



October 30, 2012

# Notice of Public Hearing

Riverdale Planning Commission

Tuesday, November 13, 2012

Which begins at 6:30 p.m.

Riverdale Civic Center  
4600 South Weber River Drive  
Riverdale, Utah

The Riverdale Planning Commission will hold a public hearing to receive and consider public comment on a proposed rezone request from A-1 non-conforming to R-3 conforming for a property located at address 1751 W. 4800 S. Riverdale. The proposed language is attached to this notice and can be viewed at [www.riverdalecity.com](http://www.riverdalecity.com).

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the Riverdale City Recorder at 801-394-5541.

October 30, 2012

TO: Standard Examiner Legal Notices

### **PUBLIC NOTICE**

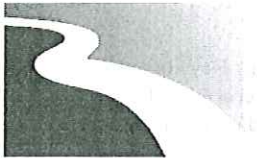
Riverdale City gives notice that on Tuesday, November 13, 2012, during the regular Planning Commission meeting, which begins at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Riverdale Planning commission will hold a public hearing to consider a rezone request from A-1 non-conforming to R-3 conforming for a property located at address 1751 W. 4800 S. Riverdale. The proposed language can be viewed at [www.riverdalecity.com](http://www.riverdalecity.com). Public comment is invited.

Publish one time on or before November 3, 2012.

### **PROOF OF PUBLICATION REQUIRED**

Please acknowledge receipt of notice by return fax or e-mail to:

Ember Herrick  
Riverdale City Recorder  
Fax: 801-399-5784  
Phone: 801-394-5541 ext 1232  
[EHerrick@riverdalecity.com](mailto:EHerrick@riverdalecity.com)



# Riverdale City

Community Development  
4600 So. Weber River Drive  
Riverdale, Utah 84405

## RIVERDALE CITY REZONE REQUEST APPLICATION

DATE SUBMITTED 10/30/12 FEE SCHEDULE: **\$250**

APPLICANT NAME Scott Larsen PHONE NUMBER: 801-698-2788

APPLICANT ADDRESS 3755 Washington Blvd #5  
Ogden UT 84403

ADDRESS OF SITE 1751 W. 4800 S. Riverdale

PROPERTY OWNER Owen Federal Bank / Solomon Bros.

PRESENT ZONING A-1

PRESENT USE: Built as a 4-plex, dilapidated structure  
been vacant and a blight for several years.

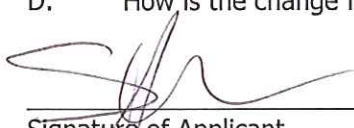
PROPOSED ZONING R-3

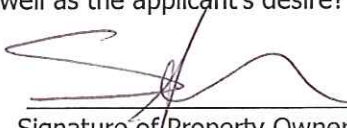
PROPOSED USE: 4 plex, continue the use the property  
was originally built for.

PROPERTY ACREAGE: .43

Answer the following questions with specifics on a separate sheet. This information will be forwarded to the Planning Commission members for review.

- A. Why should the present zoning be changed?
- B. How is the proposed change in harmony with the City General Plan for this area?
- C. If the proposed change is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
- D. How is the change in the public interest as well as the applicant's desire?

