



**TOWN OF MILLIKEN  
PLANNING COMMISSION  
AGENDA MEMORANDUM**

To: Chairman Woodcock and Planning Commissioners		Public Hearing Date:	
From: Martha Perkins, Community Development Director		September 7, 2016	
Via: Kent Brown, Town Administrator			
Agenda Item #	Action: x	Discussion:	Information:
Agenda Title: Possible Approval of a Variance of Required Front Yard Setback in a R-1 "Single Family Residential" Zoning District within the Town of Milliken's Land Use Code for a Residential Lot Addressed as 417 Broad Street in the Town of Milliken, Lots 12, 13, and the East ¾ of Lot 14, Block 45, in the County of Weld, Colorado.			
Attachments: Application			

**PURPOSE**

To consider a request for a variance to the required front yard setback in the R-1 "Single Family Residential Zoning District" within the Town of Milliken's Land Use Code for a residential lot addressed as 417 Broad Street in Milliken Colorado. The agent is John Baily with 2 Valley Builders Inc. and the property owners are Brent M Coddington and Chelsea J Babb.

**BACKGROUND INFORMATION**

<b>Type of Application:</b>	Variance
<b>Location:</b>	Old Downtown Milliken Colorado in Weld County
<b>Applicant:</b>	Town Of Milliken
<b>Existing Land Use:</b>	Residential
<b>Surrounding Land Use:</b>	North: Residential South: Residential East: Residential South: Residential
<b>Zoning:</b>	R-1 "Single Family Residential"
<b>Notice</b>	The public hearing was noticed/published in the <i>Johnstown Breeze</i> on July 28, 2016. Referrals were sent on August 4, 2016. The certified mailing to the property owners within 300 feet were mailed on August 5, 2016. The property was posted the following week.



The Town sold 317 Broad Street to John Baily with 2 Valley Builders a vacant lot in August 2015. The Town received the property from the estate of Connie Hahn with the Heritage House on it. The Town paid to relocate the Heritage House behind Town Hall. To recoup the funds expended for the Heritage House relocation, the Town sold the vacant downtown lot to Mr. Baily for affordable housing.

Mr. Baily retained the Rocky Mountain Group to prepare a plot plan for the construction of a new residential dwelling unit. Rocky Mountain Group prepared a plot plan for the construction of a new residential dwelling unit showing a 21 foot front setback. The zoning of the property R-1 "Single Family Residential" requires a 20 feet front setback. Staff reviewed the plot plan as part of the building permit and based on this plot plan approved the building permit. The builder built the house according to this plot plan too.

Later, with the sale of the house, the builder retained a surveyor, Edmonds Land Surveying, Inc., to prepare an Improvement Location Certificate (ILC). The ILC showed the front setback as 11 feet and 2 inches, rather than as 21 feet. Apparently, the pins were set wrong along Broad Street. The right of way on Broad Street is 80 feet rather than 60 feet. Thus, Mr. Baily requests a front yard setback variance for ~ 8 feet and 10 inches.

## **COMPREHENSIVE PLAN GOALS IMPLEMENTED**

Milliken's Comprehensive Plan is intended to provide guidance on where and how the community will grow and evolve over the next 10 years. The Plan is broad in nature, addressing issues relating to land use, growth, housing, economic development, transportation, environment, parks, recreation, open space, tourism, community character, historic preservation, and other topics, as relevant. The primary role of the Plan is to provide policy guidance to property owners, citizens, and decision makers on a wide range of issues in the form of specific goals, policies, and recommended actions that will help the community implement its vision.

