



DEVELOPMENT APPLICATION

Community Development Department
250 North 5th Street, Grand Junction, CO 81501
(303) 244-1430

Receipt #2198
Date 4-3-95
Rec'd By KSC
File No. 22-95-65

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input checked="" type="checkbox"/> Rezone		0.46 Acres	2582 F RD. GJ	From: RSF-4 To: BUSINESS	BUSINESS
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
CLIFFORD G. HARWIN		SCOTT HAYDUK
Name	Name	Name
2582 F. ROAD		1015 N. 7th ST.
Address	Address	Address
GRAND Jct. CO 81505		GRAND Jct CO 81501
City/State/Zip	City/State/Zip	City/State/Zip
303 / 243 - 8528		303/242 - 3647
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

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 the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required 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.

Mark J. Ryan
Signature of Person Completing Application Date 3/29/95

Clifford G. Harwin
Signature of Property Owner(s) - attach additional sheets if necessary Date 3/29/95

Rezoning of 2582 F Road
From RSF-4 to Business

Prepared by
Redstone Veterinary Hospital

Project Description:

We are requesting that the property, located at 2582 F Road, be rezoned from its current RSF-4 status to a business (B-3) status. The use of the property, 0.46 acres, will change from being a residential site to a small animal veterinary hospital/business.

Public Benefits:

According to the American Veterinary Medical Association, half of the households in America own pets. Of these, the average is 2.1 pets per household and this number continues to increase annually. This every-growing pet owner population is no longer embarrassed for loving their pet as a family member and want to provide them with the best care and products available.

Our mission statement addresses the importance of providing a quality product of medicine and service to our clients. We will be developing a quality business for the community as well.

Project Compliance, Compatibility and Impact

The sites' current zoning status was established when Patterson Road was only a two-lane road through a mostly agricultural area. Now, Patterson (F) Road is a major arterial from Highway 6 & 50 to I-70 Business Loop. Many business' are now being established along this corridor.

The area of petition (2582 F Road) is situated between two current business'; Sander's Hydraulics, to the west, and Hi-Fashion Fabrics, to the east. This rezoning would be compatible with the surrounding area.

The traffic impact and pattern to the proposed veterinary hospital would be less than that of a retail business. A veterinary hospital is a service-oriented business and our average daily transactions are 10 - 14 transactions/day unlike a retail business which requires 30-50 transactions per day.

There is currently a curb cut-out in place. There is adequate area for a paved parking lot. Due to the size of the building, we are required to provide four spaces for parking, however, we will be providing six spaces. There is also adequate space on the lot for turn-around capabilities for automobiles.

There are no problems with the availability of utilities and there is a fire hydrant on the southwest corner of the Hi-Fashion Fabrics lot.

Business hours will run from 8:00 A.M. to 5:30 P.M. Monday through Friday, and 8:00 A.M. - Noon on Saturdays. We will be closed on Sundays and major holidays.

Signage will comply with parameters established by the city.

Development Schedule

We do have a contract on the property contingent on obtaining an SBA loan and rezoning of the property from residential to business. Minor renovations will begin after the rezoning is complete. The business is scheduled to open after the first of August.

Conclusion:

To address the concerns of the Patterson (F) Road Corridor Guideline provided by the City of Grand Junction:

- 1) Our business development will not adversely affect the existing neighborhoods. Traffic flow is minimal and has easy access as there is a traffic light at 1st and Patterson and there is a turn median situated in front of the proposed business site that is far enough from the traffic light as not to cause a traffic back-up. There will also be plenty of on-site parking with adequate turn-around space. There will be no excess or harsh lighting required and the noise level will be contained indoors far enough from residential buildings to have minimum or negligible impact.
- 2) Walkways are in place to accommodate pedestrians.
- 3) The structure is set back away with plenty of area available for existing and future landscaping on the frontage.
- 4) We have discussed our proposed business with Hi-Fashion Fabrics and Sanders Hydraulics and all parties are looking forward to good neighbor relations.

