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File 1989-0037

Name: Yer Clinic – Revised Final Plan – 605 26 ½ Road - Hoest

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Project narrative and impact statement
for proposed small animal veterinary hospital.

Harve Chappell, DVM and Suzanne Hoest, DVM request that the present zoning of Lots 1 and 2 of the P.D.C. subdivision, which is Planned Business (PB), be amended and expanded to include enclosed small animal veterinary hospitals.

Dr. Chappell currently operates Horizon Animal Hospital, which he established in 1976. Dr. Hoest, his wife, has operated Grand Valley Veterinary Hospital since 1986. Their objective is to combine both practices in one facility in order to more efficiently and conveniently serve their clients. The proposal is to convert the existing house at 605 26 $\frac{1}{2}$ Road into a small animal medical and surgical facility. The interior of the house would be appropriately remodeled and the carport would be enclosed and soundproofed. The exterior appearance of the building would remain essentially unchanged. The landscaping, which is presently in a state of neglect, would be improved to maintain a residential appearance. The dead elm trees and shrubs will be replaced by deciduous and evergreen trees and the lawn will be resodded. The south half of the property will be converted to a 36 space paved parking lot.

Careful attention has been given to providing a site plan which insures that the land use will be compatible with the neighborhood. Since the external architecture of the house will remain basically unchanged and the landscaping will be improved, the residential character of the area will not be altered. An enclosed small animal veterinary hospital **will be in keeping** with the use of the surrounding area since the commercial use consists of small businesses and professional offices. The proposed paved parking lot, containing 36 spaces, would provide parking for the veterinary hospital as well as providing much needed additional parking for the employees of the Cedar Square Shopping Center. The hours of operation of the hospital will closely coincide with those of the present businesses. These hours will be 8:00-6:00 Monday through Friday and 8:00-12:00 on Saturday.

Access to the proposed parking lot from Patterson would be through the 30' paved alley right-of-way between the Cedar Square Shopping Center and the Grand Junction Orthopedic Offices. Access from 7th Street would use the right-of-way at the east end of the Cedar Square parking lot. No new curb cuts are needed and since small animal hospitals typically generate a very small volume of traffic (an estimate of 20-30 vehicles daily), the impact on traffic flow at the 7th Street and Patterson intersection should not be noticeable. (See Traffic Flow Diagram.)

Original
Do NOT Remove
From Office

#37 89

The anticipated schedule for the development of the plan is as follows:

1. Rough grading of the parking lot will take 5-7 days and will be done prior to the interior remodeling.*
2. Improvements and remodeling will take 6-8 weeks.
3. Final paving will take about 3 days and will be done following completion of the interior work.
4. Landscaping will be an ongoing project, beginning with the removal of the dead trees and other vegetation and concluding with resodding the lawn in the fall.

Once the project is approved, it should be completed within 4 months.

In summary, this project is designed to be compatible with the surrounding area and to adhere to both the 7th Street and Patterson Road Corridor Guidelines. All public utilities and services are readily available; no major public utility expansion will be required. A completely enclosed and adequately sound-proofed small animal veterinary hospital would not be objectionable, and its use and appearance would be in keeping with the combined small business and residential character of the area.

#37 89

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From Office

Harve Chappell, DVM
Suzanne Hoest, DVM
740 Horizon Court
Grand Junction, CO 81506

