

STATE OF MINNESOTA

COUNTY OF RAMSEY

CITY OF ARDEN HILLS

SPECIAL USE PERMIT--Case No. 84-5

The undersigned, the Clerk-Administrator of the City of Arden Hills, does hereby certify that this Special Use Permit is granted pursuant to the provisions of the Zoning Ordinance of the City of Arden Hills and in accordance with the approval thereof by the Arden Hills City Council, at the Council meeting held on March 12, 1984, which approval was based upon certain recommendations made by the Board of Appeals (March 1, 1984), the City Planner (February 27, 1984), the City Engineer (March 5, 1984) and the Planning Commission (March 7, 1984).

Permission is accordingly given the applicant, RICHARD H. ROUTHE, 1516 Chelmsford, St. Paul, Minnesota 55108, and his heirs, personal representatives, successors and assigns, hereinafter referred to as "Permittee", to construct and operate upon the parcel of land hereinafter described a veterinary animal hospital-- to be called "Arden Shoreview Animal Hospital"--which shall provide complete health, medical, surgical and emergency services to companion animals. In addition, it will provide "animal house call service" for elderly and handicapped animal owners in the area and a facility for the boarding of animals. Its hours of operation are to be 9:00 A.M. to 6:00 P.M. on Mondays through Fridays and 9:00 A.M. to noon on Saturdays. Emergencies are to be handled on an "on-call" basis.

The hospital shall have a maximum staff of five (5). All of the animals are to be confined within the hospital building. They will be small animals only-- no farm animals. Unattended animals are to be kept outside of the hospital. It shall have no outside runs, but will have a six foot (6') fenced area for the examination of patterns of movement of animals.

The hospital will emit no offensive odors. Smells are to be vented by a duo-ventilation system.

The hospital building shall be constructed of brick and cedar. It shall have brick columns in front and a dark brown metal truss roof. Its signage shall comply with Arden Hills' Code requirements.

The refuse area shall be located at the northwest corner of the building. It shall be screened. Refuse pickup shall be one or two per week.

Permittee is hereby granted a side yard setback variance of ten feet (10') and a rear yard setback variance of ten feet (10')-- i.e., ten feet (10') from the north and east property lines. Permittee shall construct and operate the veterinary animal hospital in strict accordance with all of the drawings, sketches, plans and documentation submitted to and filed with the City and the representations made to the City Planning Commission and City Council, as indicated in the minutes of meetings thereof all in connection with Case No. 84-5.

This Special Use Permit is issued not only subject to Permittee's compliance with the general requirements, conditions and documents specified above but also subject to all of the applicable requirements of Ordinance No. 213, the City's Zoning Ordinance; all applicable provisions of the Arden Hills Code of Ordinances (including specifically the building code portion thereof); and the following special conditions which shall be satisfied before a building permit is issued by the City:

1. Verification of the location of underground electrical lines adjacent to the existing sidewalk and adjustment of the plant locations (as shown in the Landscaping Plan filed with the City) if the proposed plantings interfere with the underground electrical lines or violate NSP's restrictions or limitations; and
2. Approval of plant selections by the City Planner.

Any violation by Permittee of any of the terms or conditions of this Permit shall be cause for revocation hereof. Any violation of the terms and conditions of this Permit shall also be considered to be a violation of an ordinance of the City of Arden Hills.

The parcel of land which is the subject of this Permit is described as follows, to-wit:

The South 163 feet of the West 120 feet of the East 482 feet of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 30, Range 23.

A certified copy of this Special Use Permit shall be filed by the Clerk-Administrator with the Ramsey County Recorder or Registrar of Titles. In the event the property is torrens, Permittee shall provide the City with the Owner's Duplicate Certificate of Title so that the City may file a certified copy of this Permit. The terms and conditions hereof shall be deemed to be covenants running with the land.

The invalidity of any condition, limitation, provision, paragraph, sentence or clause of this Permit shall not impair or affect in any manner the validity, enforceability or effect of the rest of this Permit.

Dated at Arden Hills, Minnesota, this 23rd day of April, 1984.

CITY OF ARDEN HILLS

By 
Charlotte McNiesh,
Clerk-Administrator