

CITY OF GRAND JUNCTION
PETITION FOR VARIANCE



DATE RECEIVED: _____

FILE NO.: 192 94

RECEIVED BY: _____

RECEIPT NO.: _____

PROPERTY OWNER: Thomas M. Wilkinson

MAILING ADDRESS: 193 27 Road , Grand Junction Co. 81503

PHONE: (HOME) 241-2821 (WORK) 241-2821

I (We), the undersigned, hereby petition for a variance on the property located at:

ADDRESS: 211 Walnut

TAX SCHEDULE #: 2945-112-00-067 ZONE CLASSIFICATION RSF-5

1. Section(s) of the City of Grand Junction Zoning and Development Code which are requested to be varied:

RSF-5 Setbacks: 5'(side) 20'(front) 25'(rear)

Original
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From Office

I (WE) HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE AND COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION. WE RECOGNIZE THAT WE, OURSELVES, OR OUR REPRESENTATIVE MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RESCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA.

X Thomas M. Wilkinson
Signature of Property Owner

X _____
Signature of Joint Property Owner

Nov 3rd, 1994
Date

Date

SUBMITTAL CHECKLIST

VARIANCE

Location: 211 Walnut

Project Name: PSF-5 Setbacks

192 0 1

ITEMS

DISTRIBUTION

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DESCRIPTION
Dve 2nd Wednesday
of month for
hearing 2nd Wed
of following month

SSID REFERENCE

- City Community Development
- City Dev. Eng.
- City Utility Eng.
- City Property Agent
- City Attorney
- City Board of Appeals (6 sets)
- City Downtown Dev. Auth.
- City Parks and Rec.
- County Planning
- Walker Field
- Grand Jet Drainage

TOTAL RECD

<input checked="" type="checkbox"/> Application Fee \$180	VII-1	1																		
<input checked="" type="checkbox"/> Submittal Checklist*	VII-3	1																		
<input checked="" type="checkbox"/> Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input checked="" type="checkbox"/> Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input checked="" type="checkbox"/> 11x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input checked="" type="checkbox"/> Evidence of Title	VII-2	1		1	1															
<input checked="" type="checkbox"/> Appraisal of Raw Land	VII-1	1																		
<input checked="" type="checkbox"/> Names and Addresses	VII-3	1																		
<input checked="" type="checkbox"/> Legal Description	VII-2	1																		
<input type="checkbox"/> Deed	VII-1	1			1															
<input type="checkbox"/> Easement	VII-2	1	1	1	1	1														
<input type="checkbox"/> Avigation Easement	VII-1	1			1															
<input type="checkbox"/> ROW	VII-3	1	1	1	1	1														
<input checked="" type="checkbox"/> General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input checked="" type="checkbox"/> Location Map	IX-21	1																		
<input checked="" type="checkbox"/> Vicinity Sketch / Site Plan	IX-33	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 10/19/94
Conference Attendance: Kristen Ashbeck, Tom Wilkinson

Proposal: _____

Location: 211 Walnut

Tax Parcel Number: 2945-112-00-067

Review Fee: \$180

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____

Adjacent road improvements required? _____

Area identified as a need in the Master Plan of Parks and Recreation? _____

Parks and Open Space fees required? _____ Estimated Amount: _____

Recording fees required? _____ Estimated Amount: _____

Half street improvement fees required? _____ Estimated Amount: _____

Revocable Permit required? _____

State Highway Access Permit required? _____

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____

Avigation Easement required? _____

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
- Drainage
- Floodplain/Wetlands Mitigation
- Other _____
- Screening/Buffering
- Landscaping
- Availability of Utilities
- Land Use Compatibility
- Traffic Generation
- Geologic Hazards/Soils

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X Tom Wilkinson
Signature(s) of Petitioner(s)

X _____
Signature(s) of Representative(s)

Grand Junction Drainage Dis. Thomas A Halter 111
2586 Hiway 6 & 50 1923 No. 2nd Court
Grand Jct. Co. 81505-7167 Grand Junction Co. 81501-2106

