

Schroeder, Kathy



From: Orjiako, Oliver
Sent: Monday, April 25, 2016 1 43 PM
To: Albrecht, Gary, Alvarez, Jose, Anderson, Colete, Euler, Gordon, Hermen, Matt, Kamp, Jacqueline, Lebowsky, Laurie, Lumbantobing, Sharon, Orjiako, Oliver, Schroeder, Kathy, Wisner, Sonja
Subject: FW Saddle Club Property Zone Change Need

FYI and for the record Thanks

From: Kelly Shea [<mailto:Kelly@cbcindustrialproperties.com>]
Sent: Monday, April 25, 2016 1:07 PM
To: Stewart, Jeanne; Madore, David; mark.boldt@clark.wa.gov; Olson, Julie (Councilor); Orjiako, Oliver
Cc: Gunnar; Gus
Subject: Saddle Club Property Zone Change Need.

Dear Clark County Board of Commissioners,

Coldwell Banker Commercial has had the Clark County Saddle Club listed for sale for over two years at a very saleable price. The Saddle Club listed the property for sale due to the facts they are outgrowing the property and the adjoining residential property owners are harassing them as they produce noise and dust. The property is zoned IL however it is completely surrounded by Residential and Mixed Use Zoned properties. I have shown the property several times to IL zoned users with very negative results. Most potential Buyers walked away for two reasons, the residential neighborhood and the proposed 118th street. As you know if there is a property use change on the Saddle Club property the then owner is required to donate a 60' easement North and South across the property, build the road and include all services. That has killed every deal. I have recently received two offers to purchase the property but both required a zone change to Mixed Use. One of the offers failed with knowledge the Comprehensive Plan has the property zoned IL. The second Buyer is Harb Engineering Inc and they also need the Zoning to be mixed use which their offer to purchase so states.

In behalf of the Saddle Club, the residential neighbors and Harb Engineering I suggest you consider a zone change to Mixed Use at your Comprehensive Zone Change meeting. If you have any questions please feel free to contact me.

Respectfully yours,

Kelly Shea

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