  
\_\_\_\_\_  
Signature of Applicant

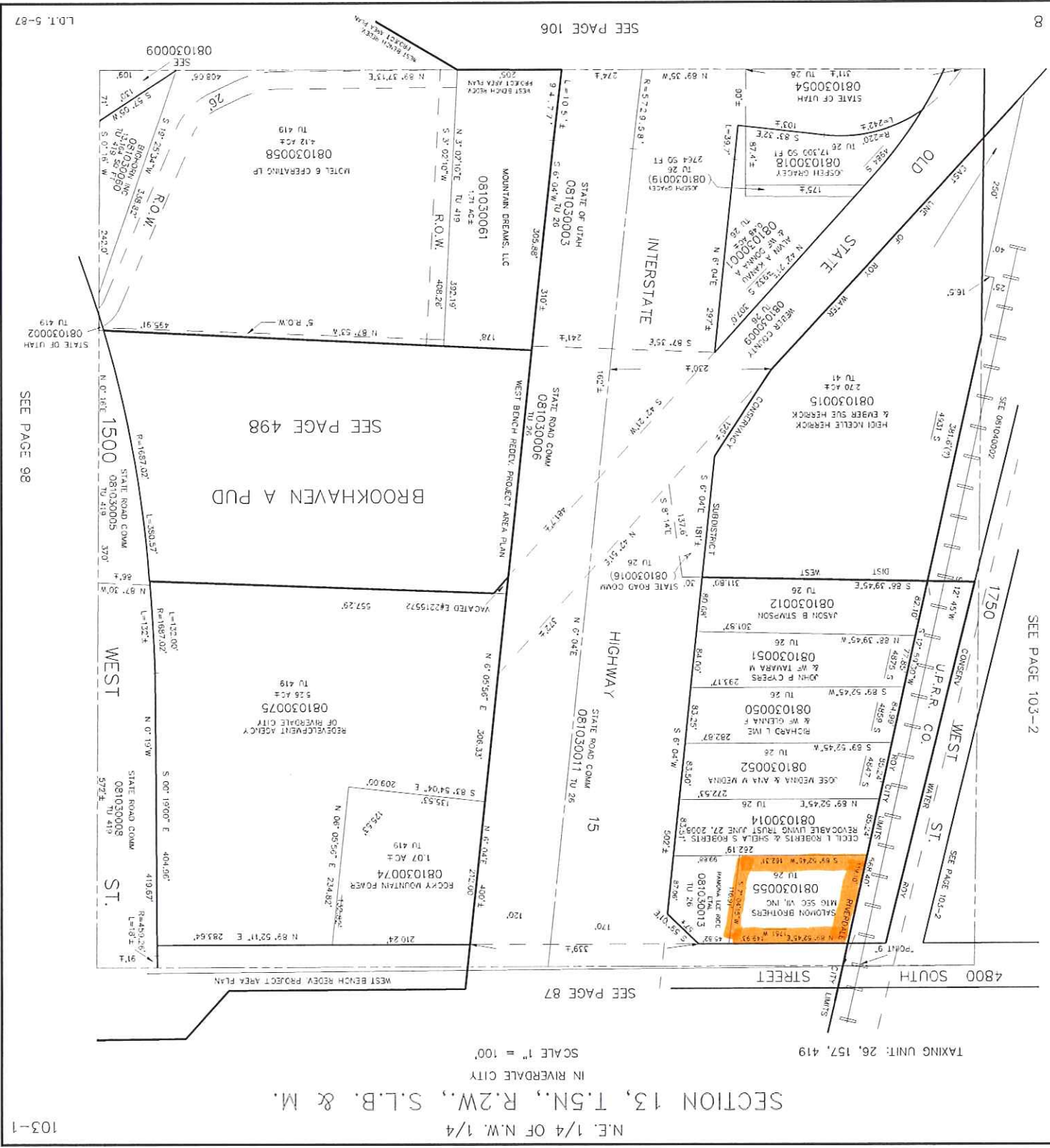
  
\_\_\_\_\_  
Signature of Property Owner

I authorize Scott Larsen & Kier Mader to act as my representative in all matters relating to this application. *SEVER Golden Gate Realty Representative of owner*

N.E. 1/4 OF N.W. 1/4 SECTION 13, T.5N., R.2W., S.L.B. & M. IN RIVERDALE CITY

SCALE 1" = 100'

TAXING UNIT: 26, 157, 419



SEE PAGE 98

L.D.I. 5-87

SEE PAGE 106

SEE PAGE 103-2

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**Legal Description**

*\* For Tax Purposes Only \**

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AT A POINT 1543.3 FEET NORTH 89D52'45" EAST AND SOUTH 12D59'30" WEST 33.88 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13, AND RUNNING THENCE NORTH 89D52'45" EAST 149.93 FEET; THENCE SOUTH 7D04'15" WEST 116.91 FEET; THENCE SOUTH 89D52'45" WEST 162.31 FEET; THENCE NORTH 12D59'30" EAST 119.10 FEET TO THE PLACE OF BEGINNING.