Milliken's vision is based on eight "guiding principles", which serve as an organizing framework for the Comprehensive Plan and for supporting goals, policies, and recommended actions to help the community implement its vision over time. The property was sold to a builder in support of two guiding principles:

- A Fiscally Sustainable Pattern of Development - contains goals, policies, and recommended actions focused on establishing a clear and achievable land use plan; promoting a balanced mix of uses; promoting the efficient use and provision of infrastructure and services; and fostering local and regional collaboration.
- A Diverse Mix of Housing Types to Meet the Needs of Residents of All Ages, Incomes, and Abilities - contains goals, policies, and recommended actions focused on housing that is accessible to all income levels, age ranges, and household types, reinvestment in Milliken's Old Town and Downtown area neighborhoods, a specific emphasis on filling identified gaps in Milliken's housing stock, which include: rental, senior, and estate or "move up" housing.

The Comprehensive Plan also contains goals and actions under each of the guiding 8 principles. One of the goals is to promote continued reinvestment in Milliken's old town and downtown area neighborhoods to encourage the development of houses on vacant lots downtown where infrastructure and services already exist while providing for a mixed of housing types. This lot was sold as an infill lot for affordable housing. The house meets the Town's zoning which allows for only one dwelling unit. Thus, the house, even with the requested front yard setback variance, meets the intent of the Comprehensive Plan.

## **REVIEW CRITERIA**

The Land Use Code Section 16-3-520 "Appeals and Variances" states that the Board of Adjustment or the Town Board shall not grant a variance to this Land Use Code, which:

- a. Permits a land use not allowed in the zoning district in which the property is located.
- b. Is in the public right-of-way or on public property.
- c. Alters any definition of this Chapter.
- d. Is other than the minimum variance that will afford relief with the least modification possible to the requirements of this Chapter.

- e. Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to this Chapter.
- f. Is based exclusively on findings of personal or financial hardship. Convenience, profit or caprice shall not constitute undue hardship.

The Board shall only grant a variance if all of the following have been satisfied:

- a. That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of the lot, or exceptional topographical or other physical condition particular to the affected property.
- b. That, because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of this Chapter.
- c. That due to such unique physical circumstances or conditions, the strict application of this Chapter would create a demonstrated hardship.
- d. That the demonstrable hardship is not self-imposed.
- e. That the variance, if granted, will not adversely affect the proposed development or use of adjacent property or neighborhood.
- f. That the variance, if granted, will not change the character of the zoning district in which the property is located.
- g. That the variance, if granted, is in keeping with the intent of this Chapter.
- h. That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Town.

And, the condition of any variance authorized shall be stated in writing in the minutes of the Board with the justifications for doing so.

#### **STAFF REVIEW OF THE CRITERIA**

The builder did not intentionally put the house within the front yard setback and is now requesting the Town grant him a front yard setback variance for 8 feet and 10 inches. He paid Rocky Mountain Group to prepare a plot plan for the construction of a new residential dwelling unit for 417 Broad Street, which was submitted with the building permit. The Rocky Mountain Group is a large engineering company that provide architectural/land planning services as well as geotechnical, structural, and civil engineering services. The plot plan showed the house setback from the front property line 21 feet. Later, the builder paid a surveyor, Edmonds Land Surveying, Inc., for an ILC to sell the house, which showed the house setback from the front property line at 11.2 feet or approximately 11 feet and 2.4 inches. Mr. Baily says the discrepancy was made due to the property pins being in wrong place. In addition, Broad Street has a wider right-of-way than most streets; it is 80 feet wide rather than 60 feet.

A variance should only be given, when a property owner can document that their property is unique or has an inherent irregularity like topography that prohibits the property owner from having the same use or benefit from the property that their neighbors enjoy. The hardship must not be self-imposed. The variance should not be granted exclusively on findings of personal or financial hardship. The variance, if granted, may not be detrimental to the public good, create a conflict with the Comprehensive Plan or impair the intent and purpose of the Code. In addition, the criteria in the Code state that granting the variance may not adversely affect the proposed development or use of adjacent property or neighborhood and may not change the character of the zoning district in which the property is located.

Staff finds the lot does not have any inherent irregularity that limits its development when compared with its neighbors. The hardship is self-imposed, except the house location is due to a mistake.