Gregg Cranston
Monument Realty
759 Horizon Dr.
Grand Junction, CO 81506

William R. Patterson
662 26 Rd.
Grand Junction, CO 81506

C. W. Mottram
609 26½ Rd.
Grand Junction, CO 81506

Robert B. Christensen
100 Mountain View Rd.
Watsonville, CA 95076

Mildred M. Vandover
604 Meander Dr.
Grand Junction, CO 81505

Weston Edfast
604 26½ Rd.
Grand Junction, CO 81506

Gene Taylor
Annie L. Muhr
633 Fletcher Lane
Grand Junction, CO 81505

Lawrence & Virginia
Romarine
656 Hyland Dr.
Evergreen, CO 80439

Florence A. Dunham
608 26½ Rd.
Grand Junction, CO 81506

Eugene & Virginia Hansen
610 26½ Rd.
Grand Junction, CO 81506

John & Cynthia Themelis
5005 General Bradley NE
Albuquerque, NM 87111

Robert Lubinski
Gretchen Davis
2709 8th Court
Grand Junction, CO 81506

Olga Henry
2711 8th Court
Grand Junction, CO 81506

Sarah L. Reardon
2713 8th Court
Grand Junction, CO 81506

Mary Robinson
2715 8th Court
Grand Junction, CO 81506

Sisters of Charity Health
Services Corp.
P.O. Box 1628
Grand Junction, CO 81502

Maude Baker Eldredge
2604 N. 7th
Grand Junction, CO 81501

David C. Lundgren
Shelley A. Tipping
605 26½ Road
Grand Junction, CO 81506

Greg Cranston
Monument Realty
759 Horizon Dr.
Grand Junction, CO 81506

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#37 89

**P. D. C. SUBDIVISION
FILING NO. TWO
A REPLAT OF LOT 1 AND A PORTION OF LOTS 2 AND 3
FAIRMOUNT HEIGHTS SUBDIVISION**

DEDICATION

That the undersigned are owners of that real property situated in the City of Grand Junction, State of Colorado, and being all of Lot 1 and parts of Lots 2 and 3 of Fairmount Heights Subdivision, as recorded in the office of the Clerk and Recorder, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northeast corner of Lot 1 of Fairmount Heights Subdivision which is 504°38'37"W 131.78 feet from the south quarter corner Section 2, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, then along the following seven courses:

1. S30°30'00"W 230.00 feet;
2. S89°25'00"W 14.00 feet;
3. S45°37'33"W 62.85 feet;
4. S89°25'00"W 187.80 feet;
5. S00°00'00"E 80.00 feet;
6. S66°31'31"E 196.23 feet;
7. S89°25'00"E 70.00 feet to the beginning.

The area of the real property, as described, is 0.788 acres.

That said owners have caused the said real property to be laid out and platted as P. D. C. Subdivision Filing No. Two, a Replat of Lot 1 and a portion of Lots 2 and 3 of Fairmount Heights Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa and State of Colorado.

That said owners do hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of electric lines, irrigation, and drainage facilities, including but not limited to electric lines, gas lines, telephone lines, together with the right to trim interfering trees and brush with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. The areas shown as ingress, egress and utility easements are dedicated to the owners of the real property for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

That said owners do hereby dedicate and set apart all of the streets, avenues and roads as shown on the accompanying plat to the use of the public forever.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 30th day of September, A.D., 1982

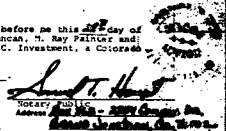
P. D. C. INVESTMENTS, A COLORADO CO-PARTNERSHIP

Lester S. Duncan m R. B. Painter *D. P. Campbell*
Lester S. Duncan, General Partner R. B. Painter, General Partner D. P. Campbell, General Partner

STATE OF COLORADO)
COUNTY OF MESA) SS

The foregoing instrument was acknowledged before me this 28th day of September, A.D., 1982 by Lester S. Duncan, R. B. Painter and D. P. Campbell, as general partners of P. D. C. Investments, a Colorado Co-Partnership.

My commission expires: 9-18-85
Witness my hand and official seal.



CITY APPROVAL

This plat, P. D. C. Subdivision Filing No. Two, a Replat of Lot 1 and a portion of Lots 2 and 3 of Fairmount Heights Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and the State of Colorado was approved and accepted on this 17th day of November, A.D., 1982.

James S. Hunter President of Council
Wesley J. Gammie Chairman, Grand Junction City Planning Commission
Ronald H. Red Grand Junction City Engineer

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) SS
I hereby certify that this instrument was filed in my office at 4:05 o'clock P.M., this 30th day of SEPTEMBER, A.D., 1982, and is duly recorded in Plat Book 13 at Page 133.
James J. Patten Clerk and Recorder
FILE 11-90

SURVEYORS CERTIFICATE

I, James T. Patten, Jr., do hereby certify that the accompanying plat of P. D. C. Subdivision Filing No. 2, a Replat of Lot 1 and a portion of Lots 2 and 3 of Fairmount Heights Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and represents an accurate description of the location of the lot survey monuments which were found or set. This plat locates only the easements shown and does not determine the existence of, or locate any other easements or right-of-way either recorded or implied.

