

PLANNING COMMISSION MEETING SEPTEMBER 26, 2023

4141 S NOGALES ST UNIT B101

CONDITIONAL USE PERMIT NO. 23-05

Planning Division

BACKGROUND

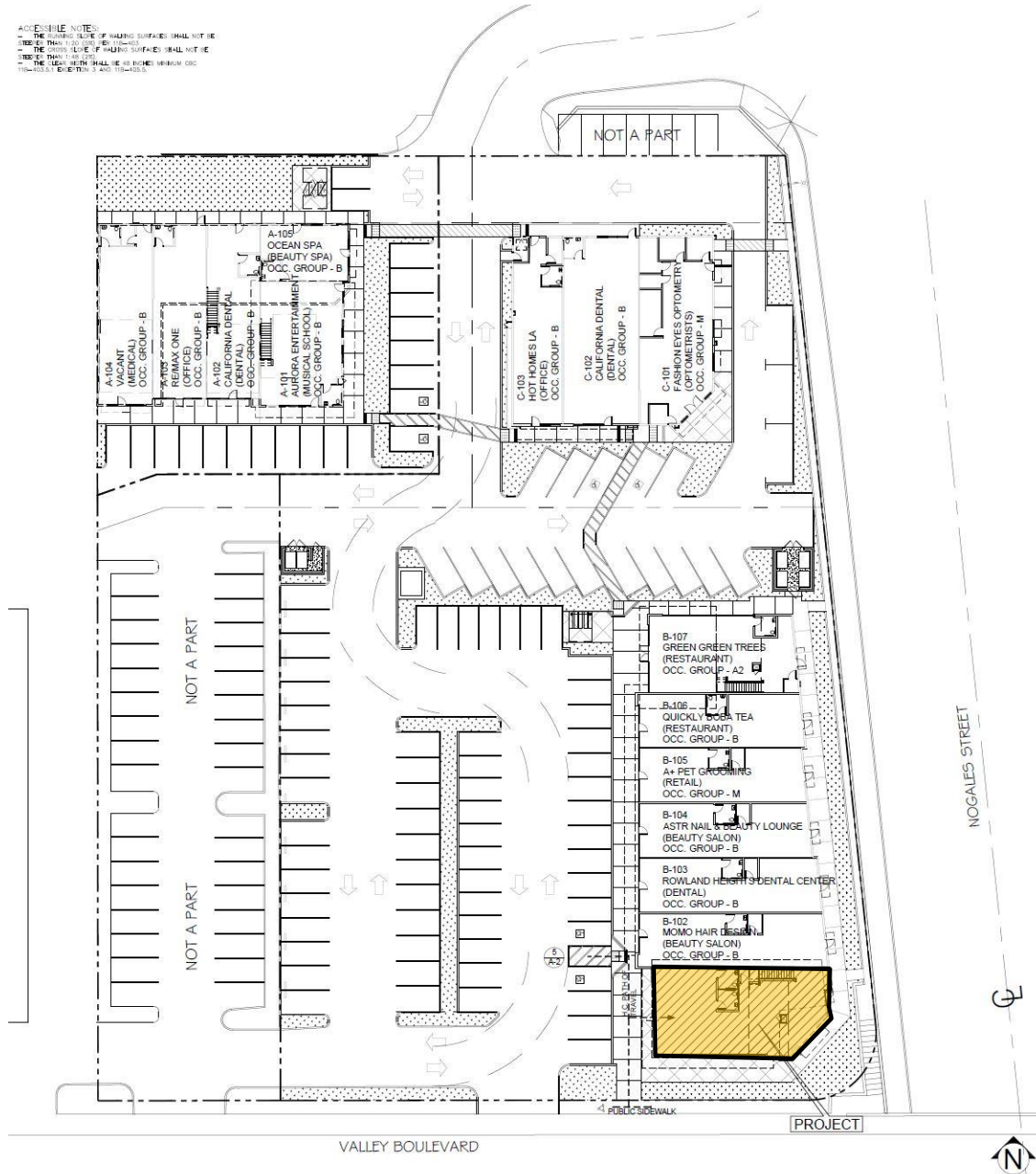
- Walnut Valley Animal Hospital
- **Conditional Use Permit No. 23-05**
 - Veterinary Hospital
- **Zone:** Service Commercial (S-C)
- **Location:** Northeast corner of Valley Blvd and S Nogales St. in the Valley Nogales Center.
- **Surrounding Uses:** OP, MF-20, S-C, C-3, R-I and N-C.
- **Lot Size:** 80,785 square feet





EXISTING BUILDING

ACCESSIBLE NOTES:
 - THE MINIMUM CLEARANCE OF WALKING SURFACES SHALL NOT BE
 GREATER THAN 120 INCHES (10 FEET).
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SITE PLAN

BUSINESS OPERATION PLAN

Hours of Operation

- The hours of operation are:
9am to 6pm, 7 days a week.
- The veterinary hospital will have 8 employees

Services

- Radiology
- Surgeries
- General Wellness

STAFF RECOMMENDATION

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- Planning Staff recommends adopting Resolution No. 23-6131 approving Conditional Use Permit No. 23-05