2945-034-00-066
GENE SANDERS
2580 F ROAD
GRAND JUNCTION, CO 81505-1428

2945-034-00-160
JERRY C MORGAN
KATHRYN D
615 LODGE POLE ST
GRAND JUNCTION, CO 81504-5547

2945-034-00-161
DEBRA A SANDERS
% DAPHNE BRANSON
2580 1/2 F ROAD
GRAND JUNCTION, CO 81505-1428

2945-034-00-194
GENE M SANDERS
2580 F ROAD
GRAND JUNCTION, CO 81505-1428

2945-034-18-001
KATHLEEN D TOMKINS
605 MEANDER DR
GRAND JUNCTION, CO 81505-1413

2945-034-18-002
AVJV ENTERPRISES LTD
2586 F ROAD
GRAND JUNCTION, CO 81505-1428

2945-102-00-100
ROBERT F BURFORD
ESTATE ETAL
PO BOX 3973
GRAND JUNCTION, CO 81505-3973

2945-102-00-153
CORR B SIMPSON
589 25 1/2 RD
GRAND JUNCTION, CO 81505-6931

REVIEW COMMENTS

Page 1 of 3

FILE #RZ-95-65

TITLE HEADING: Rezone from RSF-4 to B-3 -
Redstone Veterinary Hospital

LOCATION: 2582 F Road

PETITIONER: Redstone Veterinary Hospital

PETITIONER'S ADDRESS/TELEPHONE: 603 Chipeta Avenue
Grand Junction, CO 81501
970-243-9357

PETITIONER'S REPRESENTATIVE: Scott Hayduk

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., APRIL 24, 1995.

CITY UTILITY ENGINEER **04/10/95**
Bill Cheney **244-1590**

Water: Ute Water District.

Sewer: Provide 15' easement along west property line for future sewer installation to north. A 7 1/2' easement may already exist, consequently another 7 1/2' would be required for a total of 15'.

CITY ATTORNEY **04/07/95**
John Shaver **244-1501**

The person signing as having completed the application is not the representative. Is this appropriate/consistent with requirements of Zoning and Development Code.

COMMUNITY DEVELOPMENT DEPT. **04/14/95**
Michael Drollinger **244-1439**

See attached comments.

CITY DEVELOPMENT ENGINEER
Jody Kliska

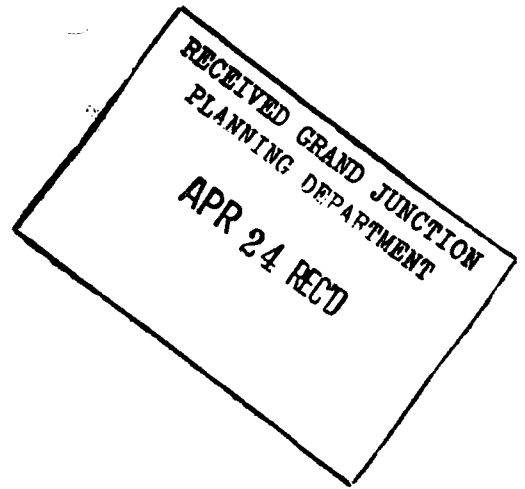
04/14/95
244-1591

Transportation Capacity Payment - Traffic projections in the narrative indicate the number of trips will double from the present residential use. Credit for the current use is given - Fee is \$500.00.
Drainage Fee - Please provide the dimensions of the proposed paved area to calculate the drainage fee.

Dedication of 24' of right-of-way along the east property boundary for future alternative access is required, along with a guarantee that the existing access to Patterson Road will be closed at such time as the alternative access (frontage road) is constructed. Dedication of right-of-way will be credited toward the TCP. Pedestrian access will need to be maintained to Patterson Road.

Existing gravel driveway to Patterson which is to be abandoned will not need to be paved. Required parking and maneuvering area are required to be paved.

April 24, 1995



PETITIONERS RESPONSE TO REVIEW COMMENTS

ITEM I: Sewer - We will provide the 15' total easement requested.

ITEM II: Mr. Michael Drollinger has provided this information to City Attorney, John Shaver.

ITEM III: A: Transportation Capacity Payment - Credit for current use is given. According~~ly~~ to Mr. Drollinger, the \$500.00 fee will be waived for the 24' right-of-way discussed below.

B: Drainage Fee

The proposed paved area will not drain into the city sewer and drainage. Instead, the lot is graded to drain to the East and Southeast portion of the property, which is lawn and fruit trees (see attached drawing).

Total square footage for proposed paved parking is 2750 square feet (50x55).

C: 24' of right-of-way along the East property boundary will be dedicated for future alternative access.

Sincerely,

Redstone Veterinary Hospital

STAFF REVIEW

FILE: #RZ 95-65
DATE: April 17, 1995
STAFF: Michael Drollinger
REQUEST: Rezone (RSF-4 to B-1)
LOCATION: 514 28 1/4 Road
ZONING: RSF-8

STAFF COMMENTS:

1. Staff recommends rezone to B-1. Proposed use requires Special Use Permit in the B-1 zone. Special Use Permit will be processed simultaneously with the Site Plan Review.
-

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

STAFF REVIEW

FILE: #RZV-95-65
DATE: April 26, 1995
STAFF: Michael T. Drollinger
REQUEST: Rezone RSF-4 to B-1
LOCATION: 2582 F Road
APPLICANT: Redstone Veterinary Hospital