Kimberly J. Emrich
230 Walnut Avenue
81501-7451

Eddie D. Cisneros
183 E 4800 S
Murray Utah 84107-3848

Gail R. Mosher
1932 No. 2nd Court
Grand Jct. Co. 81501-2106

Alan B. Bower
210 Orchard Avenue
Grand Junction Co. 81501-2154

Louis M Hall
P.O. Box 40222
Grand Jct. Co. 81504-0222

Peter J. Tait
225 Walnut Ave.
Grand Jct. Co. 81501-7450

Nellie L. Jones
128 Hillcrest
Grand Jct. Co. 81501-7442

Brach Enterprises
444 E. Scenic Drive
Grand Jct. Co. 81503-1570

Lahoma F. Warrington
245 Walnut Avenue
Grand Jct. Co. 81501-7450

Hillcrest Professional Group
% Dr. Wilford Moses
132 Walnut Avenue
Grand Jct. Co. 81501

Lynda J. Bayman
130 Orchard Avenue
Grand Jct. Co. 81501-2154

Gerald W. Redd
221 Walnut Avenue
Grand Jct. Co. 81501-7450

Thomas Wilkinson
193 27 Road
Grand Junction, CO 81503

Jamie R. Richardson
132 Orchard Avenue
Grand Jct. Co. 81501-2154

Jerald W. Capps
124 Hillcrest Drive
Grand Jct. Co. 81501-7442

Grand Junction Drainage
2586 Highway 6 & 50
Grand Junction, CO 81505

Charles L. Coleman
148 Orchard Avenue
Grand Jct. Co. 81501-2154

Ralph Pacini
125 Hillcrest Drive
Grand Jct. Co. 81501-7442

City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81501

~~Roy/R./Hansen~~
~~212 Orchard~~

Joseph M. Lacy
155 Hillcrest
Grand Jct. Co. 81501-7442

Roy C. Hansen
212 Orchard Avenue
Grand Jct. Co. 81501-2154

Earl W. Gerharter
127 Hillcrest
Grand Jct. Co. 81501-7442

192 94

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Cash R. Bartimus
1913 No. 2nd Court
Grand Jct. Co. 81501-2106

Robert L. Richardson
220 Walnut
Grand Jct. Co. 81501-7451

POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) MUST be posted at least 10 days before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within three working days to receive full refund of the sign deposit. For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the hearing agenda.

I have read the above information and agree to its terms and conditions.

Tom Wilkinson 11/28/94
SIGNATURE DATE
FILE #/NAME # 192-94 RECEIPT # 1806
PETITIONER/REPRESENTATIVE: Tom Wilkinson PHONE # 241-2821
DATE OF HEARING: 12/14/94 POST SIGN(S) BY: ~~#128/94~~
DATE SIGN(S) PICKED-UP 11/28/94 12/2/94
DATE SIGN(S) RETURNED 12-14-94 RECEIVED BY: RSE

✓ #40075831

50⁰⁰

REVIEW COMMENTS

Page 1 of 1

FILE #192-94

TITLE HEADING: Variance - Rear Yard Setback

LOCATION: 211 Walnut

PETITIONER: Thomas Wilkinson

PETITIONER'S ADDRESS/TELEPHONE: 211 Walnut
Grand Junction, CO 81501
241-2821

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., DECEMBER 1, 1994.

CITY UTILITY ENGINEER
Bill Cheney

11/9/94
244-1590

No comment. The way the lot is depicted on the drawing there is no access to Walnut Avenue.

CITY DEVELOPMENT ENGINEER
Jody Kliska

11/10/94
244-1591

No comment.

GRAND JUNCTION DRAINAGE DISTRICT
John Ballagh

11/16/94
242-4343

The Drainage District has worked out the easements as shown on the sketch provided by Mr. Wilkinson. He does need to complete the official easement papers. The Drainage District SUPPORTS the rear yard setback variance request at 211 Walnut.