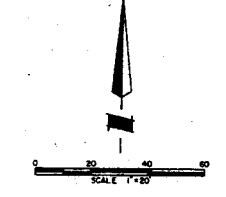
James T. Patten, Jr.
James T. Patten, Jr.
Registered Land Surveyor
Colorado LS 9950

SEPT 30, 1982
Date



**P. D. C. SUBDIVISION
FILING NO. TWO**

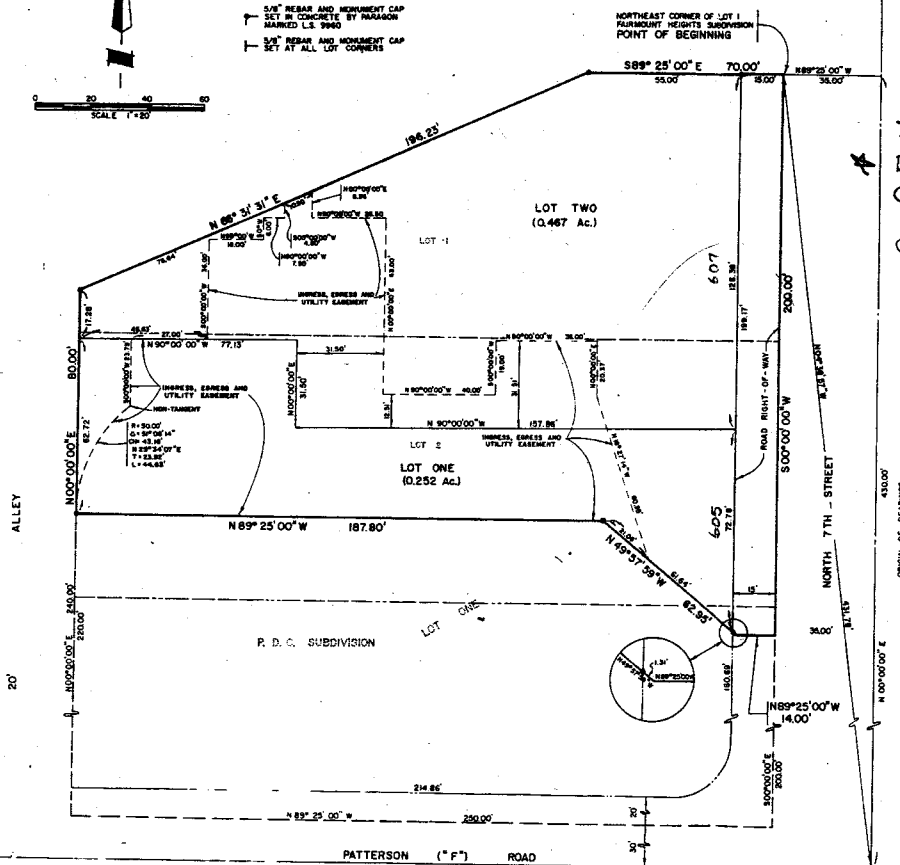
BECK, SHIRM AND ASSOCIATES, INC.
2721 NORTH TWELFTH STREET, SUITE 20
GRAND JUNCTION, COLORADO 81501
(303) 243-1887



- LEGEND**
- ◆ MESA COUNTY BRASS CAP
 - ⊕ FOUND 5/8" REBAR AND MONUMENT CAP SET BY NICHOLS
 - ⊕ 5/8" REBAR AND MONUMENT CAP SET IN CONCRETE BY PARSONS MARKED L.S. 9960
 - ⊕ 5/8" REBAR AND MONUMENT CAP SET AT ALL LOT CORNERS

QUANTITIES

ROAD R.O.W.(7th St.)	0.069 Ac.	or	8.76 %
LOTS	0.719 Ac.	or	91.24 %
TOTAL	0.788 Ac.	or	100.00 %