EXISTING LAND USE: Residential
PROPOSED LAND USE: Veterinary Hospital
SURROUNDING LAND USE:
NORTH: Residential- Single Family
SOUTH: Residential- Single Family/Vacant
EAST: Vacant
WEST: Residential - Single Family

EXISTING ZONING: RSF-4

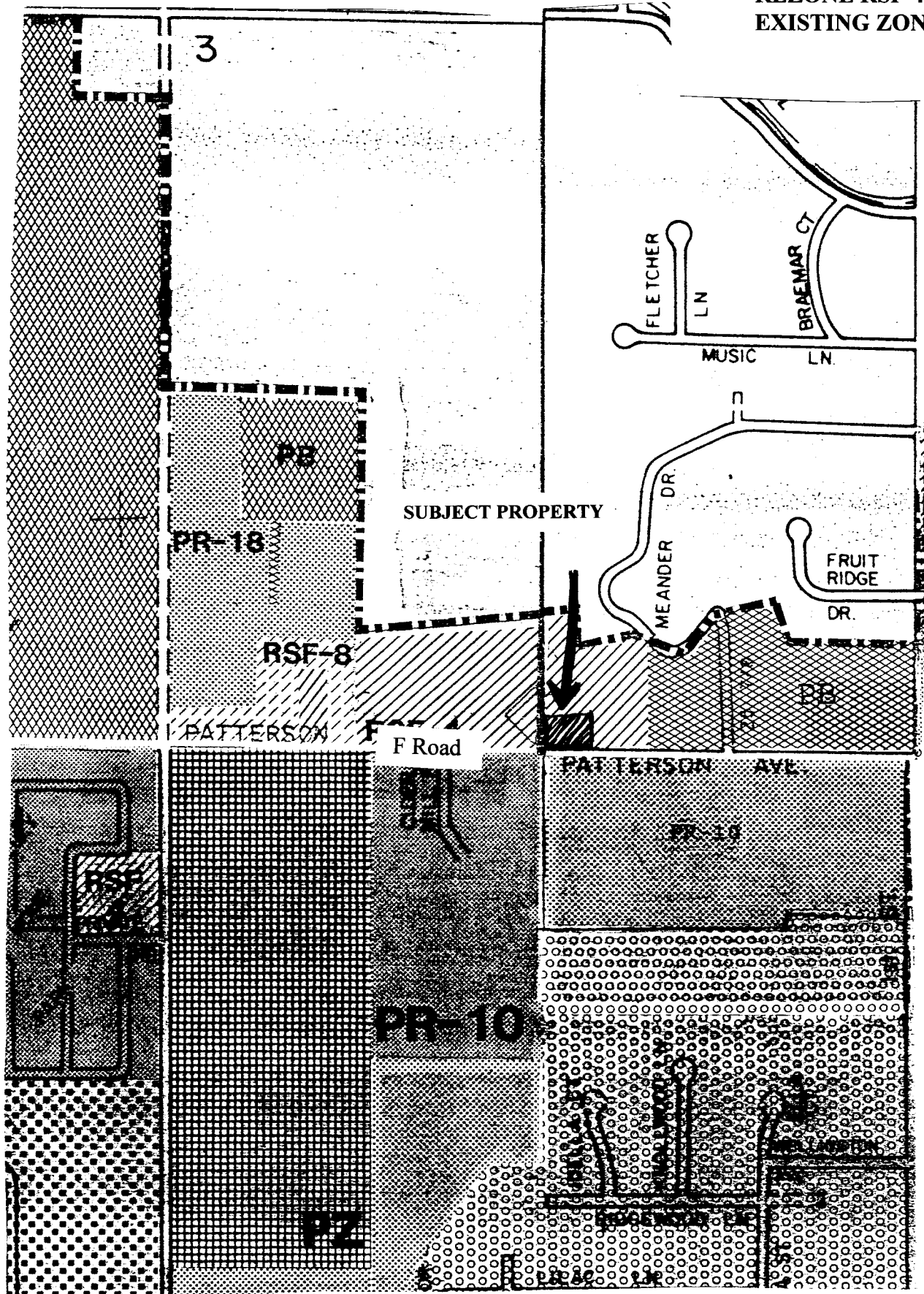
PROPOSED ZONING: B-1

SURROUNDING ZONING: (see also attached map)
NORTH: RSF-4
SOUTH: PR-10
EAST: RSF-4
WEST: RSF-4

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for the area.

FILE #95-65
REZONE RSF-4 TO B-1
EXISTING ZONING



STAFF ANALYSIS:

The staff analysis is divided into four sections: (1) an overview of the proposal; (2) planning analysis recommending approval of the rezone request; (3) analysis of rezone criteria and (4) suggested conditions of approval.