Staff does not believe that the builder intentionally placed the new residential dwelling unit within the required front yard setback. Staff believes that the builder attempted to adhere to the existing Code and support the Comprehensive Plan by building a new dwelling unit on an infill lot with a 21 foot front setback given the plot plan he received from the Rocky Mountain Group. The Rocky Mountain Group folks are the ones that made the mistake.

The Community Development Director was not involved in the sale of the Town's property to the builder. She does not know what the terms were and how the bids for the property were made. Thus, staff's recommendation does not take into account any financial benefit or loss that the builder may have with this particular variance request. Financial considerations should not be factor in granting a variance, but this clarification should still be made.

The builder had previously asked the Community Development Director whether or not he could build more than one dwelling unit on the property to create more than one affordable housing unit. He found out, due to the current zoning, he could not.

The variance, if granted, will not adversely affect the proposed development or use of adjacent property or neighborhood, the character of the zoning district in which the property is located and will not adversely affect the health, safety or welfare of the citizens of Town.

The Commission is making a recommendation to the Town Board, who serves as the Board of Adjustment for the Town of Milliken. The Code states that the Board should only grant a variance if all of the criteria have been met and if the property owner can document their property is unique or some hardship exists that prohibits the property owner from having the same use or benefit from the property that the neighbors enjoy. In this case, the builder can't. He relied on Rocky Mountain Group's plot plan rather than a surveyor, but Rocky Mountain Group is a well-known, large company that provides architectural/land planning services including zoning verification, land use applications, subdivision plans, variance applications, and cost estimating.

Staff recommends that the Planning and Zoning Commission deny the request to approve the variance for a front yard setback of approximately 8 feet and 10 inches because the Code requires all the criteria to be met. The builder should ask the Rocky Mountain Group to compensate him for their error. However, the Commission may want to recommend approval, since the house has been built and sold and the variance request was due to what staff believes was an honest mistake.

### **FINDINGS OF FACT**

1. Town of Milliken is a municipal corporation organized under Part 3, Article 4 of Title 31 of the Colorado Revised Statutes.
2. The Town Board of Trustees is obligated under Article 23, Title 31 of the Colorado Revised Statutes to establish a Board of Adjustment to hear and decide appeals from and review any order, requirement, decision, or determination made by any administrative official charged with the enforcement of the Town's zoning regulations.

3. In accordance with state law and as set forth in Section 16-3-520 of the Town of Milliken Municipal Code, the Board of Trustees has authorized the board of adjustment to hear and decide appeals and to consider variances under Chapter 16 of the Municipal Code.
4. The Board of Trustees has served as the board of adjustment and desires to codify the membership of the board of adjustment in accordance with C.R.S. Section 31-23-307 with the passage of Ordinance 730 adding a new Article XI to the Town's Municipal Code on June 29, 2016.
5. Pursuant to Colorado Revised Statutes, Section 31-23-307, the Town of Milliken created a Board of Adjustment.
6. The Board of Trustees previously enacted regulations governing the operation of home occupations in residentially zoned areas of the Town as codified in Section 16-3-620 of the Municipal Code.
7. Rocky Mountain Group prepared a plot plan for the construction of a new residential dwelling unit for 417 Broad Street, which was submitted with the building permit showing the house setback from the front property line as 21 feet.
8. The Town's Land Use Code Section 16-3-490 "Density and Dimensional Standards" requires a minimum of a 20 foot setback in the R-1 "Single Family Residential" Zoning District.
9. The Rocky Mountain Group provides architectural/land planning services and geotechnical, structural, and civil engineering services.
10. After the Mr. Baily, the builder, built a new residential dwelling unit according to the plot plan, he requested an Improvement Location Certificate (ILC) from a surveyor, Edmonds Land Surveying, Inc. for the sale of the house.
11. The ILC showed the house was built within the required front yard setback of 20 feet or 11.2 feet from the front property line; thus, the builder is requesting a front yard setback variance of approximately 8 feet and 10 inches.
12. The request for the variance was not created by a hardship that prohibits the property owner from having the same use or benefit from the property that the neighbors enjoy; it was due to a mistake made by the Rocky Mountain Group.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission deny the request to approve the variance for a front yard setback of approximately 8 feet and 10 inches because the Code requires all criteria to be met. However, staff does believe that a mistake was made by the Rocky Mountain Group on the plot plan, which allowed the new residential building permit to be issued and a new residential house to be built inside the required front setback forcing the request for front yard setback variance.

