

**9/19/25**

# **Narrative Vet Clinic Construction 3709 E 3300 N, Eden UT 84310.**

I am an Emergency and Critical Care Veterinarian. I recently opened a small clinic in Eden, but I would like to open the clinic on my property, as I have an arena and pens, which allows me to be able to have ambulatory large animal services as well as small animals. I can not see large animals at the current clinic and so am restricted to farm calls only.

The clinic itself would only be small and take up half of the existing shed that I have, with a waiting area/office (open plan), a single enclosed consult room (2 if I can make a second fit, but I don't think there will be room), a treatment area and lab and laundry/storage area.

There are two existing pens on the property and an arena that is currently unfinished/does not have topsoil on it, but is a large open space for parking and turning around trailers as needed. There is also room for parking at the front of the shed for at least 3 vehicles without trailers, and on the side for another 4-5 if angle parked, without interfering with normal driveway space for my house which is up behind the shed.

Beau Bradbeer