The sketch is being returned with need easements highlighted (SEE ATTACHED). If Mr. Wilkinson will provide a copy of his survey, the District will prepare the legal for the easement.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

11/22/94
244-1437

1. Will need copy of recorded easements (see Grand Junction Drainage comments) prior to issuing Planning Clearance for Building Permit.
2. Driveway between Walnut Avenue and garage restricted to 10.07' width of property. Encroachment onto neighboring property would require an easement.
3. Parcel does not correspond to shape of parcel on assessor's map - particularly the portion along Walnut Avenue. Revise drawing to show property accurately.

2945-112-00-069

Sheet 1 of 3

FROM

(192-94 VARIANCE)

CHARLES COLEMAN

148 ORCHARD AVE.

DATE - 4-12-94

MY PROPERTY BORDERS THE BACK OF THIS
PROPERTY ASKING FOR VARIANCES.
(I AM OPPOSED TO THESE VARIANCES)
IT WILL CAUSE ENROUCHMENT ON MY
PROPERTY BEING ONLY 9' - 9 1/2' BETWEEN.
AND THESE FOOTAGE ARE QUESTIONABLE
DUE TO THE COVERING OF DRAINAGE
DITCH.

I HAVE LIVED AT 148 ORCHARD SINCE 1948.
IN THE LATE 1950^s A DRAINAGE DITCH
THAT RAN BETWEEN THE TWO PROPERTIES WAS
COVERED UP BY LOUIS BRACH FROM 1ST
TO MY PROPERTY + 20'. I USED THIS TO
GET TO MY BACK OFF WALNUT AVE. THE
DITCH CO. ALSO USED IT TO CLEAN OUT
THE DEBREA GRATES. I THOUGHT IT WAS THE
DITCH CO. EASEMENT. I WAS NEVER TOLD
OR WARNED THAT I WAS TRASPASSING. THEN
IN 1987 THE DRAINAGE CO COVERED UP
THE DITCH FROM MY PROPERTY EAST TO

WALNUT CT. AND REROUTED THE PART
THAT HAD BEEN BURIED ^(LATER 1950) PREVIOUSLY.
THE REROUTE WENT ACROSS MY PROPERTY
ON THE WEST CORNER DIFFERENT FROM WHAT
IT WAS. THEN IN OCT. 1990 I GET
THIS LETTER FROM PRUDENTIAL (MTN. REALTY)
THAT SAID I WAS ENCRDACHING ON THIS
PROPERTY OF THEIR CLIENTS. I SAID
I WASN'T THAT I WAS 3' SHORT OF
MY CORNERS & I SHOULD GAIN LAND
WITH THE COVERING OF DRAIN DITCH.
THEY SAID I WOULD NOT GAIN ANY
THAT IT WAS THEIR CLIENTS. I AGREED
WITH HIM TO HAVE BOTH PROPERTIES
SURVEYED SO WE COULD SETTLE OUR DISPUTE.
I WOULD PAY $\frac{1}{2}$ & HE WOULD PAY $\frac{1}{2}$ OF
CHARGE. I AGREED TO HAVE UDELL WILLIAMS
TO SURVEY. I DID NOT HEAR ANYTHING
FORM HIM AFTER THAT. THEN IN THE
SPRING 1994. WILKERSON & CO. SAID THEY
HAD OWNERSHIP THAT THEY WERE GOING
TO SURVEY. A STAKE WAS PLACED
ABOUT 30' OVER ON MY WEST CORNER
TO THE SOUTH, THEN I CALLED

Udell Williams to have mine surveyed. He surveyed 7-1994. My fence was short of where it should have been. I moved it to the survey. No footage for the covering of drain ditch I should have gained. Wilkerson & Co. got that (ambiguous description) footage clear to SO. side of drain ditch when it should have been on NORTH side.

Residents to the west of me are having disputes now over same. Due to re-route of drain ditch.