### **PLANNING AND ZONING COMMISSION APPROVAL**

\_\_\_\_\_The Planning & Zoning Commission after hearing testimony, examination of the documents presented and the findings of fact finds the application DOES NOT MEET the provisions of the Town of Milliken's Land Use Development Code (LUDC) Chapter 16 Section 16-3-520 relating to satisfying ALL the criteria necessary to grant a variance, but RECOMMENDS the Board of Adjustment APPROVE the variance request for the required front yard setback of approximately 8 feet and 10 inches for 417 Broad Street in the Town of Milliken, Lots 12, 13, and the East ¼ of Lot 14, Block 45, in the County of Weld, Colorado with the condition that a mistake was made with the initial plot plan forcing the applicant to request a front year setback variance be granted;

or:

\_\_\_\_\_The Planning & Zoning Commission after hearing testimony, examination of the documents presented and the findings of fact finds the application DOES NOT MEET the provisions of the Town of Milliken's Land Use Development Code (LUDC) Chapter 16 Section 16-3-520 relating to satisfying ALL the criteria necessary to grant a variance and RECOMMENDS the Board of Adjustment DENY the variance request for the required front yard setback of approximately 8 feet and 10 inches for 417 Broad Street in the Town of Milliken, Lots 12, 13, and the East ¼ of Lot 14, Block 45, in the County of Weld, Colorado.

# Town of Milliken Land Use Application Form



PROJECT NAME: <b>417 BROAD STREET</b>		
DATE SUBMITTED: <b>7-25-2016</b>	APPLICATION FEE:	APPLICATION DEPOSIT:
TYPE OF APPLICATION:		
<input type="checkbox"/> ANNEXATION <input type="checkbox"/> SKETCH PLAN <input type="checkbox"/> PRELIMINARY PLAT <input type="checkbox"/> FINAL PLAT <input type="checkbox"/> PLANNED UNIT DEVELOPMENT <input type="checkbox"/> MAJOR SUBDIVISION <input type="checkbox"/> MINOR SUBDIVISION/RE-SUBDIVISION <input type="checkbox"/> RURAL SUBDIVISION	<input type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> USE BY SPECIAL REVIEW - MAJOR <input type="checkbox"/> USE BY SPECIAL REVIEW - MINOR <input type="checkbox"/> USE BY SPECIAL REVIEW - GRAVEL <input type="checkbox"/> USE BY SPECIAL REVIEW - OIL & GAS <input type="checkbox"/> CHANGE OF ZONE <input type="checkbox"/> OTHER: _____	<input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> WAIVER <input type="checkbox"/> AMEND TO REC. PLAT <input type="checkbox"/> FLOOD PLAIN DEV. PERMIT <input type="checkbox"/> COMP PLAN AMENDMENT <input type="checkbox"/> HOME OCCUPATION
PRE-APPLICATION CONFERENCE WAS HELD WITH:		Date:
PROJECT INFORMATION		
Applicant's Name: <b>JOHN BAILEY 2 VALLEY BUILDERS, INC</b>	Project Location: <b>417 BROAD STREET</b>	
Address: <b>6637 SPANISH BAY DRIVE</b>	Existing Use:	
<b>WINDSOR, COLORADO 80550</b>	Proposed Use:	
Phone/Fax: <b>(970) 599-2134</b>	Existing Zoning:	
Relation to Property Owner:	Proposed Zoning:	
Is site within Flood Plain? <input type="checkbox"/> FEMA <input type="checkbox"/> TOWN <input checked="" type="checkbox"/> NO		
Is site within Milliken's Planning Area? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Legal Description of Property (location within section, section, township and range): See attached <b>LOTS 12, 13 AND THE EAST 3/4 OF LOT 14 BLOCK 45</b>		
Total Acreage of Property under Consideration: <b>8,268.75 SQ FT.</b>		
Number of Existing Residential Lots:	Number of Proposed Residential Lots:	
Number of Existing Commercial Lots:	Number of Proposed Commercial Lots:	
Number of Existing Industrial Lots:	Number of Proposed Industrial Lots:	
ADDITIONAL CONTACTS		
Property Owner:	Consultant:	
Address:	Address:	
City/State/Zip:	City/State/Zip:	
Phone/Fax:	Phone/Fax:	
Property Owner:	Consultant:	
Address:	Address:	
City/State/Zip:	City/State/Zip:	
Phone/Fax:	Phone/Fax:	

