



Friday
1/3/20



Quail Valley Dr.



Monday
1/21/15

3863







Dear Council members,

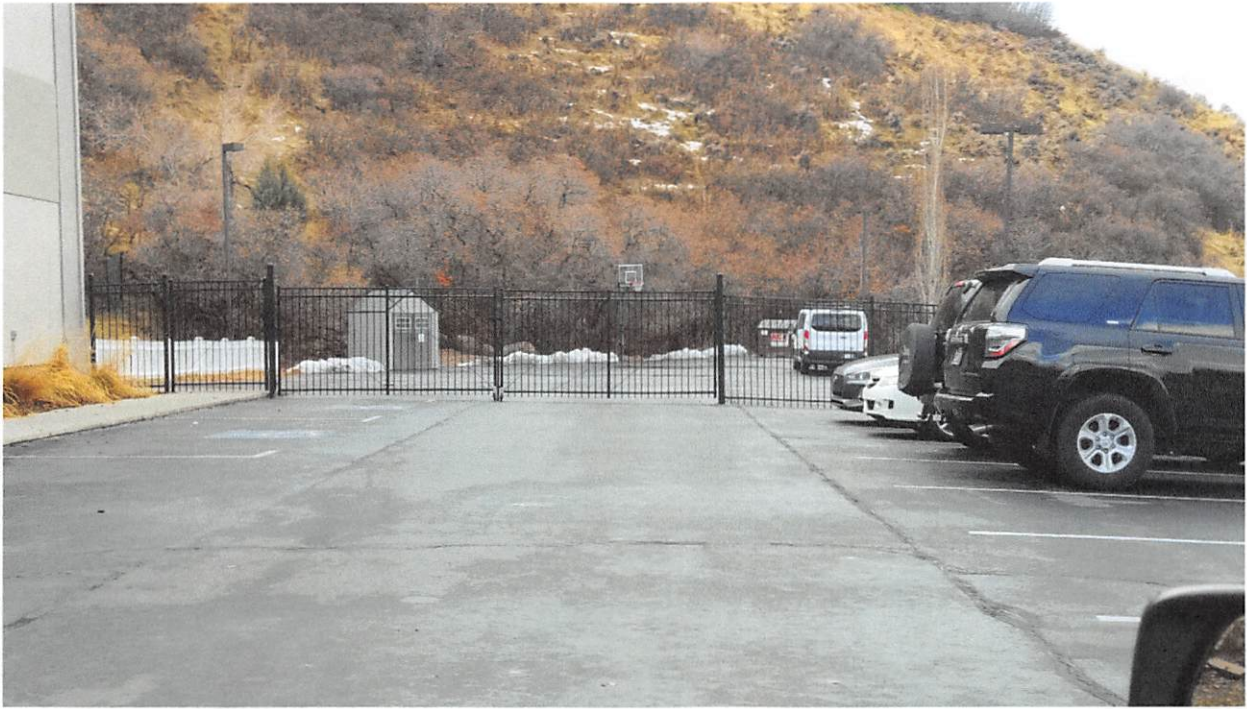
I strongly request that you send the item regarding the change in the general plan and zoning for the property located at 862 E Quail Valley Dr. back to the planning commission for review prior to and without any consideration on your part for the following reasons:

- There have been material changes in this property and the adjoining property since this item was presented to and reviewed by the planning commission and city staff.
 - The adjacent property is now a K-6 or 8 charter school with plans to expand to K-12
 - Over half of the parking lot for the adjacent property has been fenced off and is now used for play/exercise and contains basketball equipment. It was inadequate prior to being reduced in size.
 - A significant part of the property in the petition has been fenced off, with a 6 foot high metal fence and has play ground equipment in it for the younger children (K-3) in the charter school.
 - The balance of the property will not allow for the development of the number of residential units in this proposal.
- In the past this developer has been duplicitous in his presentations to the neighborhood, planning commission, and city staff. We are not sure what he really intends to do, as the proposal changes with each and every presentation.
- With the changes in the property itself we believe this developer should be required to begin again with a presentation to the neighborhood regarding his 'real intents' for the development of this property and move forward from there, based on the current status of the property itself and its relationship to his adjoining property.

