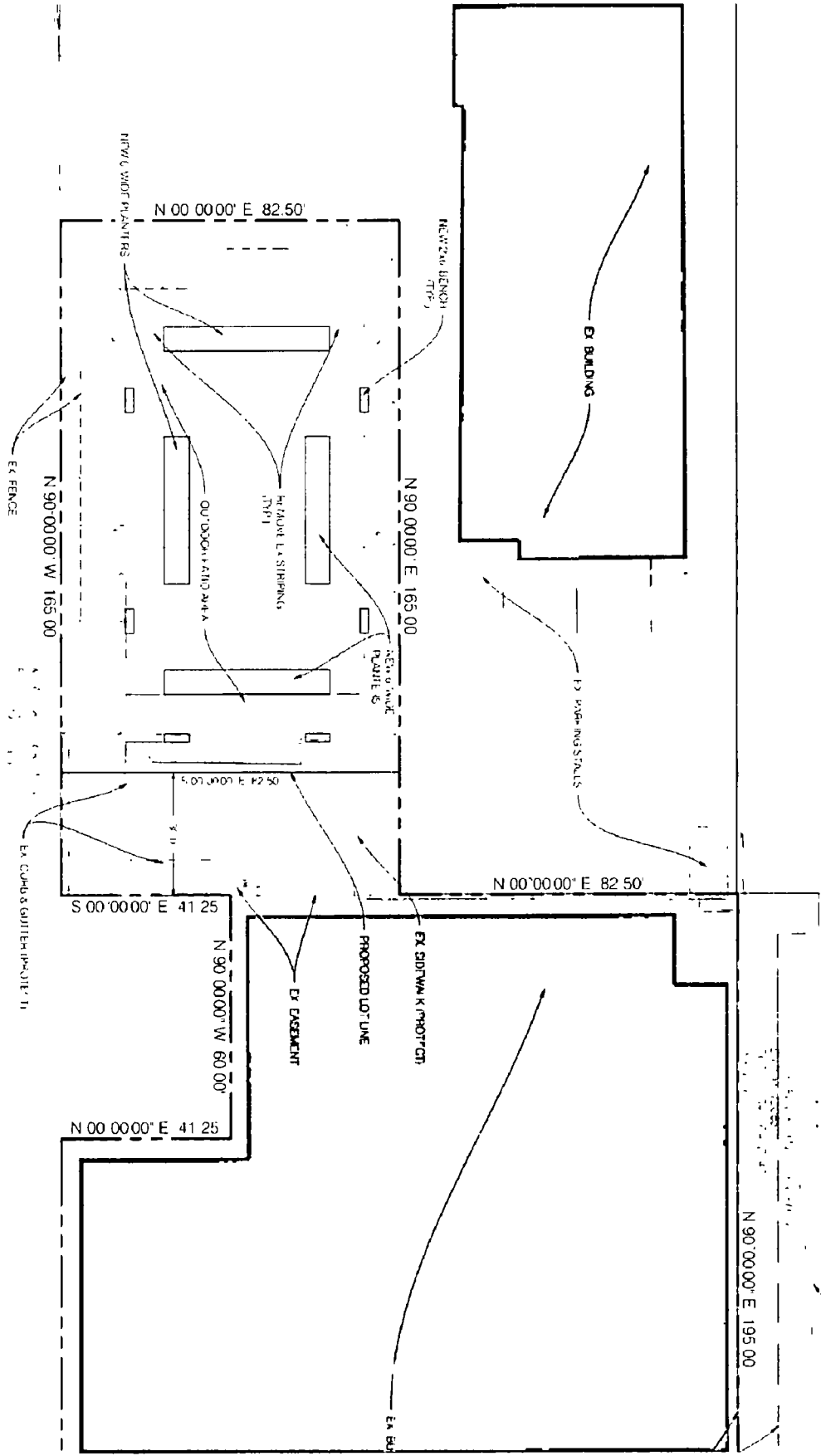
NOTARY PUBLIC, residing in Salt lake County, Utah

My Commission Expires: 7-12-27

**Attachments:**

- A. Proposed boundary line adjustments including current and proposed legal descriptions.
- B. Approved site plan





## EXHIBIT A

Property Owned by Owner One

PARCEL: 16-06-253-029

Beginning at a point 135 feet West from the Northeast corner of Lot 8, Block 48, Plat B, Salt Lake City Survey and running thence West 195 feet; thence South 5 rods; thence West 10 rods; thence South 5 rods; thence East 10 rods; thence North 2.5 rods; thence East 60 feet; thence South 2.5 rods; thence East 270 feet; thence North 110 feet; thence West 135 feet; thence North 55 feet to the point of beginning.

