

**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: **4A**

FOR HEARING OF: April 17, 2008
Report Prepared on April 8, 2008

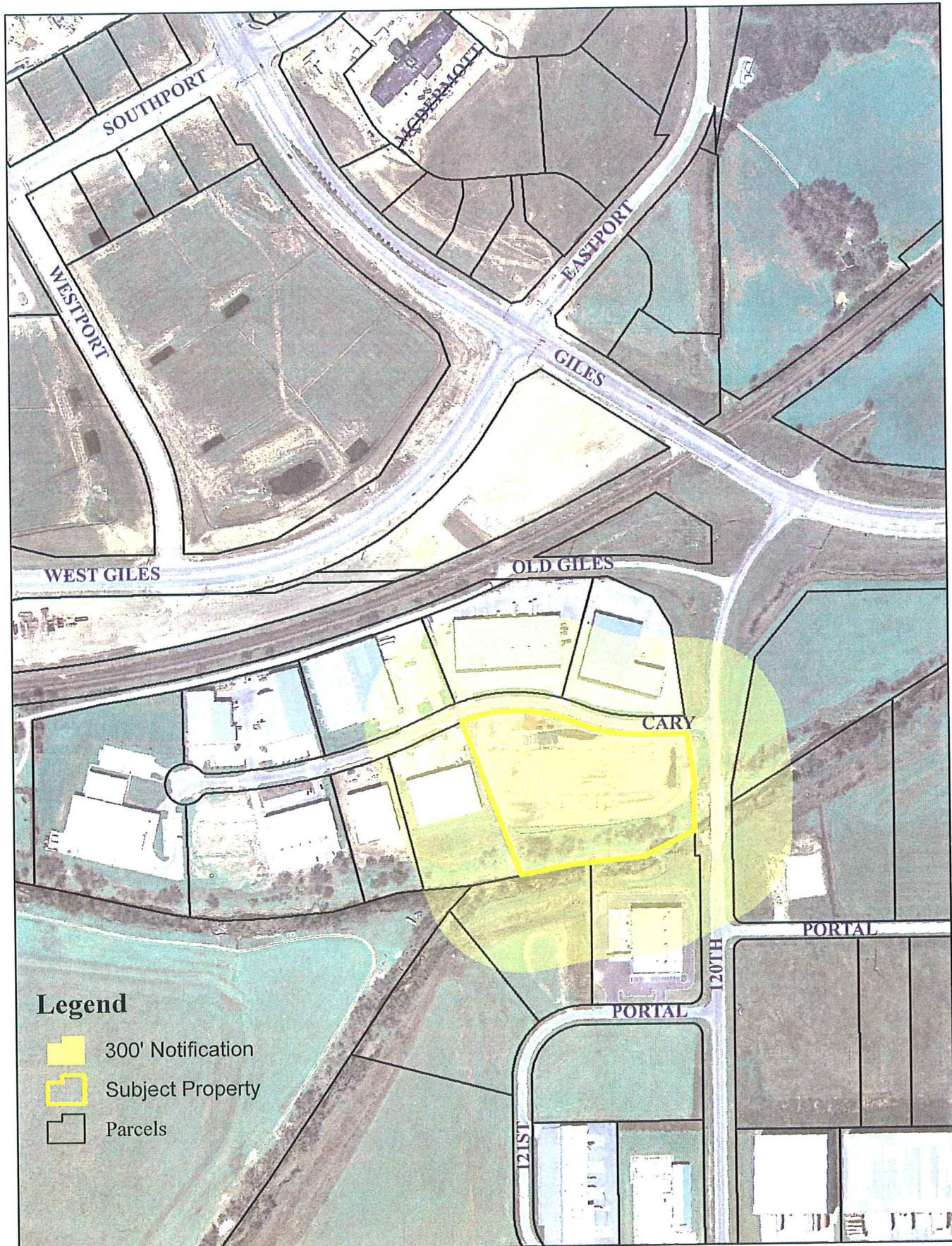
I. GENERAL INFORMATION

- A. APPLICANT:** Pete & Barney's World, LLC.
- B. PROPERTY OWNER:** Sedlak Enterprises, LLC.
- C. LOCATION:** 12001 Cary Circle; SW corner of 120th Street and Cary Cir.
- D. LEGAL DESCRIPTION:** Papio Valley 1 Business Park, Lot 8
- E. REQUESTED ACTION(S):** Open a business called Dogtopia, which would provide Animal Specialty Services as defined and conditionally permitted in the City of La Vista Zoning Ordinance.
- F. EXISTING ZONING AND LAND USE:**
I-1 Light Industrial, Gateway Corridor Overlay District, and Floodplain Overlay District; the property contains one building which houses Turnkey Solutions and bays for flex space.
- G. PURPOSE OF REQUEST:** Conditional Use Permit to establish a business principally used for daycare, boarding, spa, and grooming for pets (specifically dogs) within the flex space unit at the west end of the building.
- H. SIZE OF SITE:** 7,500 sq. feet. (area of CUP only)