NOTE: This lot originated off 121 Walnut property holding at one time 1983.

Charles L. Leman

December 8, 1994

Board of Appeals
Community Development
250 N. 5th St.
Grand Jct., Colo. 81501

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

DEC 09 1994

RE: # 192-94 Variance from rear yard setback
and minimum lot area - 211 Walnut Avenue

This letter is to let you know that we are strongly opposed to any variance being granted that would allow a house to be built on the land in question at 2nd and Walnut Avenue for the following reasons.

1. CHANGE IN NATURAL DRAINAGE

High water in the covered ditch area east of the proposed building site would not have a place to run. The open drainage ditch provided for this eventuality. In 1987 the drainage ditch was replaced with pipe and covered over. The natural lay of the land is the only replacement for drainage of the area. A building at the proposed location would set up a water trap directly behind my property. Western Colorado

has been known to have flash floods. I would ask that this be considered, as damage to my property could occur if this lot is built upon.

2. OVERCROWDING OF AREA

Walnut Avenue makes a sharp southward curve at the North end of the proposed building site. This curve is what makes the lot so small. Our neighborhood consists of houses reasonably spaced along Walnut Avenue and Orchard Avenue and we enjoy a feeling of open space. This is not by accident. The foresight of reasonable people provided for setbacks on buildings and minimum lot dimensions. I do not feel that because of growth in the community we must start building in every small space that is available. There is plenty of open ground in our county that can be developed. I would ask that variances not be granted next to my property. A building at this proposed location would appear crowded and possibly lower the valuation of all properties that are near it. It would be a detraction from the view we enjoy in that direction. This lot

should never have been split from the lot at 221 Walnut Avenue in my opinion. To build on this lot would be a continuation of poor decision making.

3. PUBLIC SAFETY HAZARD

A building on this lot would cause a safety hazard to motorists on Walnut Avenue. The proposed garage location would have the occupants of the property backing out onto Walnut Avenue. The sharp curve that Walnut Avenue takes at the proposed driveway entrance restricts the view and would cause a hazard to vehicles traveling westbound. Eastbound traffic would also be affected as the grade from the proposed building site to the street is quite steep. This would not allow motorists to see an automobile backing onto Walnut Ave. until the last possible moment.

The area east of the lot has had to have been accessed at various times by police checking on the rear of the properties bordering this area. On the eventuality of a fire to one of these

properties there would be no way for the police and fire department to access this area. I ask that the variances not be granted because my property has only a 20 foot frontage on Orchard Avenue, restricting emergency personnel in the front. With a building at the proposed location the access to the rear of my property by emergency personnel would be severely blocked. The closest fire hydrant to my property is on Walnut Avenue. The close proximity to my property of a building would increase the risk of fire being able to jump from that location to my property. I consider this building a needless risk to my family and myself.

Sincerely,

B. Alan Bower

Lisa H. Bower

210 Orchard Ave.

Grand Jct., Colo. 81501

12/12/94

Dear Sirs:

This letter is in reference to the notice I received in the mail in regards to a variance on a lot located at 211 Walnut Ave(#192-94). I understand Mr. Wilkinson's desire to build on his property, however, I do have several concerns. Although I have not had the time to research it, I was told by a neighbor, Chuck Coleman, that the property mentioned was once part of my lot. It seems like an odd place to put a dwelling and it will be very close to my property. I'm concerned that the residents will possibly use my property directly to the north, as they will be very limited for space.

Because it is such a small house, I'm assuming that it will be built as a rental. I am already unhappy that the house to the west of me at the present time is a rental in very bad condition. It does nothing for the neighborhood and I believe if it were a nicer house, my home would probably appraise for more. If another rental were constructed, it would further depreciate values.

I also wonder why it is that Mr. Wilkinson can put a house on such a small lot but the city denied Mr. Coleman that right.

I question how the drainage problem will be dealt with. I foresee that the residents will have the same problem that I do and that is that when it rains, all the water comes off the street and through my yard like a river. The lot at 211 looks to be even worse than my lot.