# Town of Milliken Land Use Application Form



COMPREHENSIVE PLAN MAP DESIGNATIONS: Business/Industrial/Greenways/Residential

**LAND USE & PUBLIC FACILITIES**

Land Use Designations:

Public Facilities:

**IMAGE AND DESIGN**

Gateway:  YES  NO

Important Connection:  YES  NO

**TRANSPORTATION**

Street Connections:

**UTILITY AND SPECIAL DISTRICTS**

Water:

Sewer:

Fire Protection:

Other:

**PARKS, OPEN SPACE AND RECREATION**

Proposed park and/or trail:

**ENVIRONMENTAL ISSUES**

Property in floodplain:  YES  NO

Sensitive wildlife habitat area:  YES  NO

Soil Type:

**OIL AND GAS**

Oil and/or gas wells:  YES  NO

**CERTIFICATION**

I certify that I am the lawful owner of the parcel(s) of land which this application concerns and consent to this action.

Owner: John T. Bailey

Date: 7-25-2016

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing this application I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the Town of Milliken must be submitted prior to having this application processed. (Please fill out an Owner's Affidavit form if you wish to have someone act on your behalf for this application.)

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**STAFF USE ONLY**

APPLICATION ACCEPTED:

Date: \_\_\_\_\_

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

Fee: \_\_\_\_\_



# Town of Milliken Land Use Application Form

## OWNER'S AFFIDAVIT

(To be completed only when applicant has an agent)

STATE OF COLORADO )  
 ) ss.  
COUNTY OF WELD )

We,  
I Brent m Coddington & Chelsea J Babb  
being duly sworn,

depose and say that (I am) (we are) the owner(s) of property located at:

417 BROAD STREET, legally described as:  
LOTS 12, 13 AND THE EAST 3/4 BLOCK 45

for which (I am) (we are) requesting a (special use permit, site plan, variance, zone change, subdivision, minor subdivision, annexation, \_\_\_\_\_) through the Town of Milliken, Colorado.

Furthermore, (I) (we) hereby appoint:

JOHN BAILEY of  
2 VALLEY BUILDERS, INC as our agent to act in our behalf on all matters pertaining to this application.

