

PROPOSAL  
FOR  
GENERAL PLAN AMENDMENT  
UNIVERSITY AVENUE 3470, L.C.

- Description of the proposed amendment request: It is proposed that the Provo City General Plan be amended to change the parcel described herein from the commercial land use category to the residential land use category.
- Written statement specifying the potential use of property within the area of the proposed amendment: It is proposed that six residential townhomes be constructed on the subject property as part of a Mixed Use Project submitted to Provo City under the name of Courtyard at Jamestown Expansion
- Written statement explaining why the existing General Plan Designation for the area is no longer appropriate or feasible: The subject parcel is situated immediately east of a proposed retail center and will not have commercial exposure to University Avenue. The proposed townhomes will face 100 East Street. There is an existing residential twin home development situated directly to the East of the subject parcel which also faces 100 East Street. The proposed project will be compatible with the existing twin home development.
- Analysis of the potential impacts of the proposed amendment on existing infrastructure and public services: Dudley & Associates, Inc. has designed a Utilities and Grading Plan for the subject parcel and adjoining parcels as part of the Concept Plan for Courtyard at Jamestown Expansion. Dudley & Associates has determined that the existing infrastructure and public services will not be adversely impacted by the proposed townhome project
- A complete and accurate legal description of the area to be changed:

Commencing at a point located South 00°36'48" East along the Section line 1163.99 feet and East 52.17 feet from the East quarter corner of Section 19, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°22'47" East 163.12 feet; thence along the arc of 405.60 foot radius curve to the left 64.32 feet (chord bears South 15°10'32" East 64.25 feet); thence along the arc of a 297.00 foot radius curve to the left 31.81 feet (chord bears South 24°56'46" East 31.79 feet); thence along the arc of a

269.00 foot radius curve to the right 131.52 feet (chord bears South 14°00'25" East 130.22 feet); thence South 89°29'48" West 184.59 feet; thence North 00°36'48" West 171.22 feet to the point of beginning.

AREA=26,758 sq. ft. or 0.61 acre

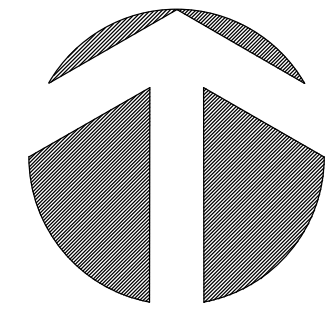
Dated: October September 28, 2022

SOLE PROPERTY OWNER:

UNIVERSITY AVENUE 3470, L.C.  
A Utah Limited Liability Company,

By: \_\_\_\_\_

Douglas A. Nielson, Manager

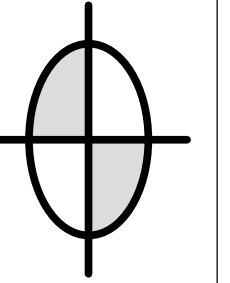


NORTH  
1" = 30'

# Courtyard @ Jamestown

Provo

Utah



DUDLEY AND ASSOCIATES  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252



Vicinity Map

DOUG NIELSEN  
PROPERTY DESCRIPTION  
PROVO, UTAH  
AUGUST 22, 2019

Commencing at a point located South 00°36'48" East along the Section line 1163.92 feet and East 57.52 feet from the West quarter corner of Section 19, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°23'12" East along 3470 North Street 88.36 feet; thence along 100 East Street the following 6 courses; along the arc of a 18.00 foot radius curve to the right 24.83 feet (chord bears South 51°05'47" East 22.91 feet), along the arc of a 316.00 foot radius curve to the left 90.64 feet (chord bears South 19°47'48" East 90.33 feet), along the arc of a 250.00 foot radius curve to the right 47.51 feet (chord bears South 22°34'13" East 47.44 feet), along the arc of a 250.00 foot radius curve to the right 74.72 feet (chord bears South 08°33'45" East 74.44 feet), South 47.95 feet, along the arc of a 250.00 foot radius curve to the right 87.78 feet (chord bears South 10°03'35" West 87.33 feet); thence South 89°23'11" West 11.63 feet; thence along the arc of a 246.63 foot radius curve to the left 84.20 feet (chord bears North 70°04'36" West 83.79 feet); thence North 93.75 feet; thence along the arc of a 200.00 foot radius curve to the left 68.70 feet (chord bears North 09°45'01" West 67.74 feet); thence North 19°30'02" West 132.53 feet; thence along the arc of a 80.00 foot radius curve to the right 26.37 feet (chord bears North 10°03'25" West 26.25 feet); thence North 00°36'48" West 10.07 feet to the point of beginning.

