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File	e	1974-0053									
Date		1/19/00 Project	Project Name: Orchard Avenue Annexation								
P e s e n t	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.										
X											
		Application form									
	Ì	Receipts for fees paid for anything									
		*Submittal checklist									
		*General project report									
		Reduced copy of final plans or drawings									
_	\dashv	Reduction of assessor's map									
4		Evidence of title, deeds									
	\dashv	*Mailing list Public notice cards									
4		Record of certified mail									
\dashv		Legal description									
	\dashv	Appraisal of raw land									
\dashv		Reduction of any maps – final copy	_								
	\dashv	*Final reports for drainage and soils (geotechnical reports)									
		Other bound or nonbound reports									
		Traffic studies									
		Individual review comments from agencies									
_	\dashv	*Consolidated review comments list									
\dashv	_	*Petitioner's response to comments									
\dashv		*Planning Commission staff report and exhibits	Staff Reports								
\dashv	-	ty Council staff report and exhibits									
-	\dashv	*Summary sheet of final conditions	of final conditions								
	+	Letters and correspondence dated after the date of final approval (pertaining to change in conditions or									
		piration date)									
		DOCUMENTS SPECIFIC TO THIS	ons								
X	X	Follow-Up Form									
X		Review Sheets									
X	X	Letter from Larry Dowd to Planning Commission – 10/19/74									
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FOLLOW-UP FORM FOR:

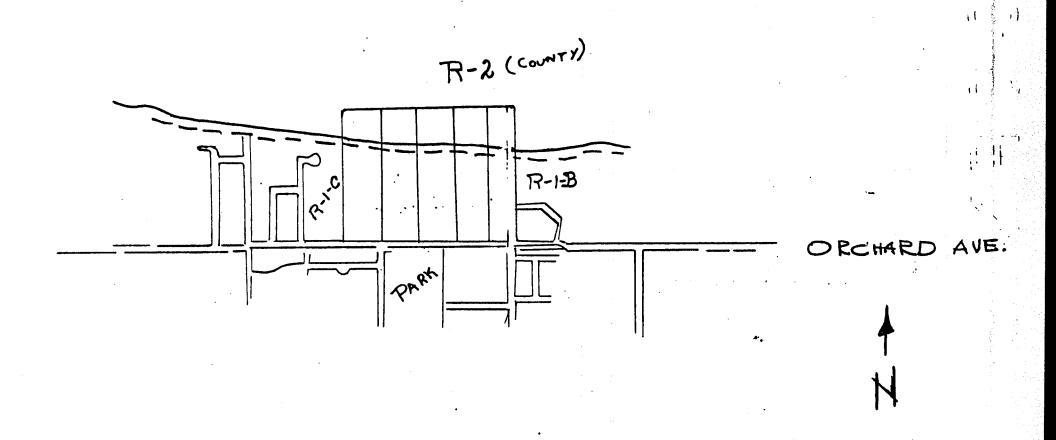
Right-of-way Vacation Text Change Rezoning

DATE COMPLETED:

Preliminary Plat Final Plat Minor Subdivisions

Bulk Development Conditional Use PUD

DATE RECEIVED	Oscha	rd a	renne	anne	cation			
DATE RECEIVED	,			ITEM #_<	3-74			
REQUEST To ZONE	R-2-A							
LOCATION THE NORTH W of 28	SiDE of C	DRCHARI	Ave.	TROM A	Point 33			
<i>(, 2)</i>	79.10. 10		1 6 16 .					
PETITIONER City of G.	<u></u>							
ADDRESS	<u> </u>			PHONE NO				
	Informati							
Fee Submitted	d None	ne	ed ed)				
Application:			,					
	Progr	ress Char	rt					
Reviewing Agencies (Reviewing Agencies (see attached form) Sign Posted							
Notice to Adjacent Pr	roperty Owner	rs Maile	1 11/19/	74				
Planning Commission:	10/30/74	- 11/	27/74	,				
Action Taken: Jables	1 1 1	,	•					
·-	-74 : APP	. //						
City Council: /- 2	2-1975							
Action Taken: APPA	<i>j</i>				·			
wa Manajikini ya jiraya ya ya ya kata ya Panifa Minifakini Malimpani ya kata katika ka ya ya kata ka ya kata k								
PUBLICATION DATES:	7 days		1. <u>Dec</u> .	10.197	4			
·	7 days			25, 1974				



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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-h. 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:

- l. 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 therefor the most vaulable.
- 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