**EXHIBIT B**

Property Owned by Owner Two

PARCEL: 16-06-253-019

Commencing at the Northwest corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey, and running thence East 20 rods; thence South 5 rods; thence West 20 rods; thence North 5 rods to the point of beginning.

## EXHIBIT C

### Proposed New Legal Description of Area to be Transferred

AREA TO BE DEEDED FROM PARCEL: 16-06-253-029 TO PARCEL: 16-06-253-019

Beginning at a point being South 89°58'19" West, 24.90 feet from the Southeast Corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey; said point also being South 89°58'07" West, along a monument line, 419.39 feet and North 00°01'53" West, 229.39 feet from a street monument located at the intersection of 300 South Street and 500 East Street; and running thence South 89°58'19" West, 140.17 feet; thence North 00°05'27" West, 82.52 feet; thence North 89°58'19" East, 140.17 feet; thence South 00°05'20" East, 82.52 feet to the point of beginning.

Contains: 11,567 Sq. Ft. (or 0.27 Acres)

## EXHIBIT D

### Proposed New Legal Description for Owner One

#### NEW PARCEL: 16-06-253-029

Beginning at a point being South 89°58'19" West, 135.05 feet from the Northeast Corner of Lot 8, Block 48, Plat "B", Salt Lake City Survey; said point also being South 89°58'07" West, along a monument line, 199.56 feet and North 00°01'53" West, 394.42 feet from a street monument located at the intersection of 300 South Street and 500 East Street; and running thence South 00°05'07" East, 55.01 feet; thence North 89°58'19" East, 135.05 feet to a point on the westerly right-of-way line of 500 East Street; thence South 00°05'07" East, along said westerly right-of-way line, 110.03 feet; thence South 89°58'19" West, 270.12 feet; thence North 00°05'20" West, 41.26 feet; thence South 89°58'18" West, 60.02 feet; thence South 00°05'20" East, 41.26 feet; thence South 89°58'19" West, 24.90 feet; thence North 00°05'20" West, 82.52 feet; thence North 89°58'19" East, 24.90 feet; thence North 00°05'20" West, 82.52 feet; thence North 89°58'19" East, 195.10 feet to the point of beginning.

Contains: 46,637 Sq. Ft. (or 1.07 Acres)

**Exhibit E**

Proposed New Legal Description for Owner Two

NEW PARCEL: 16-06-253-017

Beginning at a point being South 89°58'19" West, 24.90 feet from the Southeast Corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey; said point also being South 89°58'07" West, along a monument line, 419.39 feet and North 00°01'53" West, 229.39 feet from a street monument located at the intersection of 300 South Street and 500 East Street; and running thence South 89°58'19" West, 140.17 feet; thence North 00°05'27" West, 82.52 feet; South 89°58'19" West, 165.07 feet to a point on the easterly right-of-way line of 400 East Street; thence North 00°05'33" West, along said easterly right-of-way line, 82.52 feet; thence North 89°58'19" East, 330.15 feet; thence South 00°05'20" East, 82.52 feet; thence South 89°58'19" West, 24.90 feet; thence South 00°05'20" East, 82.52 feet to the point of beginning.