Thank you,

Mike Roan
NE Area Rep
On behalf of the NHCs of Edgemont, North Timp, & Indian Hills.





20212

RECORDED AT THE REQUEST OF
Sharon J. Paulsen

1970 JUN 16 AM 10:00

UTAH COUNTY CLERK
DEPUTY
PR. ASST.
\$16.00

Paul Cook
3227 North
Stanger
Stanger
Stanger

20212

RESTRICTIVE COVENANT

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The undersigned, CARL R. KING and EARL COOK, as the owners of certain property hereinafter more particularly described, and for the purpose of voluntarily restricting the use of the described property which is located in a zone which will be classified under the zoning of Provo City as a P-0 Professional Office Zone hereby place upon the said property the following restrictions which shall go with the title to the property and be effective upon and restrict the use of the land for all subsequent purchasers thereof:

1. The property concerned is located in Utah County at 890 East 3650 North in Provo, Utah and is more particularly described as:

Commencing East 1230 feet more or less and South 715 feet more or less from the Southeast quarter corner of Section 19, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 13°02'30" West 352.62 feet to the South edge of 3650 North Street; thence North 89°57'50" East 180 feet more or less; thence along the arc of a 344.79 foot radius curve to the left 229.12 feet (chord North 70°55'27" East 224.96 feet); thence South 31°51'34" West 485.62 feet to the point of beginning. Area 1.47 acres more or less.

2. The following restrictions shall apply to the above described property and may be invoked by either the City of Provo or by any effected neighbor:

(a) The anticipated use will be for executive offices with the maintenance of a minor portion of the space for handball courts restricted to the use of employees on the premises and their guests.

(b) That the undersigned or their successors in interest will forego any other use than that set forth above even though an alternate use might be allowed by applicable zoning at some future date.

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(c) Should any future owner attempt to utilize the premises for anything other than the described uses, that such shall be treated as a violation of these covenants and restrictions and the City or any other person who owns property within the immediate vicinity will be entitled to petition for a rezoning of the property and for public hearings to determine an appropriate use of the property which will not be inconsistent with the surrounding zoning and said property may thereafter be rezoned to be consistent with the surrounding property uses in the neighborhood.

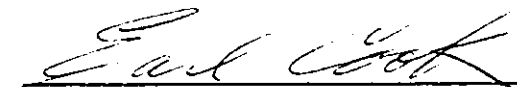
(d) That these restrictions and covenants may be canceled by the City Commission of Provo City only after a public hearing with notice to the neighborhood and all interested parties.

3. Should any property owner or the City feel that these covenants have been violated, they shall be entitled to seek and obtain an injunction against violation of these covenants and/or they shall be hereby authorized to rezone the property to be consistent with the adjoining property uses in a manner calculated to prohibit any future violations of these restrictions and covenants.

DATED at Provo, Utah, this 10th day of June, 1980.



CARL R. KING



EARL COOK

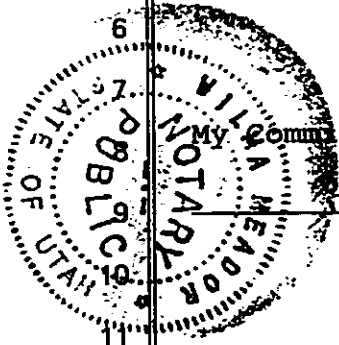
STATE OF UTAH,)
 : SS.
COUNTY OF UTAH.)

On this 10th day of June, 1980, personally

1 appeared before me CARL R. KING and EARL COOK, the signers of
2 the foregoing instrument, who duly acknowledged to me that they
3 executed the same.
4

5 Helma Meador
NOTARY PUBLIC

Residing at: Orin, Utah



My Commission Expires: 6-83

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