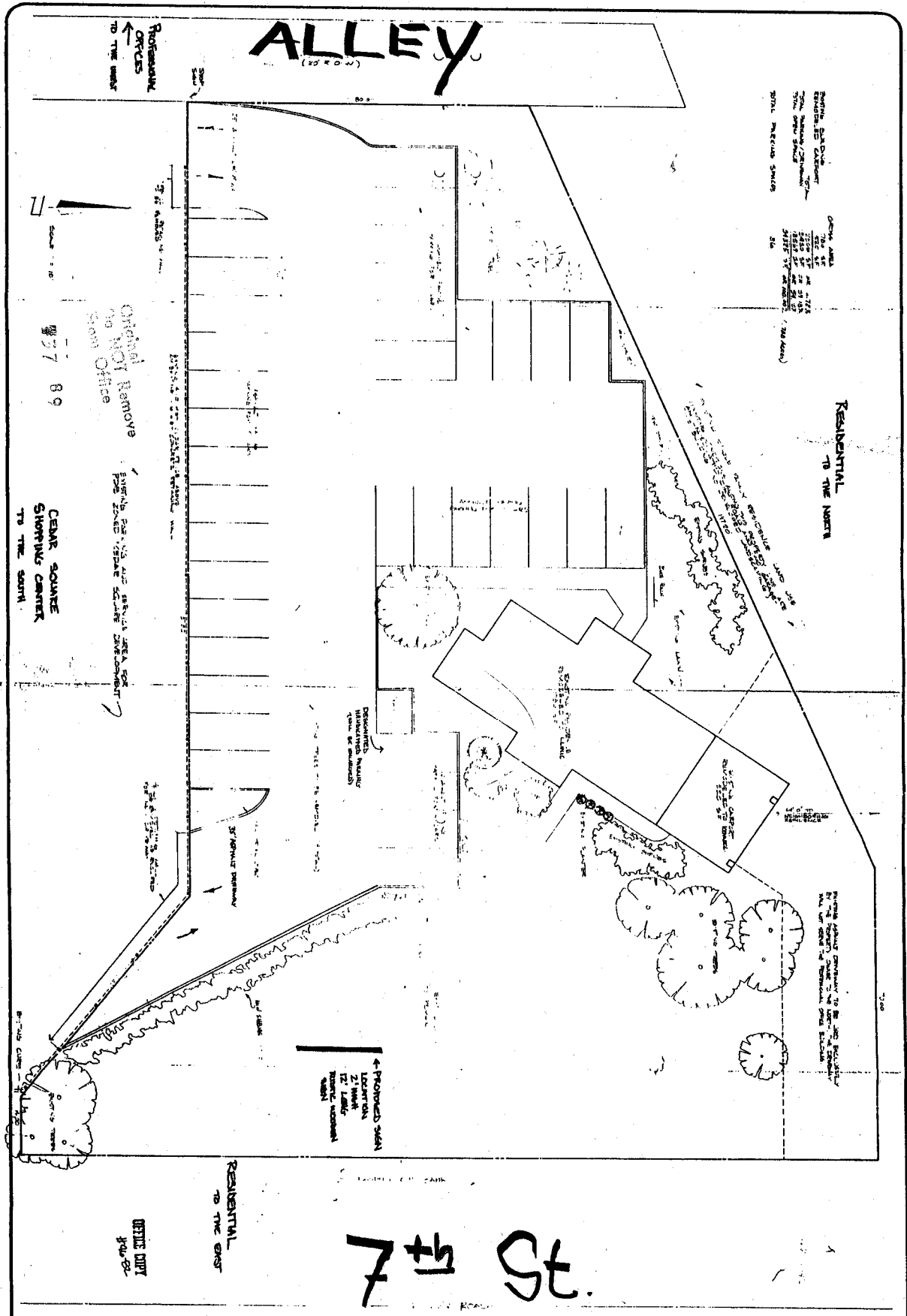


#46-82
ZONE: PB
BLD PERMIT
GUARANTEE
CT# 10

#37 89

Original
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from Office

NOTICE: According to Colorado law, this plat is subject to the provisions of the Colorado Plat Act, which provides that any plat which is not recorded in the office of the Clerk and Recorder within the time specified in the act, shall be void. This plat was recorded in the office of the Clerk and Recorder on September 30, 1982.