Contains: 38,811 Sq. Ft. (or 0.89 Acres)



252 S 500 E parcel

BEG 135 FT W FR NE COR LOT 8 BLK 48 PLAT B SLC SUR W 195 FT S 5 RDS W 10 RDS S 5 RDS E 10 RDS N 2.5 RDS E 60 FT S 2.5 RDS E 270 FT N 110 FT W 135 FT N 55 FT TO BEG 5301-0431 5316-0535 6128-1324 6220-1346 10078-2110

249 S 400 E parcel

COM AT NW COR LOT 3, BLK 48, PLAT B, SLC SUR; E 20 RDS; S 5 RDS; W 20 RDS; N 5 RDS TO BEG. 4324-0084 5462-0027 5973-18795973-1883 8373-7461

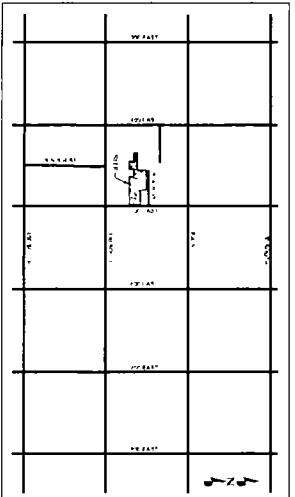
**CURRENT BOUNDARY DESCRIPTIONS**

**PARCEL 1, 14281173**  
 The boundary of the parcel is as follows: North 115.00 feet to the centerline of the 115.00 foot wide alley; East 115.00 feet to the centerline of the 115.00 foot wide alley; South 115.00 feet to the centerline of the 115.00 foot wide alley; West 115.00 feet to the centerline of the 115.00 foot wide alley.

**PROPOSED BOUNDARY DESCRIPTIONS**

**PARCEL 1, 14281173**  
 The boundary of the parcel is as follows: North 115.00 feet to the centerline of the 115.00 foot wide alley; East 115.00 feet to the centerline of the 115.00 foot wide alley; South 115.00 feet to the centerline of the 115.00 foot wide alley; West 115.00 feet to the centerline of the 115.00 foot wide alley.

**NOTE**  
 This is a preliminary plat and is subject to the approval of the Utah State Office of Public Safety. The plat is not valid until it has been approved by the Utah State Office of Public Safety.



**VICINITY MAP**

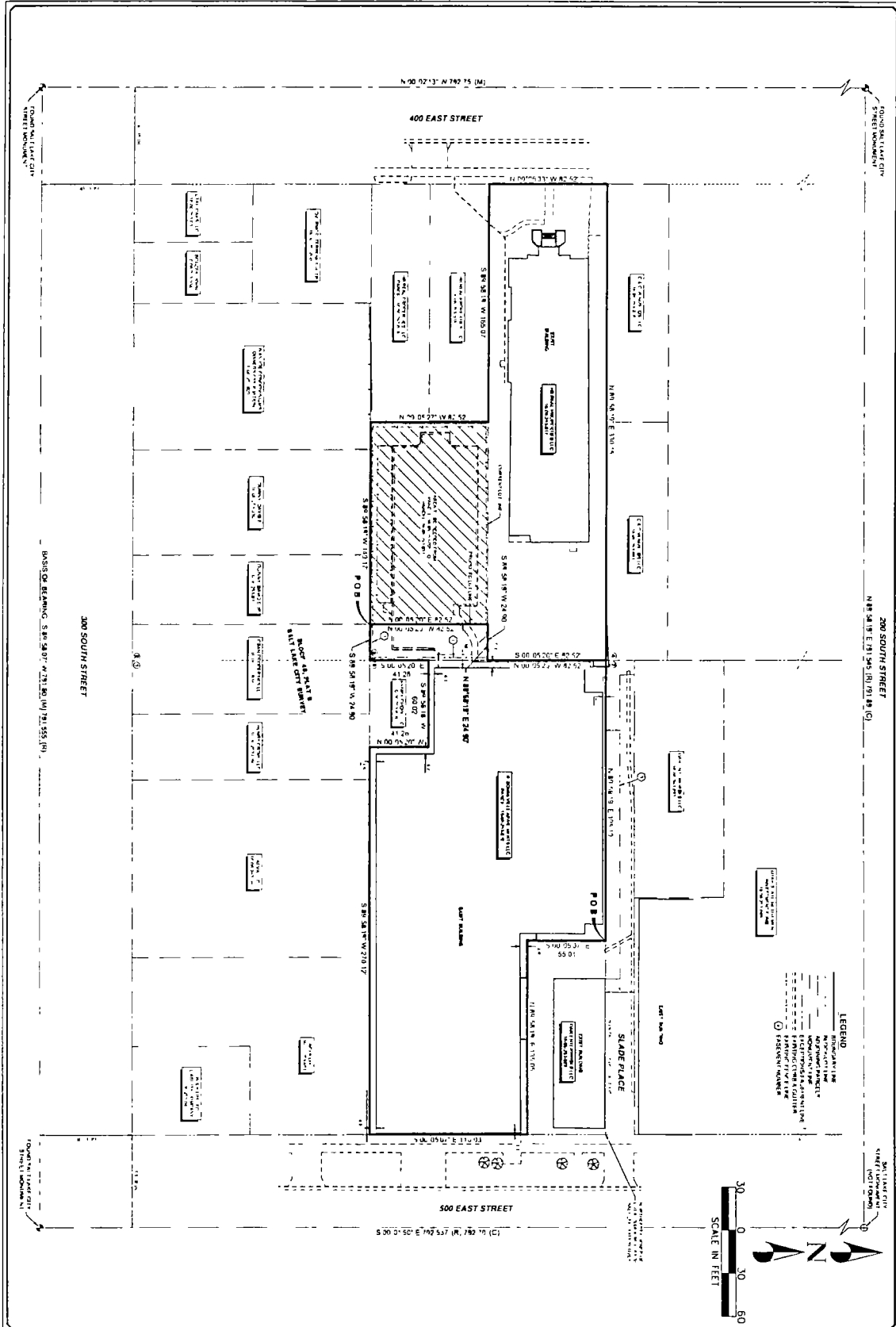
**LOCATION**  
 The location of the subject property is shown on the vicinity map.