The Development Proposal

The applicant is requesting a rezone to B-1 (Limited Business) for a site containing 0.46 acres located on Patterson Road just west of First Street. Surrounding land uses are residential uses and vacant residentially-zoned properties surrounding the subject parcel. The development plans for the parcel call for converting the existing residence to a veterinary hospital and providing on-site parking in accordance with City standards. The existing zoning on the parcel is RSF-4.

A Special Use Permit is required for the proposed use and is being processed simultaneously with this application.

Planning Analysis

Many areas along Patterson Road in the project vicinity which contain residential uses will be transitioning to office and similar uses in the coming years. As these uses transition, accommodations must be made to minimize access and traffic hazards in order to preserve the function of Patterson Road as a major east/west traffic artery.

Staff comments require that the petitioner dedicate right-of-way along the eastern boundary of the subject property which would be part of a frontage road which would parallel Patterson Road in the project vicinity. The petitioner has also agreed to close the existing site driveway at such time that the frontage road is completed. No final alignment or timetable for the construction of the frontage road is presently available.

The rezoning application is consistent with the Patterson Road Corridor Guidelines

Rezone Criteria

Section 4-4-4 of the Zoning and Development Code contains criteria which must be considered in the review of a rezone request. To minimize repetition, references are made to the previous section where applicable.

- A. **Was the existing zone an error at the time of adoption?**
There is no evidence that the existing zone was an error at the time of adoption.
- B. **Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development**

transitions, etc?

Staff recognizes that there are many areas along Patterson Road which will transition from residential to office/retail as recommended by the Patterson Road Guidelines.

- C. **Is there an area of community need for the proposed rezone?**
The proposed use provides for limited business uses in a transitioning corridor.
- D. **Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**
The "light impact" uses permitted in the B-1 zone minimize impacts on the adjacent residential property and are generally low traffic generators.
- E. **Will there be benefits derived by the community, or area, by granting the proposed rezone?**
Low intensity office uses are appropriate along Patterson Road and will not have adverse impacts on adjoining residential areas or the function of Patterson Road.
- F. **Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan, and other adopted plans and policies?**
This is covered in the planning analysis, but in short the proposal is in general conformance with adopted plans and policies.
- G. **Are adequate facilities available to serve development for the type and scope suggested for the proposed zone?**
Adequate facilities are available to serve the proposed development.

Staff feels that the rezone request is supported by the rezone criteria.

Conditions of Approval

Should the Planning Commission and/or City Council choose to favorably consider the subject application, staff believes that at a minimum the conditions in the staff comments should be met. As noted, the petitioner has agreed to staff requirements, including ROW dedication, easement dedication for an existing sewer line, and a requirement to close the existing site driveway once the alternative access is constructed.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #95-65, request for rezone at 2582 Patterson Road, I recommend that we forward this item to City Council with a recommendation for approval.

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STAFF REVIEW (City Council)

FILE: #RZV-95-65
DATE: May 10, 1995
STAFF: Michael T. Drollinger
REQUEST: Rezone RSF-4 to B-1
LOCATION: 2582 F Road
APPLICANT: Redstone Veterinary Hospital

EXECUTIVE SUMMARY:

A request for rezone from RSF-4 to B-1 at 2582 F Road. Petitioner proposes to convert existing single family residence to a veterinary clinic and provide parking as per City Code. Rezoning is consistent with the Patterson Road Corridor Guidelines.

EXISTING LAND USE: Residential

PROPOSED LAND USE: Veterinary Hospital

SURROUNDING LAND USE:

NORTH: Residential- Single Family
SOUTH: Residential- Single Family/Vacant
EAST: Vacant
WEST: Residential - Single Family