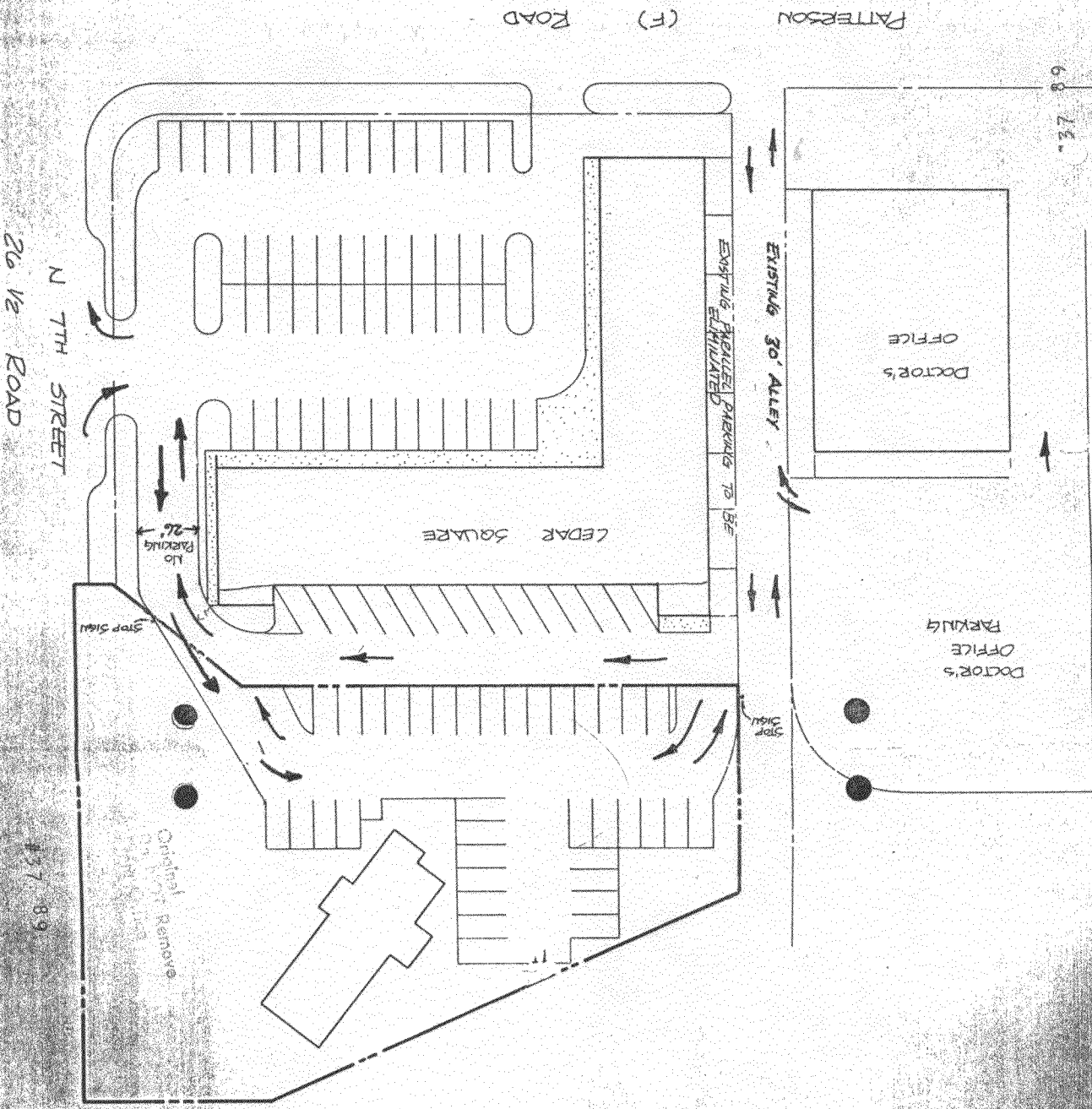
2
OF
2

OUTLINE DEVELOPMENT PLAN
CEDAR SQUARE PROFESSIONAL BLDG.

BECK, SHRUM and ASSOCIATES, INC.
3721 NORTH TWELFTH STREET, SUITE 20
GRAND JUNCTION, COLORADO 81501

Project No.	Sheet No.	Date
WJC 4/24/82		
Scale	1" = 10'	

CIRCULATION PLAN



437 89

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT.

