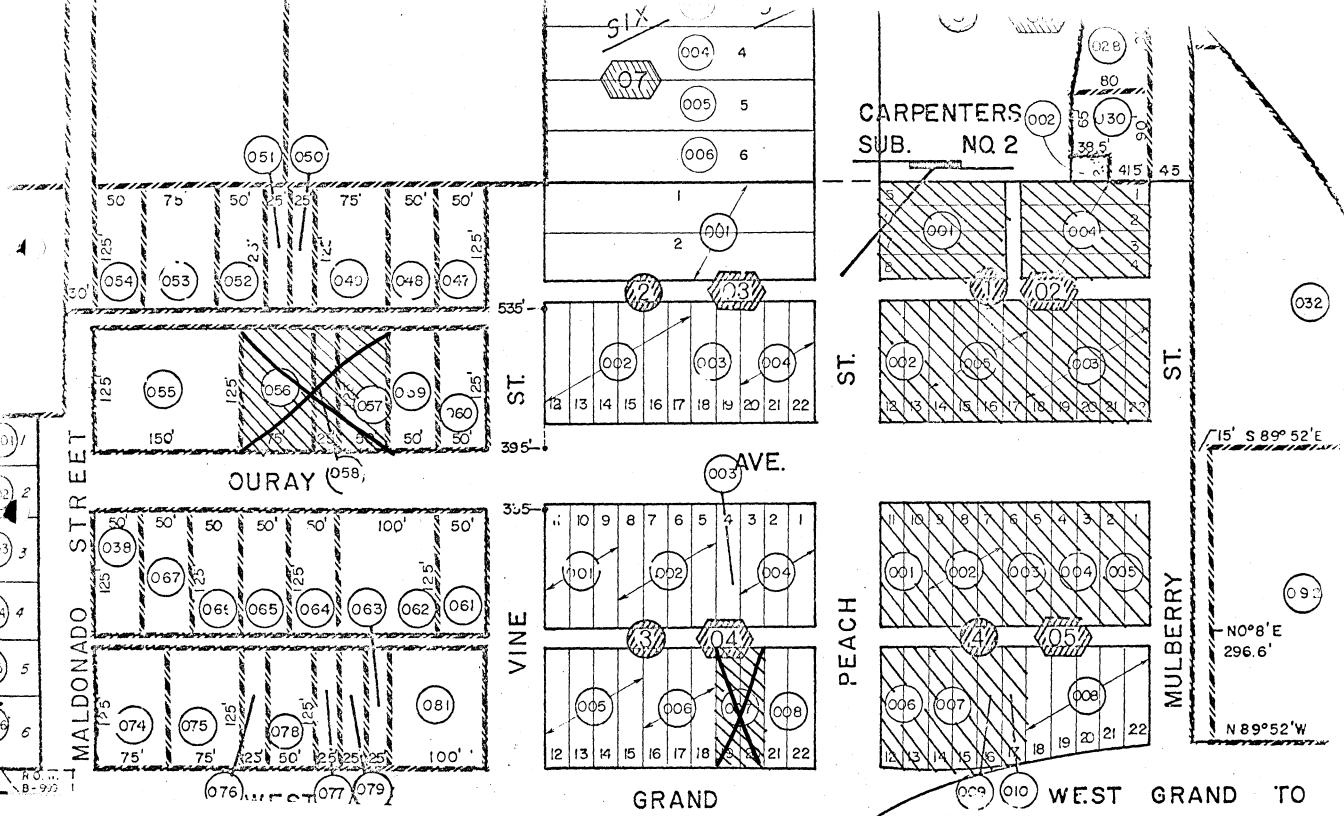
Table of Contents

Project Name: Carpenter Subdivision - Proposed Rezone - R-3 to 19/25/00 Project Name: Carpenter Subdivision - Proposed Rezone - R-3 to 19/25/00 Project Name: Carpenter Subdivision - Proposed Rezone - R-3 to 19/25/00 A few items are denoted with an asterisk (*), which means they are to be scanned for permanent recomposed Rezone - R-3 to 19/25/00 ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the found on the standard list. For this reason, a checklist included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can 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 in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. X X *Summary Sheet - Table of Contents Application form Receipts for fees paid for anything *Submittal checklist *General project report Reduced copy of final plans or drawings X X Reduction of assessor's map Evidence of title, deeds *Mailing list Public notice cards Record of certified mail	rd on the le. There has been				
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*Mailing list Public notice cards					
Public notice cards					
Record of certified mail					
Legal description					
Appraisal of raw land					
Reduction of any maps – final copy					
*Final reports for drainage and soils (geotechnical reports)					
Other bound or nonbound reports					
Traffic studies					
Individual review comments from agencies					
*Consolidated review comments list					
*Petitioner's response to comments					
*Staff Reports					
*Planning Commission staff report and exhibits *City Council staff report and exhibits					
*Summary sheet of final conditions					
*Letters and correspondence dated after the date of final approval (pertaining to change in conditions of					
expiration date)					
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X X Follow-Up Form - DENIED					
X Review Sheets					
X X Review Sheet Summary					
X X Petition and Application for Rezoning					
A Tention and Approach for Rezoning					

The petitioneers feel that the change of zoning is compatible with the surrounding area, inasmuch as these lots are adjacent to C-2 zoning, and the area is being developed in this manner at the present time.

Access to the area has been provided from Highway 50 and the area is also accessible from Grand Avenue. Traffic patterns will probably not be greatly affected by this change in zoning.

