

From: [Jehren Raney](#)
To: [Clerk](#)
Subject: Ordinance 220997
Date: Tuesday, December 13, 2022 2:56:31 PM

To: Clerks Office

I hope this email finds you well. My name is Jehren Raney. I am the CEO of RCR Developers LLC. The reason for my email is in regards to zoning, and ordinance 220997. As a small level developer in the urban area, the zoning restrictions have been a huge obstacle financially and time wise. In 2018 I bought a lot at 2830 Campbell. When it was sold to me it was sold as two lots(2828, 2830) and I didn't realize until closing that it was one lot. I was told that it was easy to get them back to the original two lots by my realtor.

Fast forward to spring of 2022, plans for 2828 Campbell were in review with City Planning. Zoning didn't pass the plans at first. After quite a bit of back and forth with Planning they approved plans for permit but added that the city was ironing out this ordinance. To build on the other lot(2830 Campbell) my options are to wait for the ordinance change to respect original property lines, or pay for a civil engineer to do another survey for the split, which is about \$4,500. I have already paid \$4,000 for a site survey that reflects the original lot lines.

To my understanding the ordinance is going to be discussed again and possibly amended this week. It would be a great benefit for a developer like myself to have restrictions lifted. Building is a risk as it is, but having obstacles that slow the process and add unnecessary cost elevates the risk. Please consider respecting original lot lines.

Thank you,
Jehren