



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
PHONE: 970-328-9655 • FAX: 970-328-9656
www.townofeagle.org

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
<input type="checkbox"/> Special Use Permit <input type="checkbox"/> Zoning Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Amendment to Zone District Regulations <input type="checkbox"/> Encroachment Permit	<input type="checkbox"/> Minor Development Permit <input type="checkbox"/> Major Development Permit PLANNED UNIT DEVELOPMENT (PUD) REVIEW <input type="checkbox"/> PUD Zoning Plan <input type="checkbox"/> PUD Development Plan	<input type="checkbox"/> Concept Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Condominium / Townhouse <input type="checkbox"/> Minor Subdivision

PROJECT NAME On-Site Veterinary Clinic

PRESENT ZONE DISTRICT Commercial Professional PROPOSED ZONE DISTRICT _____
(if applicable)

LOCATION

STREET ADDRESS 113 East 4th Street, Eagle CO 81631

PROPERTY DESCRIPTION

SUBDIVISION Eagle Block 22 LOT(S) 13 and 14 BLOCK 22
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE This application is for a full service Veterinary clinic servicing small animals and pocket pets.

APPLICANT NAME Susan O'Brien PHONE 970-989-4323

ADDRESS 2200 Spray Creek Rd, Gypsum CO 81637 EMAIL drobrien@onsitevet.com

OWNER OF RECORD Ruth A Butters, Jerome Butters PHONE 970-376-0344

ADDRESS 1177 Colorado River Rd, Gypsum CO 81637 EMAIL jerry@butterscpa.com

REPRESENTATIVE* _____ PHONE _____

ADDRESS _____ EMAIL _____

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.

APPLICATION SUBMITTAL ITEMS:

The following submittal materials must be submitted in full before the application will be deemed complete (please check all items that are being submitted):

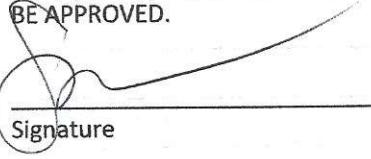
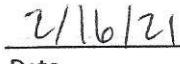
- Applicable fees and deposits.
- Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- Proof of Ownership (ownership & encumbrance report) for subject property.
- Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- Project specific checklist.

FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.03.080

1. Application fees shall be paid in full at the time of the filing of the application and unless paid, the application shall not be deemed complete. All fees are nonrefundable.
2. As described in Eagle Municipal Code § 4.03.080, third-party consultants may be necessary for the review and processing of applications. These costs ("pass-through costs") must be paid by the applicant. If pass-through costs are expected, the applicant must pay a deposit at the time the application is filed. If at any time the deposit does not fully cover the pass-through costs, the applicant must pay another subsequent deposit before the Town will continue processing the application.
3. The Town may withhold the recording of any Subdivision Final Plat or Development Plan or the signing of any Resolution or Ordinance until all pass-through fees are paid in full.
4. Within 30 days of approval or denial of an application, any remaining deposit shall be returned to the applicant. If an application is withdrawn, any remaining deposit shall be returned to the applicant within 60 days.

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.


Signature
Date

FOR OFFICE USE ONLY		
DATE RECEIVED	BY	FILE NUMBER
REVIEW FEE	DATE PAID	RECEIVED BY
DATE CERTIFIED COMPLETE	BY	
P&Z HEARING DATE	DECISION	
BOT HEARING DATE	DECISION	



COLORADO
on-site
VETERINARY SERVICES

PO Box 4718
Eagle, CO 81631
(970) 279-8045
drobrien@onsitevet.com
www.onsitevet.com

To: Town of Eagle, Community Development

Re: Special Use Permit 113 East 4th Street, Eagle CO

Project Narrative

We are a mobile mixed animal veterinary practice in the valley. We intend to expand our offerings of surgical and medical procedures for small animals and pocket pets into 113 East 4th Street in Eagle. We would offer general surgical and medical services in addition to integrative care services. Our approach to veterinary medicine includes low stress and fear free handling and we strive to make every visit a positive one.

We believe that we directly echo the town's vision – Maintain and enhance the quality of life for everyone in our community. Animals are an important part of many town residents daily lives. We are an extremely animal friendly mountain town and through our veterinary practice we intend to provide easy access to reliable and communicative care. Throughout Covid-19, we have seen the numbers of pets adopted soar as well as the number of new puppies and kittens on our schedule increase immensely. To me, this is testament of the importance of animals and their support of our mental health.

We are diverse, inclusive and unique as an employer that feverishly protects the quality of life of our staff.

- We are an inclusive work environment that highly values a work life balance.
- All social and economic backgrounds are welcome in our office.
- The staff works four ten hour shifts in order to give them ample time to enjoy our beautiful outdoors.
- We believe in providing a fair wage so that our employees do not need to scrape by or look for second jobs.
- We are a family friendly practice and share a family first philosophy with our staff.
- Benefits include health insurance, payment of state licenses, continuing education per diem, uniform allowance as well as a local discounted local gym membership, a Costco membership and heavily discounted pet care.

Parking and traffic implications –

Our traffic volume is expected to be light. We will have 3-4 staff members in the office 8-5:30, M – F. We will have surgical drop offs at approximately 8:30am Tu-Th. Appointments for clients and patients will be from 9 – 11 and 3 – 5 Tuesday through Thursday and will be 30 minutes in duration. Monday and Friday appointments will be available from 9 – 5. We will offer after hours emergencies to current clients and do not expect a large volume of after hour visits.

There are 6 recessed parking spaces of street parking in excellent condition in front of the building and street spots lining 4th Street and on Broadway. There are no off-street private parking spaces associated with this building.

Protecting Public Health, Safety and the Environment –

- Our workplace is environmentally conscientious. We are constantly evaluating our footprint and make efforts to be as environmentally friendly as possible. Our veterinary software allows us to be a paper free workplace for most day-to-day operations.
- Veterinarians are stewards of public health and our mission is to further the health and wellbeing of animals while protecting the public from any emerging zoonotic diseases.

Partnerships within the community –

- We strive to only do business with our neighbors in the community. Be it Information Technology, electrical, or construction, we have excellent options locally and intend to continue keeping our business local
- We believe in being a participating member of the community and that it is our duty to keep our business locally and network with local professionals
- We are active participants with the local chamber of commerce.
- We initiate veterinary community events and education.
- We support the youth through 4-H donations, discounted veterinary care for project animals and livestock auction support.

Maintain beauty of downtown –

- We intend to paint the exterior of the new facility to freshen it's appearance and will hang potted plants at the entry. We will also refresh the paint on the back privacy fence. We otherwise do not intend to change the exterior of the building and believe that the building style is fitting of Rocky Mountain architecture.

Please reach out with any questions. We look forward to working with you.

Respectfully,

Susan O'Brien, DVM