

We are asking that the City place the same requirements on our Pear Tree Lot as it has placed on all the neighboring lots along the length of the Lane, and that it lift a plat note restriction that has been placed on it.

Brief history-

We were leasing the Pear Tree land for our sheep, and when the owner, JC Borders, encountered medical and financial difficulties, we offered to buy it in 2013. Neither the Owner's Disclosure Forms nor the Title insurance showed that 10 years earlier the City, after a Quit Claim subdivision, had placed a plat note on the land that re-established a 1998 subdivision requirement that prior to development, the owner must pave, sidewalk, and gutter the lot. A previous owner, Andrew Riley, walked away from his project because of the requirement, and we have subsequently lost 3 written offers to purchase it due to the uncertainty surrounding the plat note restriction. Meanwhile the contiguous lot next door has been subdivided and a manufactured home, four sheds, a large motor home, and a huge shipping container have all been added with no requirement from the City to pave, sidewalk, or gutter. And the identical lot to ours on the flip side of the Borders property, also sold without any restriction on it *and is currently being developed.*

We request that there be equal application of development requirements, particularly since meeting them for building a single residence may exceed the assessed value of the property. Thank you.