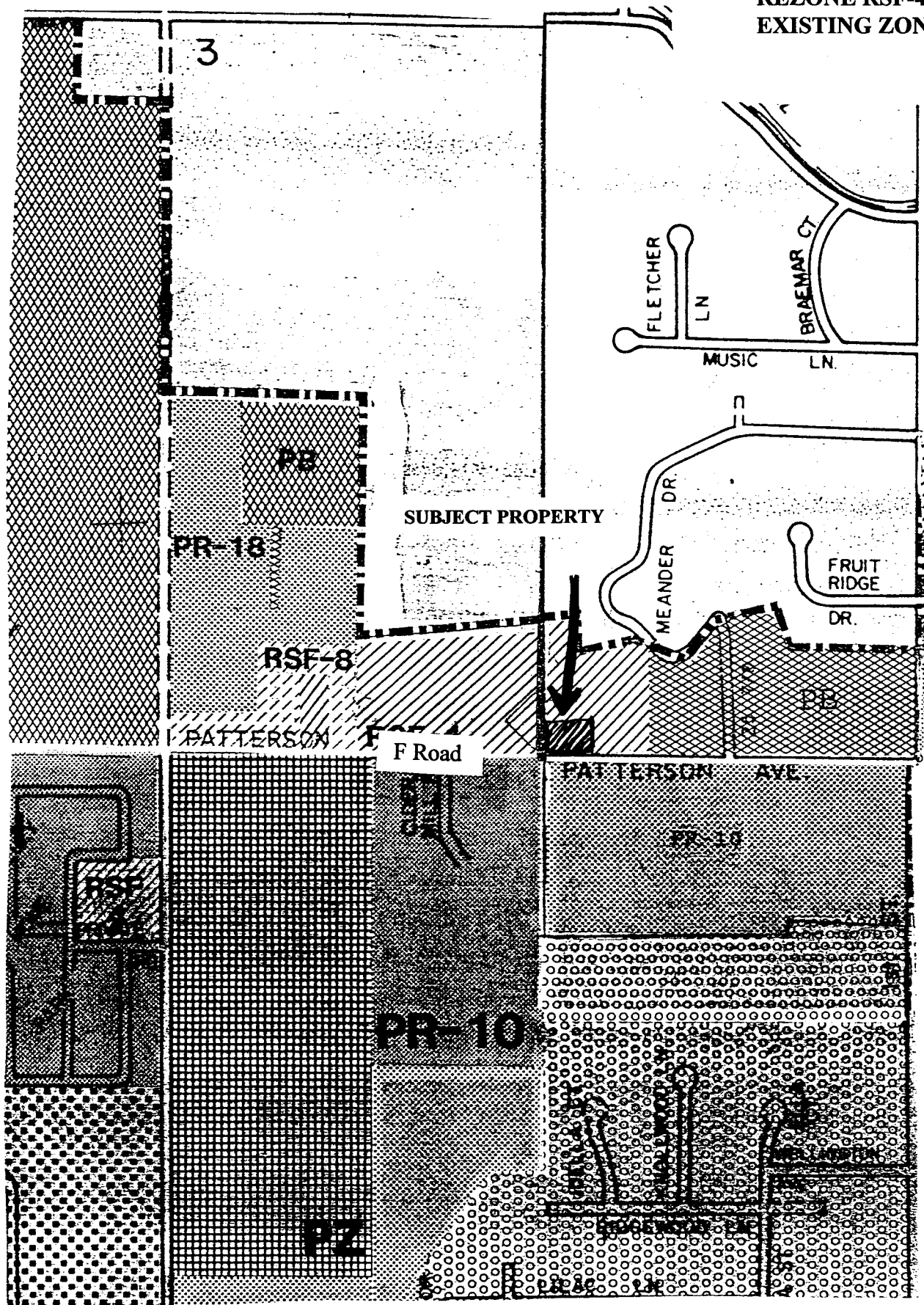
EXISTING ZONING: RSF-4

PROPOSED ZONING: B-1

SURROUNDING ZONING: (see also attached map)

NORTH: RSF-4
SOUTH: PR-10
EAST: RSF-4
WEST: RSF-4

FILE #95-65
REZONE RSF-4 TO B-1
EXISTING ZONING



RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for the area.

STAFF ANALYSIS:

The staff analysis is divided into four sections: (1) an overview of the proposal; (2) planning analysis recommending approval of the rezone request; (3) analysis of rezone criteria and (4) suggested conditions of approval.

The Development Proposal

The applicant is requesting a rezone to B-1 (Limited Business) for a site containing 0.46 acres located on Patterson Road just west of First Street. Surrounding land uses are residential uses and vacant residentially-zoned properties surrounding the subject parcel. The development plans for the parcel call for converting the existing residence to a veterinary hospital and providing on-site parking in accordance with City standards. The existing zoning on the parcel is RSF-4.

A Special Use Permit is required for the proposed use and is being processed simultaneously with this application.

Planning Analysis

Many areas along Patterson Road in the project vicinity which contain residential uses will be transitioning to office and similar uses in the coming years. As these uses transition, accommodations must be made to minimize access and traffic hazards in order to preserve the function of Patterson Road as a major east/west traffic artery.

Staff comments require that the petitioner dedicate right-of-way along the eastern boundary of the subject property which would be part of a frontage road which would parallel Patterson Road in the project vicinity. The petitioner has also agreed to close the existing site driveway at such time that the frontage road is completed. No final alignment or timetable for the construction of the frontage road is presently available.

The rezoning application is consistent with the Patterson Road Corridor Guidelines

Rezone Criteria

Section 4-4-4 of the Zoning and Development Code contains criteria which must be considered in

the review of a rezone request. To minimize repetition, references are made to the previous section where applicable.

