

FOLLOW-UP FORM FOR:

Right-of-way Vacation
Text Change
Rezoning

Preliminary Plat
Final Plat
Minor Subdivisions

Bulk Development
Conditional Use
PUD

ITEM Zoning on Orchard Avenue Annexation

DATE RECEIVED _____ ITEM # 52-74

REQUEST To ZONE R-2-A

LOCATION THE NORTH SIDE of ORCHARD AVE. FROM A POINT 330'
W of 28 1/4 Rd to 28 1/2 Rd.

PETITIONER City of G.O.

ADDRESS _____ PHONE NO. _____

Information Submitted

Fee Submitted None needed
Application: — Plats: —

Progress Chart

Reviewing Agencies (see attached form) _____ Sign Posted _____

Notice to ~~Adjacent~~ Property Owners Mailed 11/19/74

Planning Commission: 10/30/74 - 11/27/74

Action Taken: tabled till Nov. meeting
12-18-74 : APPROVED

City Council: 1-2-1975

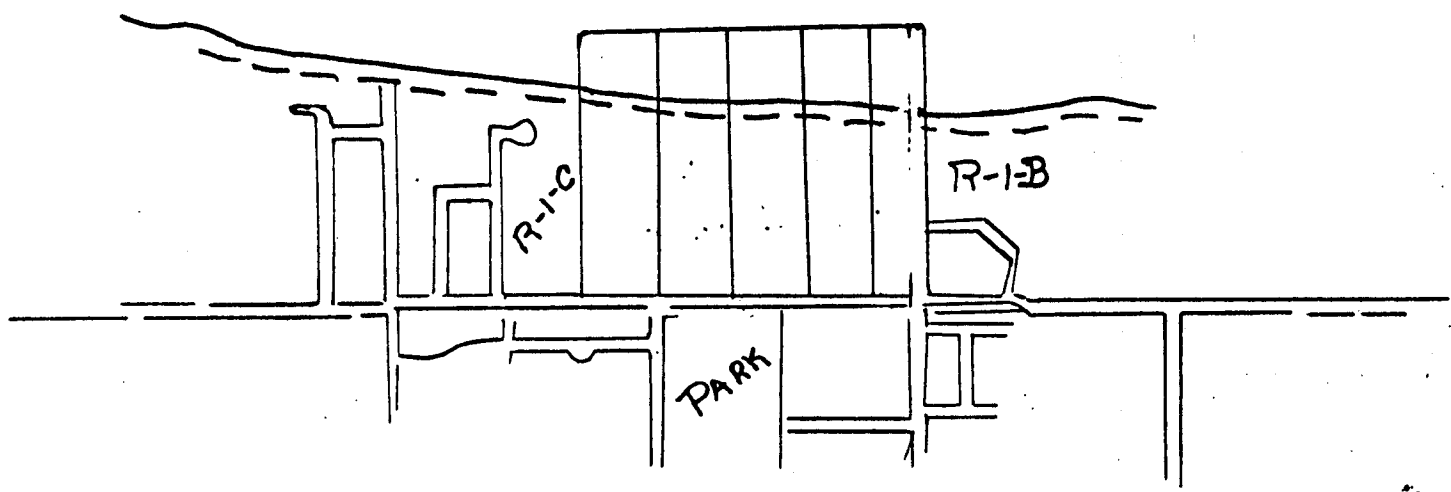
Action Taken: APPROVED

PUBLICATION DATES: 7 days 1. Dec. 10, 1974

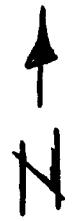
7 days 2. Dec 25, 1974

DATE COMPLETED: _____

R-2 (COUNTY)



ORCHARD AVE.



28 1/2
ORCHARD
R-2A

October 19, 1974

Dear Commission Members:

I understand that at your next regular meeting the subject of establishing city zoning on a parcel of land that is expected to be annexed to the city in the near future, will be considered.

I refer to that parcel East of the existing city limits, running to 28 $\frac{1}{2}$ road, all lying north of Orchard Street, and described as:

The Southeast quarter of the Northwest Quarter and the East one-half of the East one-half of the Southwest quarter of the Northwest quarter of Section Seven Of Township One South Range One East Ute Meridian.

As One of the owners in the to be annexed enclave, I would like to bring certain things to your attention for consideration. The subject property has for a long time carried the county multi-family zoning designation of R-4. I purchased the land with the intention of utilizing it within its then existing zoning, and I paid a very substantial price for the property because of that zoning.

All utilities are available to the site, there are no topographical problems, and I can think of no reason why the property should not be developed within the context of a multi-family project. Accordingly, I ask that you favorably consider giving this property a city R-3 zoning.

I recognize that density is always a valid zoning consideration, and that city R-3 allows more density than does county R-4, however, I believe I have some justifiable reasons for asking, among which are:

1. Although no specific recommendation has yet been made, it appears likely that the widening of Orchard will require additional right of way. This right of way must come from the front of the property, which is the most usable, and therefore the most valuable.
2. A widened road will come much closer to the house situated on the Southeast side of the property, and its economic value will certainly deteriorate.
3. I'm sure that the city will want to construct sidewalk, curb, gutter etc., creating additional expense assessed against my property.
4. A certain amount of engineering work and planning, relative to development has already been done, much of which will need to be redone at additional cost.
5. Delays, for whatever reason, create additional interest

expense, and the annexation action does put the property in a "limbo" status.

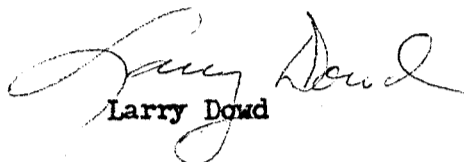
My request for R-3 has two basic premises.

1. I will need the density to recover the costs imposed by the annexation.

2. This site can be favorably correlated to others previously given R-3 zoning.

This petition is made to you individually and not as part of any group request. Your early and favorable consideration will be sincerely appreciated.

Sincerely,



Larry Dowd