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October 22, 2012

Steve Pastorik
Planning and Zoning Department
3600 Constitution Blvd.
West Valley City, UT 84119

Re: Re-Zone Amendment Application Letter Request

Dear Steve,

Thank you for the opportunity to provide this letter requesting the rezone of the following properties:

Parcel ID: 2001101001 - 5549 West 4100 South
2001101002 - 5503 West 4100 South
2001101030 - 5549 West 4100 South

Currently these properties are under contract with a buyer who intends to change the existing uses to commercial use which is compatible and consistent with the current West Valley City General Plan for these properties. The current zone for these properties is agriculture and the proposed zone change is to C-1. To date both the northwest and southwest corners of this intersection are currently developed as commercial uses. Once the Mountain View Corridor is built to 4100 South, traffic at the intersection of 5600 West and 4100 South will increase, making this corner a good candidate for commercial use.

The buyers are working with several different users for these properties and to date have not finalized any deal. Each tenant in consideration will be permitted in the proposed C-1 zone. It is the intent of the buyer to continue work with West Valley City and UDOT to ensure that the development take into consideration the construction of the intersection of 4100 South and 5600 West. The estimated construction timeline for this development will be midsummer 2013.

Thank you for your consideration of the rezone application. If you have any questions please feel free to contact me at 801-274-2002 or email dhansen@thedrhcompany.com. Thank you again for your time, I look forward to hearing from you.

Regards,

Dee Hansen