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There is no evidence that the existing zone was an error at the time of adoption.
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Staff recognizes that there are many areas along Patterson Road which will transition from residential to office/retail as recommended by the Patterson Road Guidelines.
- C. **Is there an area of community need for the proposed rezone?**
The proposed use provides for limited business uses in a transitioning corridor.
- D. **Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**
The "light impact" uses permitted in the B-1 zone minimize impacts on the adjacent residential property and are generally low traffic generators.
- E. **Will there be benefits derived by the community, or area, by granting the proposed rezone?**
Low intensity office uses are appropriate along Patterson Road and will not have adverse impacts on adjoining residential areas or the function of Patterson Road.
- F. **Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan, and other adopted plans and policies?**
This is covered in the planning analysis, but in short the proposal is in general conformance with adopted plans and policies.
- G. **Are adequate facilities available to serve development for the type and scope suggested for the proposed zone?**
Adequate facilities are available to serve the proposed development.

Staff feels that the rezone request is supported by the rezone criteria.

Conditions of Approval

Should the Planning Commission and/or City Council choose to favorably consider the subject application, staff believes that at a minimum the conditions in the staff comments should be met. As noted, the petitioner has agreed to staff requirements, including ROW dedication, easement dedication for an existing sewer line, and a requirement to close the existing site driveway once the alternative access is constructed.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.

PLANNING COMMISSION RECOMMENDATION:

At their May 2, 1995 meeting, the Planning Commission recommended approval of the rezone request from RSF-4 to B-1 with the conditions in this staff report.

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WARRANTY DEED

ROSEMARY RYAN, of the County of Mesa, State of Colorado, Grantor, as a dedication of public right-of-way for roadway and utilities purposes, hereby dedicates, grants and conveys to **THE CITY OF GRAND JUNCTION**, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, of the County of Mesa, State of Colorado, Grantee, the East 24.00 feet of that certain tract of land described in Book 2098 at Page 287 in the office of the Mesa County Clerk and Recorder, situate in the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said East 24.00 feet being more particularly described by the following metes and bounds, to wit:

Commencing at the Southwest Corner of the Southeast 1/4 Southeast 1/4 (SE1/4 SE1/4) of said Section 3; thence S 89°57'00" E along the South line of the SE1/4 SE1/4 of said Section 3, with all bearings contained herein being relative thereto, a distance of 181.22 feet; thence N 00°01'00" E a distance of 33.00 feet to a point on the North right-of-way line for Patterson Road (also known as "F" Road) and the True Point of Beginning of the parcel described herein;

thence N 89°57'00" W along the North right-of-way line for Patterson Road a distance of 24.00 feet;

thence N 00°11'00" E a distance of 81.70 feet;

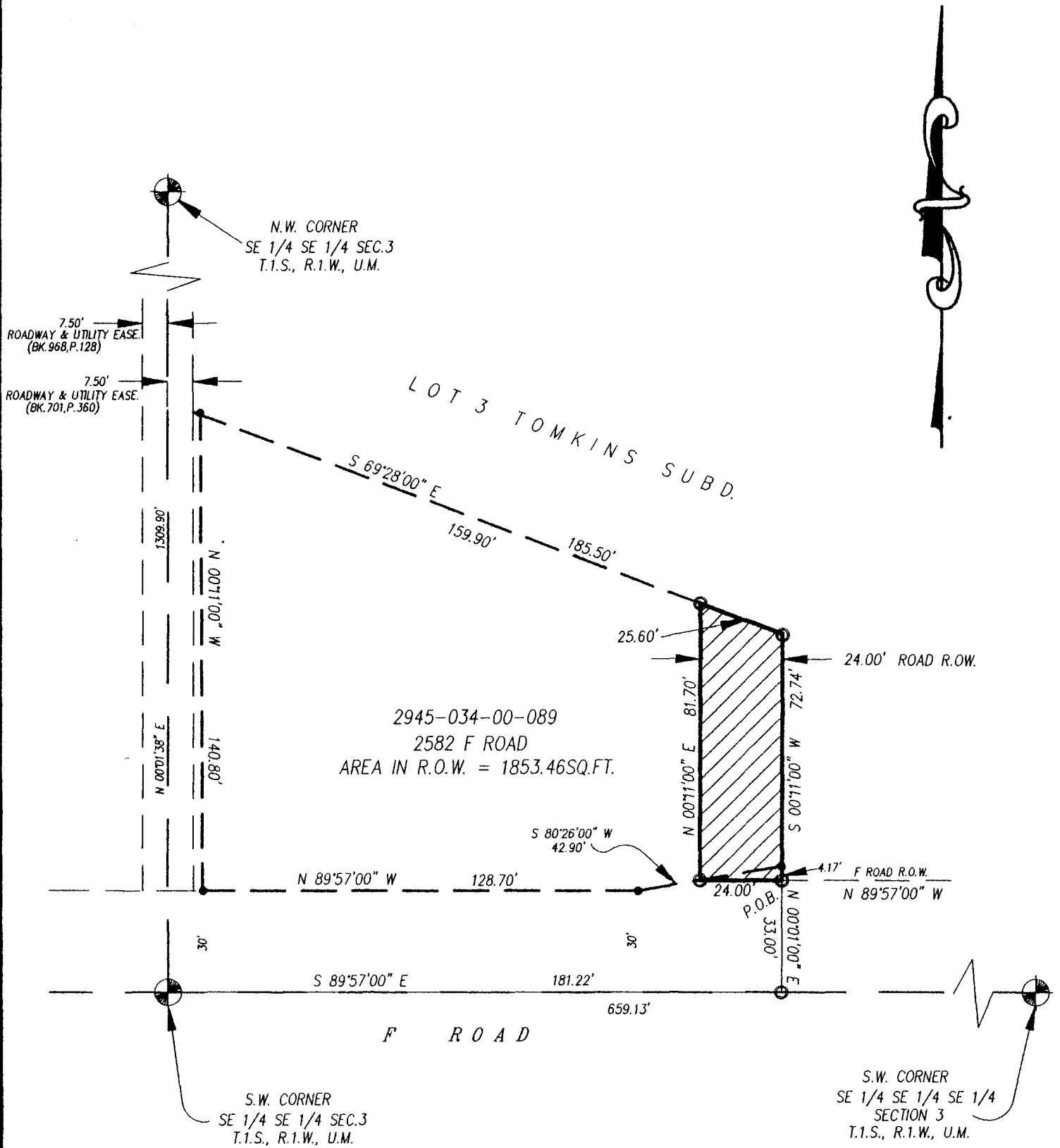
thence S 69°28'00" E a distance of 25.60 feet;