Thank you for listening to my concerns as well as those of my neighbors.

Sincerely,

Jerry Redd

Against: Charles Coleman
(see 4/7/94)
Alan Bower
Linda Redd

BOARD OF APPEALS - STAFF REVIEW

FILE: 192-94

DATE: December 6, 1994

REQUEST: Rear Yard Setback from 25 feet to 9 feet
Minimum Lot Size from 6,500 square feet to 6,000 square feet

LOCATION: 211 Walnut Avenue

APPLICANT: Thomas Wilkinson

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Single Family Residence with Attached Garage

SURROUNDING LAND USE: All Single Family Residential

EXISTING ZONING: Residential Single Family 5 units per acre (RSF-5)

SURROUNDING ZONING: All RSF-5

ZONING AND DEVELOPMENT CODE REQUIREMENTS:

Section 4-2-5 A. - Minimum Lot Area: 6,500 square feet

Section 4-2-5 F. - Minimum Rear Yard Setback, Principal Structure: 25 feet

VARIANCES REQUESTED:

500 square feet, allowing a 6,000 square foot lot

16 feet, allowing a 9 foot rear yard setback

APPLICANT'S REASON FOR REQUEST: The applicant is proposing to build a small single family residence with an attached garage on this parcel. The lot has an unusual configuration and easements required by the Grand Junction Drainage District pose additional constraints to the buildable area. The parcel previously met the minimum lot area, but a recent adverse possession claim reduced the lot to its current size and configuration.

STAFF ANALYSIS: Granting these variances will allow for a reasonable use of the property--construction of a 704 square-foot residence with an attached garage. It is reasonable to allow a variance in order for the lot to be buildable.

- easement does
include northwest
triangle

The construction will improve the value of this as well surrounding properties and will have no adverse impact on the neighboring parcels.

FINDINGS OF REVIEW:

No Conflict with Public Interest. It is within the public interest to allow for the reasonable use and improvement of property.

Exceptional Conditions / Undue Hardship not Self-Inflicted. In this case, the undue hardship/exceptional conditions are the configuration of the parcel and the required drainage easements.

Not Detrimental to Public Health, Safety or Welfare. The granting of this variance will not be detrimental to the public health, safety or welfare.

No Reasonable Use of Property without a Variance. Without this variance, the property cannot be developed for a reasonable single family residential use.

Not Injurious to or Reduce Value of Surrounding Properties. This variance will not adversely affect the surrounding properties.

STAFF RECOMMENDATION: Approval of the variance for minimum lot area. Approval of the variance for rear yard setback.

- Check zoning of property - proximity to
other lots
- recording easements as required by
as per zoning