AREA=35,875 sq. ft. or 0.82 acre

**Developer:**

Doug Nielsen  
3575 North 100 East, Suite 175  
Provo Utah 84604-6652  
801 361-0040

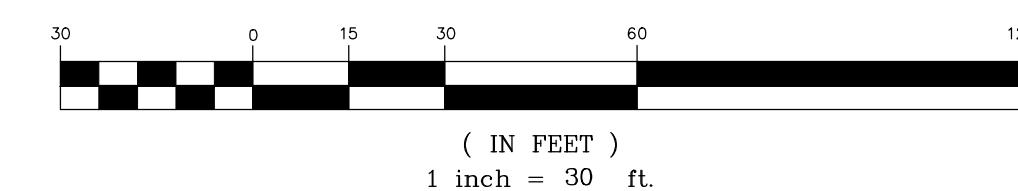
**Engineer:**

Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
801-224-1252

**Site Data:**

Zone = LDR & SSC  
Total Area = 2.35Acre  
Total number of Units = 6 (12 UPA)  
Parking Requirements = 1.25 Per Unit

GRAPHIC SCALE



Total Area  
102,507 SF  
2.35 AC

Courtyard at Jamestown  
Lot 5

**CAUTION!!! Notice to contractors**

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

**Know what's below. 811**  
Call 811 before you dig.  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
www.bluestakes.org  
1-800-662-4111

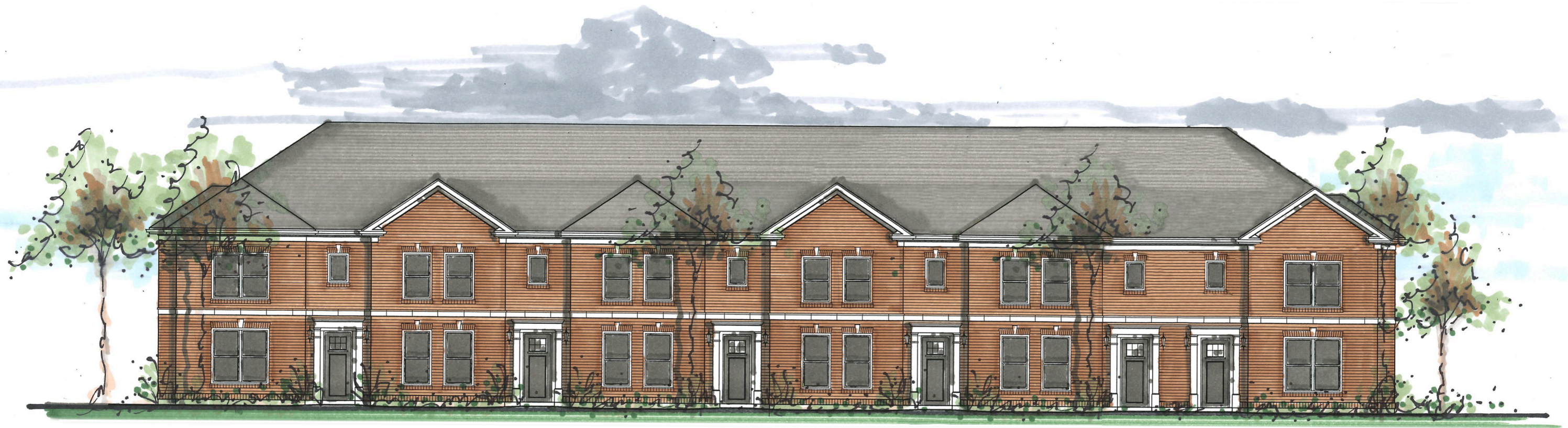
Courtyard @ Jamestown  
**Re Zone Map**

Revisions  
6-7-2021

Date  
1-11-2019  
Scale  
1"=30'  
By  
BHT  
Tracing No.  
L - 14445

Sheet No.  
**C - 1**





# NIELSON TOWNHOMES

FRONT & RIGHT ELEVATION - 6 UNIT MODEL



THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.