thence S 00°11'00" W a distance of 72.74 feet to the True Point of Beginning,

containing 1853.46 square feet as described herein and depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenance and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that she will warrant and forever defend the title and quiet possession to said premises unto the said Grantee and unto the Grantee's successors and assigns, against the lawful claims and demands of all persons whomsoever.

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 07-25-95
 SCALE: 1" = 40'
 APPR. BY: *Jim W.*
 FILE NO: HARWIN.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 REDSTONE VETERINARY HOSPITAL

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION

GRANT OF EASEMENT

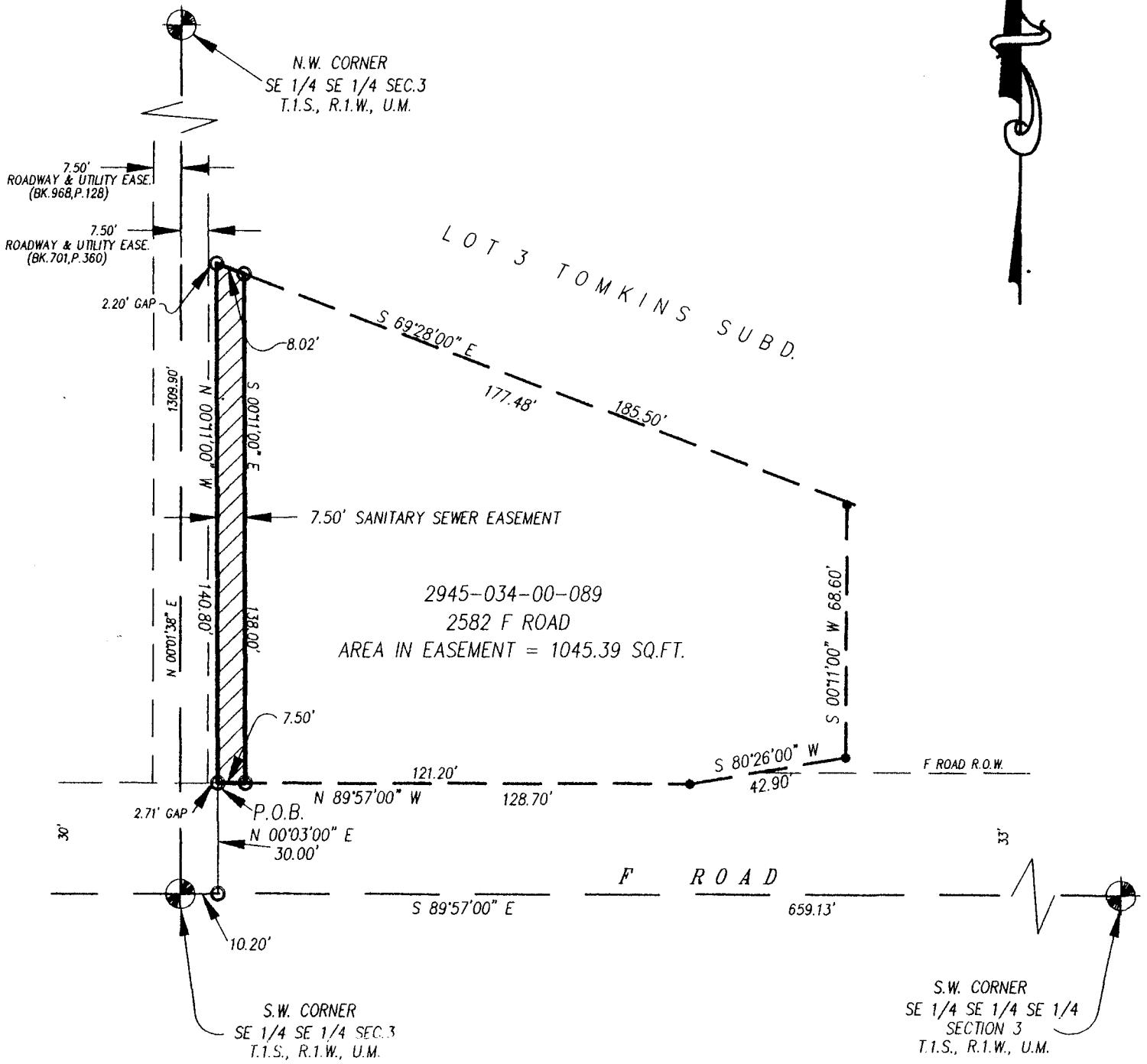
ROSEMARY RYAN, of the County of Mesa, State of Colorado, Grantor, as a dedication of a Perpetual Easement for the installation, operation, maintenance and repair of a sanitary sewer pipeline and related facilities, hereby dedicates, grants and conveys to **THE CITY OF GRAND JUNCTION**, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, of the County of Mesa, State of Colorado, Grantee, a Perpetual Easement on, along, over, under, through and across the West 7.50 feet of that certain tract of land described in Book 2098 at Page 287 in the office of the Mesa County Clerk and Recorder, situate in the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said West 7.50 feet being more particularly described by the following metes and bounds, to wit:

Commencing at the Southwest Corner of the Southeast 1/4 Southeast 1/4 (SE1/4 SE1/4) of said Section 3; thence S 89°57'00" E along the South line of the SE1/4 SE1/4 of said Section 3, with all bearings contained herein being relative thereto, a distance of 10.20 feet; thence N 00°03'00" E a distance of 30.00 feet to a point on the North right-of-way line for Patterson Road (also known as "F" Road), said point being the True Point of Beginning of the easement parcel described herein;
thence N 00°11'00" W a distance of 140.80 feet;
thence S 69°28'00" E a distance of 8.02 feet;
thence S 00°11'00" E a distance of 138.00 feet to a point on the North right-of-way line for Patterson Road;
thence N 89°57'00" W along the North right-of-way line for Patterson Road a distance of 7.50 feet to the True Point of Beginning,

containing 1045.39 square feet as described herein and depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenance and immunities thereto belonging or in any wise appertaining, including, but not limited to, the right of ingress and egress for workers and equipment on, along, over, under, through and across said premises, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that she will warrant and forever defend the title and quiet possession to said premises unto the said Grantee and unto the Grantee's successors and assigns, against the lawful claims and demands of all persons whomsoever.

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 07-25-95
 SCALE: 1" = 40'
 APPR. BY: *[Signature]*
 FILE NO: HARWIN.DWG

EASEMENT DESCRIPTION MAP
 REDSTONE VETERINARY HOSPITAL

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION

LETTER OF TRANSMITTAL



TO: Mr. Scott Haycluck
Bray & Company
1015 No. 7th Street
Grand Junction, CO 81501

City of Grand Junction, Colorado
 250 North Fifth Street
 81501-2668
 FAX: (303) 244-1599

ATTN: _____ DATE: 7-25-95 PROJECT #: _____

DELIVERY BY: MAIL HAND-DELIVERED OTHER

WE ARE SENDING ATTACHED OR ENCLOSED THE FOLLOWING ITEMS:

- Copy of Letter Plans (Prints) Specifications Warranty Deed
 Copy of Report Plans (Originals) Shop Drawings Grant of Easement

# COPIES	DATED	DESCRIPTION
1	N/A	Warranty deed for road right-of-way across east 24' of Redstone Vet Clinic.
1	N/A	Grant of Easement for sanitary sewer across west 7.5' of Vet. Clinic.

THESE ARE TRANSMITTED:

- For information only For review and comment Approved with noted changes
 For your use For approval For distribution
 As requested Approved Revise and resubmit ___ copies

REMARKS: Please return signed & notarized documents to Michael Drullinger in Community Development prior to recording.

COPY TO: _____ SIGNED: Tom Woodmansee
 _____ TITLE: Property Agent PHONE: 244-1565