AUG 01 1989

July 31, 1989

Grand Junction Planning Commission Members:

RE: 605 Road 26½

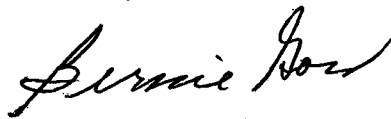
It is our understanding that property located at 605 Road 26½ is being considered as a possible site for an animal hospital and veterinary clinic. We wish to voice a dissenting opinion regarding this use for the said property.

Junction Training Center operates a people flow type of business adjacent to the property in question. Traffic patterns currently present problems for our patrons who exit doors on the north and west sides of our business. Automobile access to the property in question is very limited at the present time. Increased traffic poses a concern to us and an added hazard to our patrons due to the narrow service entrance and an uncontrolled alley which now surrounds our place of business.

A second area of concern is that of the trash and refuse usually associated with livestock or animals. Control of this in terms of proper removal and an accumulation of smells which accompany any animal related operation is a major impact for people frequenting our establishment also. We are asking your consideration for the existing businesses in Cedar Square Shopping Center as the development of this parcel proceeds. We urge you to not approve this intended use for land located at 605 Road 26½.

We regret being unable to attend the scheduled hearing in person. Please accept this written communication as our opposition to this proposed change.

Respectfully,



Bernie Goss
Manager of Operations
Junction Training Center
Cedar Square Shopping Center
666 Patterson Road
Grand Junction, CO. 81506

609 26 1/2 Road
July 31, 1989

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

AUG 01 1989

Mr. Steve Love, Chairman
City of Grand Junction
Planning Commission
Grand Junction, CO

Dear Steve,

This is a letter to inform you of our concerns regarding the rezoning of the property located at 605 26 1/2 Road.

We have resided at the property immediately north of this parcel for over 20 years now, and have found it to be a very nice home for raising our family. We hope to continue living here for a number of years, and, indeed, hope that our children will have an interest in taking over this house when we decide we need to move. In short, this house has been a very comfortable family home for us, and we would like to see it continue as such.

We have spoken to Dr. Chappell concerning his plans for the 605 property, and while he expresses a desire to protect our privacy, we continue to have concerns.

★ 1) Dr. Chappell plans to soundproof the existing carport and use it as a kennel area. The carport is within 10 feet of our property line. Of course we won't know how good the soundproofing is until after it is in use, at which point it is too late to do anything.

2) Over the years, traffic from Cedar Square has proven to be a problem for us with patrons using our driveway as a shortcut to 7th street. We see the additional traffic from this business as aggravating this problem.

3) Trash removal is another problem area. We are frequently awakened at 3:00 A.M. as the trash trucks bang the dumpsters at Cedar Square. This development poses additional trash, additional noise, closer to our bedroom.

4) The planning process seems to be a deteriorating process from our point of view. Seven years ago, we had resigned ourselves to the decision by the planning commission to change the zoning of this property to Planned Business for the purpose of putting offices in this house. Now it is being modified to allow for an animal hospital. What is to keep it from being modified in the future to allow outside runs, for example?

5) Finally, both Dr. Chappell and we are up against a public perception of what constitutes an Animal Hospital. Even if Dr. Chappell is able to come through on all his promises, the public perception is real, and that is what dictates property values. There is little doubt in my mind that our property value will suffer if an animal hospital moves in next door.

Sincerely,

Skip Mottram

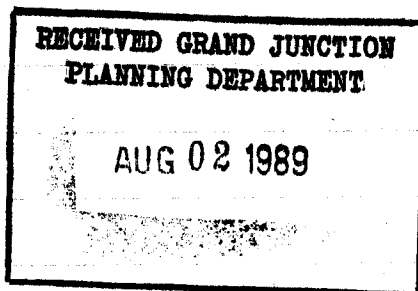
8/2/89

RE: 37-89⁶

Grand Junction Planning Department:

We wish to appeal the decision made by the planning commission regarding the ~~amended~~ amended use of the Business Plan to the City Council.