211 Walnut Street

Sch # 2945-112-00-067

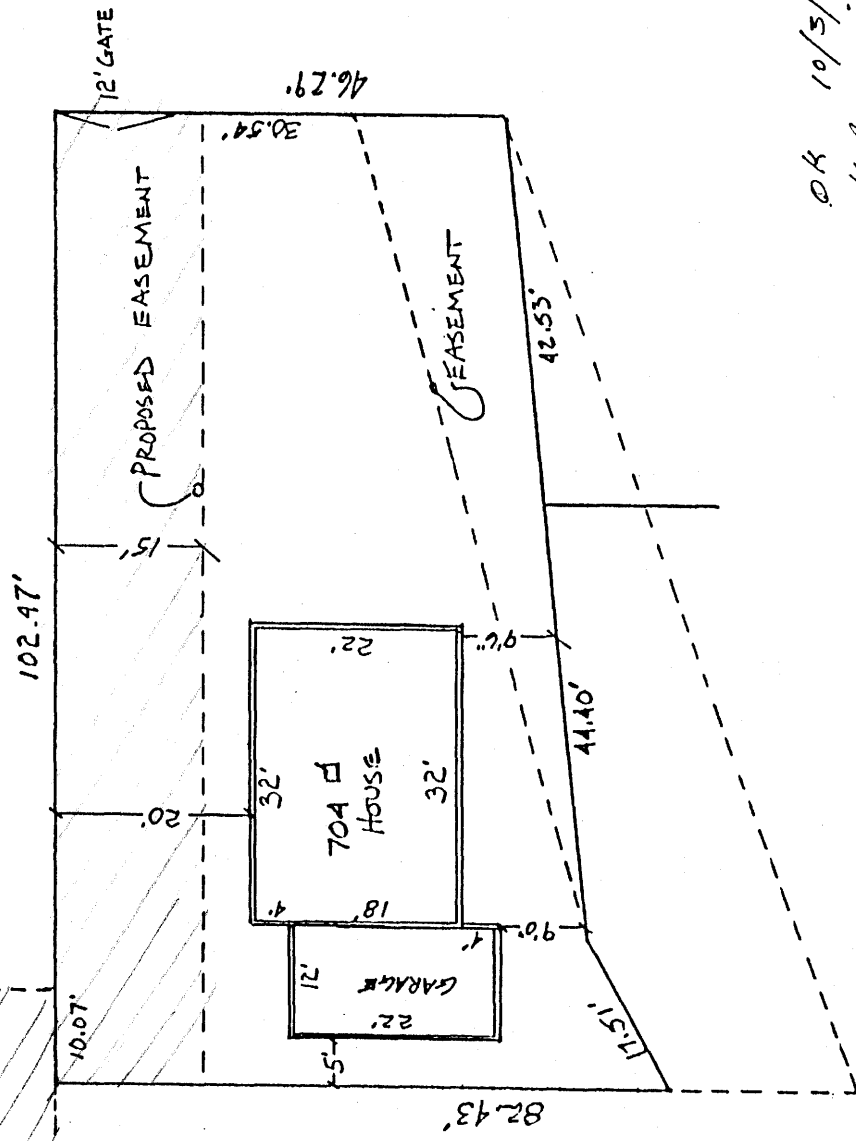
PROPERTY DESCRIPTION:

All that part of the following described property lying North of the drainage ditch beginning at a point from whence the West Quarter corner of Section 11 Township 1 South, Range 1 West of the Ute Meridian, bears 420.5 feet due West and 330 feet on a bearing South 0°06' East; thence due East 102.5 feet; thence due South 55 feet; thence South 72°43' West 107.2 feet; thence due North 86.9 feet to the place of beginning; TOGETHER WITH a tract or parcel of land located in Lot 43 of Hillcrest Manor Subdivision, Section 11, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows: Commencing at the West Quarter corner of said Section 11; thence North along the West line of the SW¼ NW¼ said Section 11, 330 feet to the South line of said Hillcrest Manor subdivision; thence along said South line East 401.00 feet to the True Point of Beginning which is a non-tangent point of a curve and the Southerly boundary of Walnut Avenue; thence along said boundary along the arc of a 99 foot radius curve to the left 38.81 feet (the chord of the arc bears North 55°55' East 35.98 feet) thence South 20.60 feet to the South line of said Hillcrest Manor Subdivision; thence West along said South line 29.50 feet to the Point of Beginning, Mesa County, Colorado.

Property Description and Easements of Record per First American Title Insurance Company, Commitment No.115296, dated February 16, 1993.