Utilities are presently in the area. There is an 8" sewer line in the alley north of Ouray Avenue. There is an 8" sewer line in the alley south of Ouray Avenue. There is a 6" water line in the middle of Ouray Avenue.



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MEETING DATE

TEM PROPOSED REZONE R-3 to C-2

OMMENTS:

FIRE DEPT.-MANTLO

Ok to rezone

TRAFFIC ENGINEER-STEVE MCKEE

Although adjacent zoning is commercial to the north action has been initiated to shelter the residential area from traffic impact. By rezoning this area the traffic impact will be felt much greater on the residents and the intersection of Mulberry and Grand Avenue, a very difficult intersection, which would worsen. Should this area eventually become entirely commercial alternate access must be found before to funnel traffic away from Grand Avenue and Mulberry Intersection, as traffic movements at this intersection would become critical.

CITY ENGINEER-RON RISH

Mulberry is only 45' R.O.W. 60 feet is needed to construct streets comparable to adjacent 6 & 50 Subdivision with commercial zoning.

CITY ENGINEER-JENSEN

Sewer district in that area was designed for existing situation. Businesses or industry which increases sewage volumes substantially will overload the existing pump station and it will be necessary to replace the station. Fire protection for this area is limited and special studies to indicate that fire protection meets I.S.O. will have to be made.

DEVELOPMENT DEPARTMENT RECOMMENDATION

Recommend denial based on following reasons: 1. Existing area would be adversely impacted with C-2 zoning. 2. A zone change is not warranted due to the absence changes in character of area. 3. There has been recent investment in residential structures in the area and a C-2 rezoning could have a negative effect on the value of the residential structures and the neighborhood.

PLANNING COMMISSION RECOMMENDATION

GOVERNING BODY DECISION

Subdivisio n	Troposed	MERONE	R-3 to C-2
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Petitioner 1	Dershem,	BAUghma	18 N, et-Al-
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N. & S. 07	DURAY HUE-		
Review Agend	cies Comments	Revie	ew Agencies Comments
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Person C. M	ejalohar land		
Opposition	and the same of th		
Sponing.	<u> </u>		
			
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Check	ITEMS R Utility	EQUIRED FROM D Agreement	EVELOPER Title Investigation
Drainage Improvemen	Landsca ts Guarantee	ping Annexati	Title Investigation Covenants on Other (Specify)
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