Greg T. Lumsden
representing
Harve Chappell
Suzanne Hoest



REVIEW SHEET SUMMARY

FILE NO. 37-89 TITLE/HEADING Vet Clinic-Rev. Final Plan DUE DATE 7/24/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Harve Chappell

Location: 605 26 1/2 Road

PETITIONER ADDRESS 740 Horizon Court Grand Junction, CO 81506

ENGINEER n/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

7/14/89	Parks & Rec.	Will wait for appraisal to make a determination of open space fee.
7/18/89	Mtn. Bell	No objection.
7/19/89	Public Service gas & electric:	No objections.
7/18/89	City Engineer	<p><u>Parking Lot Layout:</u> Handicap parking space should be 17' wide to accommodate wheelchair unloading. Handicap ramp in sidewalk should be located on right-hand side of handicap parking space. Parking space on the east end of row, including trash dumpster, should be protected by raised curbing or a landscaped island. Parking space at north end of row adjacent to west side of building should be designated for compact cars only.</p> <p><u>Grading and Drainage Plan:</u> Need to submit hydrology report and calculations. What is the increase in runoff as a result of this development for 2- and 10-year storm events? On-site detention should be provided for runoff in excess of historic. This could be done by limiting size of inlet grate in parking lot. There is no benchmark shown for vertical control and layout of parking lot. How will drainage trench outlet match existing grade? No trench depth is shown at outlet end on profile view. The concrete trench should end at the property line and not extend into public right-of-way.</p> <p>What pavement section is to be used for paving of parking lot? None shown on plan. How will parking lot paving match existing alley at southwest corner of the property? Show detail on plan.</p> <p>Contours should be shown for grading the west side of parking lot adjacent to existing alley.</p> <p>How will patrons be prevented from using the existing curb cut on 7th Street, which provides access to the existing driveway and carport?</p>
7/19/89	Police Dept.	No adverse impact anticipated with this project.
7/21/89	Utility Engineer	<p>An 8" PUC line runs down 7th, north, but because this is not a new development, Section 5-4-4B, pertaining to mandatory hook-up to City water, does not apply. The lot is already being billed for City water, so they appear to be already hooked up.</p> <p>The building is already on public sewer; however, due to the nature of the business, it will be necessary to fill out an "Industrial Pre-treatment" application with the wastewater treatment plan.</p>

7/24/89 GJ Drainage

The utility composite (page 2 of 3) of PDC Subdivision, Filing #2, was presented for review. The engineered parking lot plan has not been seen. The utility composite is dated October 1, 1982.

The site drains to Horizon Drive Channel, Independent Ranchman's Ditch. That watercourse should continue to receive the surface runoff from this site. The drainage should not be changed to where it would flow into the Buthorn Drain system.

The parking lot paving may increase the impervious area by 40% (of the total area). Allowing collection of the runoff thus generated and then transporting the collected flow to dump onto 27 1/2 Road is a decision for the City Engineer. Ownership of the catch basin and storm drainline should be clearly established (supposedly, privately owned and maintained).

Slope and surface stabilization of the fill section of the parking lot could improve longevity of the parking lot and reduce erosion siltation to Horiozn Drive Channel.

7/19/89 Fire Dept.

Adequate access must be maintained for firefighting and other emergency responses. A minimum of 20' clear width for our vehicles.

7/14/89 Building Dept.

I met with Dr. Chappell and conducted an inspection of the building located at 605 26 1/2 Road. Dr. Chappell is aware of the Building Department requirements. A change in use permit is required.

7/24/89 Planning Dept.

This property was rezoned to PB in 1982 with the same basic site plan (file #46-82). At that time, the use approved was for a professional office building. The current petitioners are asking to revise the uses allowed to include a small animal veterinary hospital. An indoor facility should not adversely affect the neighborhood.

The 7th Street Corridor Guideline identifies this section of 7th Street as being an area of transition from single family residential to business. It further states that the existing residential character of the area should be retained. This proposal fits the Guideline.

Parks and open space fees must be paid prior to recording the site plan.

Adequate screening must be provided between this property and the property to the north. Such screening may be a wall, screenfence, or screen planting of a year-round nature, six feet high (section 5-5-1H).

Signage and fencing will require separate permits. A planning clearance and building permit are required for the change in use.

A clearer, more detailed landscaping plan is required for review. At least 5% of the total area of the parking lot must be used for landscaping and/or aesthetic treatment. What type of irrigation system is proposed?