Original
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From Office

WALNUT AVENUE
EASEMENT



Original
Do Not
Remove
192 04

SCALE 1" = 20'0"

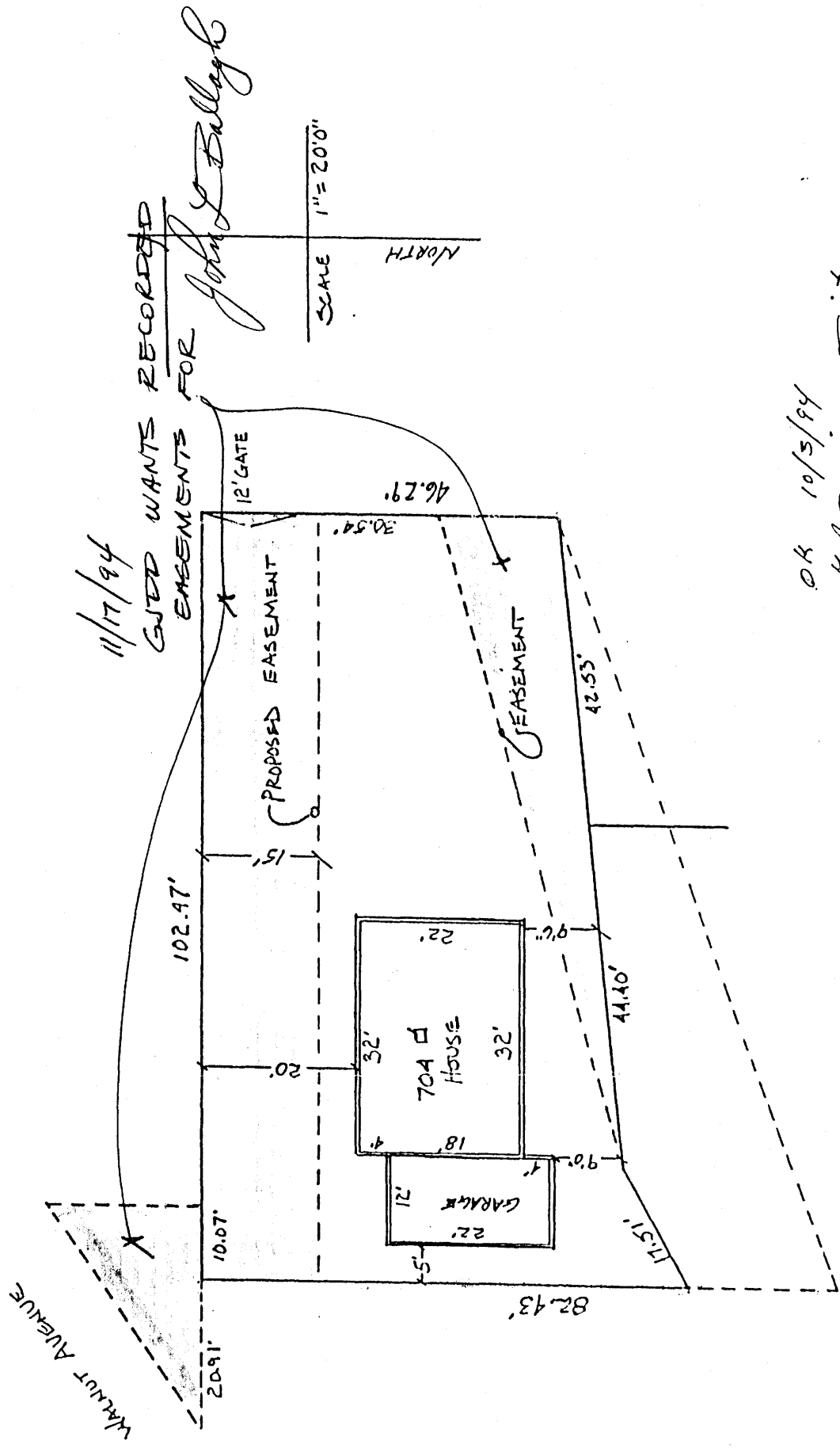
NORTH

OK 10/5/94
H. J. Dravidge Dist
John L. Ballagh, Mer.

2945-112-00-067

#192-94

211 Walnut



11/17/94
 GUDD WANTS RECORDED
 EASEMENTS FOR *John L. Ballagh*

SCALE 1" = 20'0"
 NORTH

OK 10/5/94
 H. J. Drainage Dist
 John L. Ballagh, Mer.

2945-112-00-067