Signed: cbabb

Signed: Brent Coddington

Address:  
417 Broad St  
Milliken CO 80543

Address:  
417 Broad St  
Milliken Co 80543

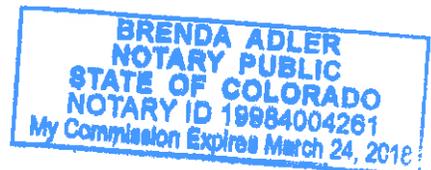
Phone: 970-631-1400

Phone: 970-978-5909

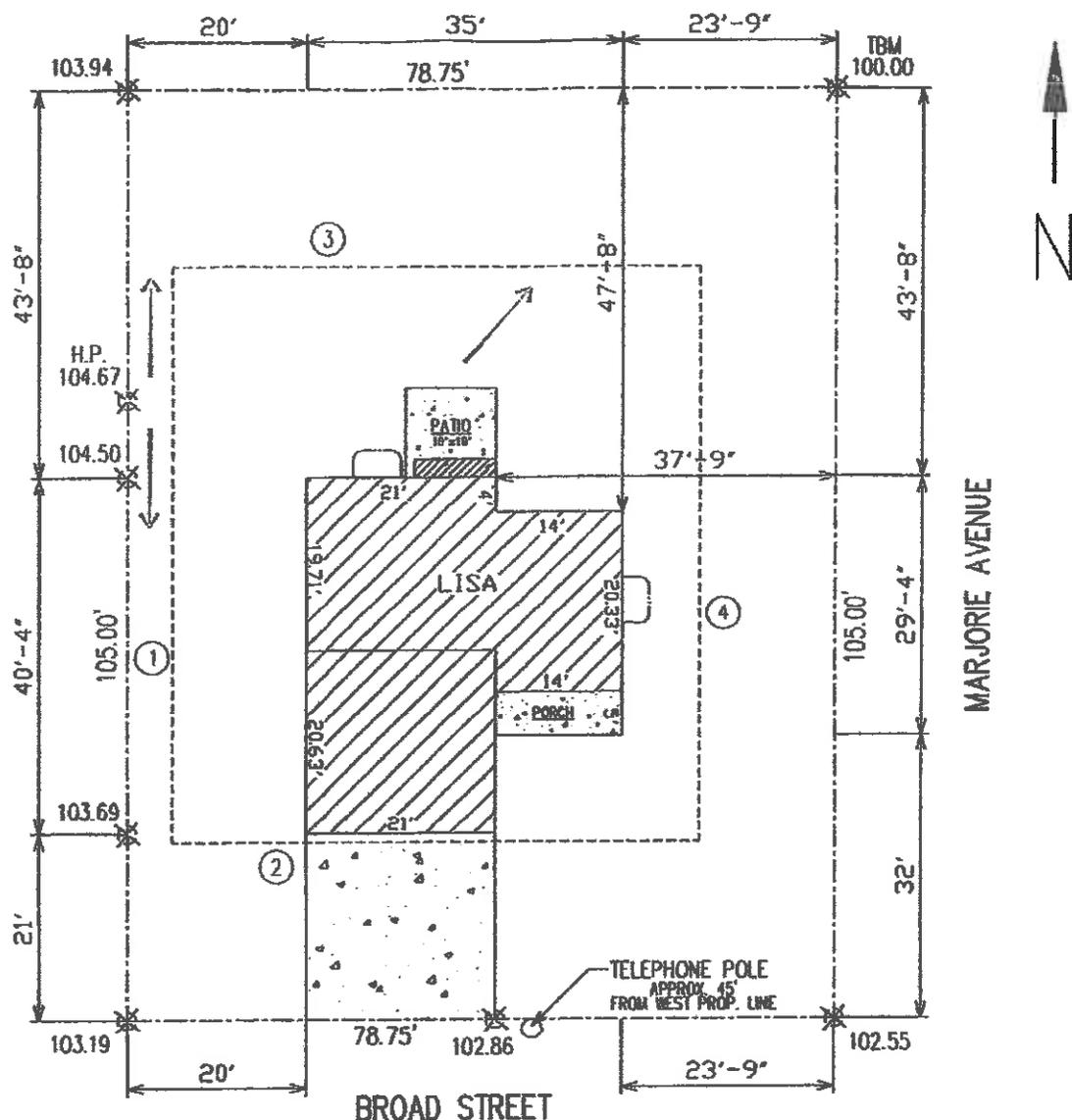
**Subscribed and sworn to before me this**

26 day of July, 2016.

