

(5) Whether or not the proposed use will create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use.	
Applicant:	No.
Staff:	No significant adverse impact
(6) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use.	
Applicant:	No.
Staff:	Yes possibly. In deference to the nearby residential and professional office type uses, hours of operation should be limited to those of a typical professional office usage.
(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).	
Applicant:	No.
Staff:	No adverse impact.

Supplemental Standards of the LDR Applicable to the Proposed Use

< none >

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Engineering: No comments. ** Engineering staff will follow-up separately regarding the driveway and tree removal violations on this property.

Fire: Fire Dept has no issues with this CUP request

Building Plan Review: No comments or concerns

Landscape: No concerns

GIS: No comments

Police: No issues from the PD

Public Works: No comments or concerns

Utilities: < No comments received >

Attachments:

- Letter of Authorization
- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Boundary Survey & Existing Site Plan