RESPONSE NECESSARY

by 7/28/89

*hand delivered on
sent 7/25/89
JH*

HORIZON ANIMAL HOSPITAL

740 HORIZON COURT

GRAND JUNCTION, COLORADO 81506

HARVE R. CHAPPELL, D.V.M.
SUZANNE HOEST, D.V.M.

TELEPHONE
(303) 245-0135

RESPONSE TO REVIEW COMMENTS

File no. 37-89
Title heading: Vet Clinic-Rev. Final Plan
Petitioner: Harve Chappell
Location: 605 26 $\frac{1}{2}$ Rd.

Parks & Rec.

Raw land value appraisal is presently being worked on and will be submitted as soon as it is completed and prior to recording the site plan.

Mountain Bell

No response needed.

Public Service

No response needed.

City Engineer

Parking lot: The handicap parking space and ramp are being relocated to provide unobstructed loading and unloading and access to sidewalks. The parking space at the north end of the row adjacent to the west side of the building will be designated "compact parking space".

Grading and drainage: J. E. Langford and Associates, the engineering firm that has designed our parking lot, has been in contact with Don Newton, city engineer, and is in the process of preparing for submission the required data concerning water runoff. Also, a benchmark for vertical control and layout of the parking lot as well as a more detailed explanation of the drainage outlet will be included in the revised drainage and grading plan.

The pavement section to be used on the parking lot will be 2" of asphalt over 8" class 6 base. The pavement will be feathered to match the existing pavement of the alley way and the parking lot it adjoins.

It is our feeling that the driveway which presently accesses the property from 7th Street should be left in place for use in emergencies. There is a fire hydrant right at the opening of the driveway, so this driveway would provide invaluable access to our property or the property to the north in case of fire. We will post a sign stating "Private driveway-do not enter".

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 27 1989

Utility Engineer

It is also our understanding that city water hook-up is in place.

We have contacted Emily at the Water Treatment Plant and we will be filling out an "Industrial Pre-Treatment" application.

Police Dept.

No response needed.

GJ Drainage

A revised Drainage and Grading plan will be provided for review. The city engineer required that we shed all drainage to 7th Street, and it will eventually flow into Independent Ranchman's Ditch. J.E. Langford discussed drainage with Don Newton: 10 year pre- and post- improvement flows will be provided. Slope and surface stabilization will be accomplished by landscaping and planting.

Fire Dept.

Both accesses to the parking lot are wider than the 20' clear width as required for emergency vehicles.

Building Dept.

We will obtain required change of use permit from Building Dept.

Planning Dept.

Park and open space fee will be paid prior to recording site plan.

A 6' privacy fence presently exists between this property and Mottram's property to the north.

A sign permit, a planning clearance and building permit will be obtained prior to beginning construction.

A revised landscape plan is being submitted that will satisfy the requirement for 5% of the total parking area to be landscaped and/or aesthetically treated. Landscaping will be maintained by use of a rainbird irrigating system for the lawn and pop-up and riser sprinkler system for the planted areas.

Thank you,

Suzanne Hoest
Harve Chappell

development summary



File # 37-89 Name Veterinary Clinic Date 8/2/89

PROJECT LOCATION: 605 26½ Road

PROJECT DESCRIPTION: A request for a Revised Final Plan for a veterinary clinic in a Planned Business (PB) zone.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES	NO *	TECHNICAL REQUIREMENTS	
			SATISFIED	NOT SATISFIED *
Complies with adopted policies	X		Streets/Rights Of Way	X
Complies with adopted criteria	X		Water/Sewer	X
Meets guidelines of Comprehensive Plan	*		Irrigation/Drainage	X
			Landscaping/Screening	X
			Other: _____	

* See explanation below

-- The 7th Street Corridor Guideline identifies this section of 7th Street as being an area of transition from single family residential to business. It further states that the existing residential character of the area should be retained. This proposal is consistent with the Guideline.

STATUS & RECOMMENDATIONS:

-- This property was rezoned to PB in 1982 with the same basic site plan. At that time the use approved was for a professional office building. This request is to revise the uses allowed to include a small animal veterinary hospital. An indoor facility, with proper sound-proofing, should not adversely affect the neighborhood.

Planning Commission Action

8/1/89-- Planning Commission denied the request (4-1), agreeing with some neighborhood opposition that a veterinary clinic would not be appropriate.

--The petitioner has appealed the decision.