Brenda Adler  
Notary Public



My Commission Expires: 3-24-18



NOTE: PLAT INFORMATION OBTAINED FROM  
 PLAT OF THE TOWN OF MILLIKEN  
 WELD COUNTY CLERK & RECORDER  
 RECEPTION No. 143902 7/23/1909

NOTE: TBM = NE CORNER TOP, BACK OF CURB, LOT 12, BLOCK 45  
 ELEVATION = 100.00

417 BROAD STREET

SCALE: 1" = 20'-0"

**LEGEND :**

- GRADE BREAK/SWALE: - - - - -
- PROPERTY LINE : - - - - -
- SETBACK : - - - - -
- EASEMENT : - - - - -
- DRAINAGE DIRECTION : →

- ① 5' SIDE SETBACK      ③ 20' FRONT SETBACK
- ② 20' REAR SETBACK    ④ 15' SIDE STREET SETBACK

TOP OF FOUNDATION	106.20
MAX FINISH GRADE ELEV AT FOUNDATION WALL	105.53
DRIVE SLOPE	10.0%
FRONT GARAGE F.F.	104.96
GARAGE FLOOR ELEV. AT ENTRY DOOR	105.38
ELEV. OF FOOTING BOTTOM	102.46
⊙ FRONT OF GARAGE	

**SITE & GRADING PLAN**  
**PLAN #417**  
 LOT 12, 13, & PART OF 14,  
 BLOCK 45  
 PLAT OF THE TOWN OF MILLIKEN  
 MILLIKEN, COLORADO

**CLIENT :**  
 2 VALLEY BUILDERS, INC  
 6637 SPANISH BAY DR.  
 WINDSOR, CO. 80550  
 RMG PROJECT NO: 148721  
 DATE: 4/8/16



**ROCKY MOUNTAIN GROUP**  
 1601 37th STREET  
 EVANS, CO. 80620  
 PHONE: (970) 330-1071  
 FAX: (970) 330-1252

Dud

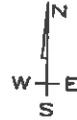
# IMPROVEMENT LOCATION CERTIFICATE

### PROPERTY DESCRIPTION:

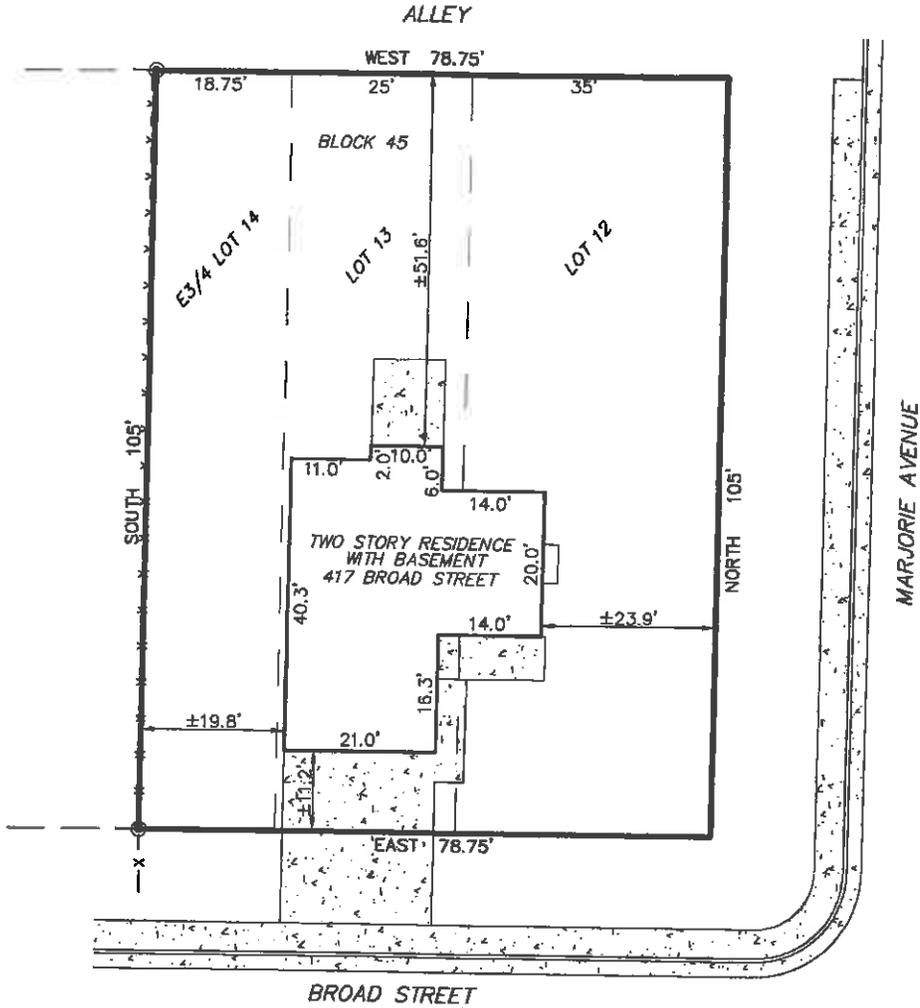
LOTS 12, 13 AND THE EAST 3/4 OF LOT 14, BLOCK 45,  
TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO.