**EASEMENTS**

1. Easement for utility lines, as shown on the plat.  
 2. Easement for access to the subject property, as shown on the plat.

**NOTE**  
 This is a preliminary plat and is subject to the approval of the Utah State Office of Public Safety. The plat is not valid until it has been approved by the Utah State Office of Public Safety.

	<b>JF BONNEVILLE</b> <b>APARTMENTS LLC</b> LOT LINE ADJUSTMENT 252 SOUTH 500 EAST	<b>CMT TECHNICAL SERVICES</b> 8270 SOUTH 300 WEST • SANDY UT 84070 PHONE (801) 582-2521 • FAX (801) 582-2551 MATERIALS TESTING - INSPECTION SERVICES - LAB TESTING - SURVEYING FOUNDATION - CIVIL ENGINEERING - TRANSPORTATION ENGINEERING PROJECT MANAGEMENT - CONSTRUCTION MANAGEMENT - METEOROLOGY	DATE: 04/20/2011 DRAWN BY: JFB CHECKED BY: JFB SCALE: 1" = 10'	NO. DESCRIPTION 1. 252 SOUTH 500 EAST
			SHEET NO. 1/2	TOTAL SHEETS 1



Professional seal and information for the surveyor, including the name 'SALLI A. GAY' and the number '212'.

**JF BONNEVILLE APARTMENTS LLC**  
 LOT LINE ADJUSTMENT  
 252 SOUTH 500 EAST

**CMT TECHNICAL SERVICES**  
 9210 SOUTH 300 WEST • SANDY UT 84070  
 PHONE (801) 562-2521 • FAX (801) 562-2551  
 MATERIALS TESTING • INSPECTION SERVICES • LAB TESTING • GEOTECHNICAL  
 ENGINEERING • AS-BUILT DRAWINGS • TRANSPORTATION • SURVEYING  
 SURVEYING • CONSTRUCTION MANAGEMENT • SPECIFICATIONS

DATE	04/20/2012
SCALE	AS SHOWN
DESIGNED BY	BOB
CHECKED BY	BOB
SCALE	AS SHOWN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/20/12
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	
6	REVISED	
7	REVISED	
8	REVISED	
9	REVISED	
10	REVISED	