

DETAILED PROJECT NARRATIVE:

PROJECT APPLICANT: CATALIN M PETCU, DR

To WHOM IT MAY CONCERN:

WESTERN ANIMAL HOSPITAL, A VETERINARY CLINIC in BUSSINES SINCE 1991 at 5110 W NORTHERN AVE, the NW corner of 51st AVENUE AND NORTHERN AVE decided to MOVE ITS LOCATION in the SE CORNER of THE SAME INTERSECTION at 5041 W NORTHERN AVE, SUITE A. MAIN REASON is THE LANDLORD at 5110 W NORTEHRN AVE HAS A POOR MANAGEMENT OVER THE SHOPPING CENTER AND THE BUILDING STRUCTURE IS DEGRADING , MAKING ALMOST IMPOSSIBLE to MAINTAIN A SAFE WORK ENVIRONMENT FOR STAFF AND CUSTOMERS.

THE NEW PROPOSED LOCATION IS at 5041 W NORTHERN AVE SUITE A, an APROXIMATIVE 2200 SQF FACILITY, FORMER MEDICAL/ DENTIST OFFICE. THE LOCATION WAS VACANT FOR MORE THEN A YEAR PER OUR KNOWLEDGE. IS THE LARGEST SUITE OF THE 3 SUITES IN THE BUILDING.SUITE B is STIL UNOCCUPIED WHILE SUITE C BELONGS TO A LABORATORY BUSSINES.

PROPOSED VETERINARY CLINIC IS A SMALL BUSSINES OPERATION WITH PROPOSED SCHEDULE MONDAY, TUESDAY, WEDNESDAY and THURSDAY from 8:30 am to 5:00 pm AND POSSIBLE SATURDAY MORNING 8:30 am- 1 pm if THERE IS SUCH INTEREST FROM CUSTOMERS in WEEKEND HOURS. THERE IS NO HAZARDOUS MATERIALS USED IN THE BUSSINES DAY BY DAY OPERATION .THERE WILL BE NO GROOMING OR BOARDING AT THE FACILITY. THE MINIMAL AMOUNT OF HAIR CLIPPING GENERATED BY THE BUSSINES MEDICAL USE WILL BE COLLECTED IN SOLID WASTE, AND HAIR GUARDS WILL BE USED IN THE ONLY ONE SINK SERVICING THE TREATMENT AREA. A HAIR TRAP WILL BE INSTALLED BY A ROC LICENSED PLUMBER UPON OBTAINING A PERMIT WITH BUILDING SAFETY DEPARTMENT. THE STAFF CONSISTS OF DR CATALIN M PETCU, as A FULL TIME VETERINARIAN and RENEE NEMETH as A FULL TIME VETERINARIAN ASSISTANT. DR PETCU is IN PRIVATE VETERINARY BUSSINES SINCE 1992 and HAS MULTIPLE TRAINING AND AWARDS FROM UNIVERSITIES WORLDWIDE. HE IS A RETIRED ARMY CORPS VETERINARIAN. THE BUSINESS PLANS TO EXAMINE 7-10 CLIENTS A DAY IN AVERAGE – ONE CLIENT PER HOUR , THE AMOUNT OF TRAFFIC GENERATED SHOULD BE CORESPONDENT TO 1-2 MAXIMUM PARKING SPOTS OCCUPIED PER HOUR . THE ENTIRE 3 SUITE BUILDING HAS A 20 SPACE LARGE PARKING LOT WITH GENEROUS ENTRANCES FROM NORTHERN AVENUE DRIVING EAST AND FROM 51st AVENUE DRIVING NORTH.

THE PROPOSED VETERINARY CLINIC IS REPLACING THE PREVIOUS VETERINARY CLINIC WITHIN THE SAME INTERSECTION AND HAS THE SAME STAFF, CUSTOMERS AND USE.

DUE TO THE NATURE OF USE, THE PROJECT IS NOT DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING ON THE PROPERTY OR THE SURROUNDING PROPERTIES.

THE PROPOSED SITE IS ADEQUATE IN SIZE AND SHAPE TO ACCOMMODATE THE INTENDED USE. THERE ARE NO INTENDED CHANGES TO SIDEWALKS or LANDSCAPE.

AS DESCRIBED ABOVE, WE BELIEVE THAT THE PROPOSED SITE HAS ADEQUATE ACCES TO PUBLIC STREETS TO CARRY THE TYPE AND QUANTITY OF TRAFFIC WHICH MAY BE GENERATED BY THE SUBJECT USE.

THERE ARE NO INTENDED CHANGES TO SOLID WASTE COLLECTING SITE, AS THE EXISTING DUMPSTER SITE IS LARGE AND CAREFULLY MAINTAINED BY LANDLORD.

SIGNAGE: OUR SIGN COMPANY WILL WORK WITH CORESPONDED CITY DEPARTMENT AND APPLY ACCORDINGLY.

BUILDING SAFETY: WE WILL APPLY FOR A PERMIT TO INSTALL A "HAIR TRAP", AND WILL BE INSTALLED BY A LICENSED ROC PLUMBER ACCORDING WITH PERMIT. THE MAIN DOOR LOCK WILL BE EQUIPPED WITH A KEY OPERATED LOCKING DEVICE THAT WILL BE POSTED WITH A READILY VISIBLE DURABLE SIGN ON THE EGRESS SIDE STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED".

FIRE: WE BELIEVE THAT PROPOSED SITE IS UP TO DATE WITH CITY CODES AND REQUIREMENTS, IF ANY ADDITIONS ARE NEEDED, THEY WILL BE ADDED UPON THE FIRE INSPECTION.

Thank you

CATALIN M PETCU

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