### SOURCE:

WELD COUNTY ASSESSOR



SCALE: 1"=20'  
© FOUND 1/2" REBAR  
WITH CAP, PLS 4392



### NOTES:

- 1.) ALL LOT DIMENSIONS, EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE TAKEN FROM THE PLAT OF TOWN OF MILLIKEN. LOT DIMENSIONS DO NOT REFLECT THOSE OF AN ACTUAL BOUNDARY SURVEY. THE LOCATION OF PROPERTY LINES CAN ONLY BE DETERMINED BY A MONUMENTED BOUNDARY SURVEY. THE FENCE LOCATIONS SHOWN HEREON (-X-) ARE APPROXIMATE. OWNERSHIP OF FENCES CANNOT BE DETERMINED BY AN IMPROVEMENT LOCATION CERTIFICATE.
- 2.) THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE USE OF THE COMPANIES LISTED HEREON FOR A SPECIFIC TRANSACTION AND IS NOT TO BE USED AGAIN WITHOUT THE RE-CERTIFICATION OF THE SURVEYOR. EDMONDS LAND SURVEYING, INC. WILL NOT BE LIABLE FOR MORE THAN THE COST OF THIS IMPROVEMENT LOCATION CERTIFICATE AND THEN ONLY TO THE PERSON OR COMPANY FOR WHICH THE IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR.

## IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR 2 VALLEY BUILDERS, THAT IT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT, AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID ONLY FOR USE BY 2 VALLEY BUILDERS AND DESCRIBES THE PARCELS APPEARANCE ON JULY 22, 2016. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JULY 22, 2016, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL EXCEPT AS NOTED.

THIS IMPROVEMENT LOCATION CERTIFICATE IS CERTIFIED TO THE FOLLOWING, AND DOES NOT EXTEND TO ANY UNNAMED PARTY WITHOUT THE RE-CERTIFICATION OF THE SURVEYOR:

BUYER: N/A

LENDER: N/A

TITLE CO: N/A



**EDMONDS LAND SURVEYING, INC.**  
P.O. BOX 641  
KERSEY, CO 80644  
PHONE: (970) 688-8970  
FAX: (970) 284-6802  
www.EdmondsLandSurveying.com

PROPERTY ADDRESS 417 BROAD STREET MILLIKEN, CO	
SCALE: 1"=20'	FORMAT: 8.5"x14"
DATE: 07/25/16	FIELD BK: P
DWG BY: RME	PROJ. NO: 16-0372

BY: ROBERT M. EDMONDS  
COLORADO PLS NO. 37968  
JULY 25, 2016