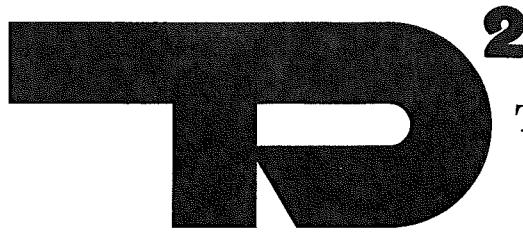
II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The property contains one building which houses Turnkey Solutions and additional bays for flex space.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 1. **North:** Papio Valley 1 Business Park; I-1 Light Industrial
 2. **East:** 120th Street.
 3. **South:** Papio Valley 2 Business Park; I-2 Heavy Industrial
 4. **West:** Papio Valley 1 Business Park; I-2 Heavy Industrial
- C. RELEVANT CASE HISTORY:** None

Vicinity Map



0 250 500
Feet



THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors

March 13, 2008

Mr. Marcus Baker
City Planner
City of La Vista
8116 Park View Boulevard
La Vista, NE 68128

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NELSON J. HYMANS, P.E.
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MICHAEL T. CANIGLIA, L.S.
JEREMY T. STEENHOEK, P.E.
JOSHUA J. STORM, P.E.

RE: Rezoning & Conditional Use Permit Reviews 2008
Lot 9, Brook Valley II Business Park-8402 South 117th Street
Proposed Conditional Use Permit for Dogtopia
TD² File No. 171-357.1

Marcus:

I have reviewed the Application and supporting information that were received in this office on March 10, 2008 for a proposed conditional use permit for a dog daycare, grooming and boarding business at the above-referenced location. I offer the following comments after review of the standards set forth in Section 6.05 of the City of La Vista Zoning Regulations:

1. The noise of the animals being boarded could be a concern to adjacent bays in the building. However, the owner of the building that is leasing the space to the applicant is obviously aware of the potential.
2. The application should identify whether any outdoor space is proposed for the exercising or keeping of the dogs.
3. The portion of the building that will be used for this purpose should be delineated on the overall building site plan.
4. The application should identify how pet wastes will be collected, contained, and disposed.

I recommend that Items 2 through 4 be addressed prior to approving this Conditional Use Permit.

Submitted by,

THOMPSON, DREESSEN & DORNER, INC.

John M. Kottmann, P.E.

JMK/jlf

cc: File



Contact: Nicholle Stahl-Reisdorff
Phone - 402/670-9367
Fax 402/331-6717 – Email: nicholle@dogdaycare.com
Website: www.dogdaycare.com

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OPERATIONS SUMMARY

Type of Business

Pete and Barney's World, LLC is proposing a 7,500 square foot dog daycare facility, called DOGTOPIA, located within an existing light industrial zone (I-1) at 12001 Cary Circle, La Vista, Nebraska 68128. The site consists of 7,500 square feet within a 65,000 square foot building. Currently, one additional tenant, TurnKey Solutions, resides in the proposed building and occupies approximately 35,000 square feet of space. Additionally, the landlord of the building owns and operates TurnKey Solutions.

DOGTOPIA, a franchised business, is a modern dog daycare center that allows dogs to play and interact with other dogs in a fun, non-caged, supervised environment. In addition to daycare, other services offered include dog training, boarding, grooming, and a self-service dog wash. DOGTOPIA also offers a small retail boutique which offers dog-related products, such as leashes, collars, and toys for retail sale. DOGTOPIA businesses typically require between 5,000 to 8,000 square feet of space and are usually located in an urban or suburban area near a main thoroughfare that is easily accessible to commuters.

The franchisor for DOGTOPIA is HAPPY TO BE HERE, INC. Established in Virginia on August 3, 2004, their principal business address is 4920 Wyaconda Road, North Bethesda, Maryland 20852. HAPPY TO BE HERE, INC. conducts business under the corporate name and trade name DOGTOPIA. They have offered franchises since September 2004, formerly under the trade name HAPPY TAILS DOG SPA.

Legal Structure & Ownership

DOGTOPIA of La Vista will be independently owned and operated under Pete and Barney's World, LLC. Its articles of organization were completed with the State of Nebraska. The company has a sole proprietor, Nicholle Stahl-Reisdorff.

Management Overview

Nicholle Stahl-Reisdorff will serve as operations manager. An assistant manager will be determined based on business experience and credentials. Four to six employees (part-time and full-time) will be added as needed to work in the front lobby area and the playrooms.

The Proposed Site: 12001 Cary Circle, La Vista, NE 68128

Appendix A shows an illustration of the overall site plan.

This photo shows a front view of the TurnKey Solutions building. The glass atrium faces East. The photo was taken at the corner of Cary Circle and 120th Street facing West. When looking at this photo, the proposed DOGTOPIA site would occupy the 7,500 square foot space that is located at the rear of the building. The parking spaces along the Northwest side of the building would be used for DOGTOPIA clients and employees.



This photo shows a view of Cary Circle facing East. It also shows the North side of the TurnKey Solutions building.



The photo below shows the Northwest side of the TurnKey Solutions building which features the front view of the proposed DOGTOPIA site. The two doors at the end of the building would be utilized as entrances into the DOGTOPIA lobby.



This photo shows a front view of the proposed DOGTOPIA site. It was taken from across the common space area that lies north of the parking lot.



Below is a close-up shot of the proposed DOGTOPIA site.



The photo below shows the rear loading docks for the proposed DOGTOPIA site. Although the overheard doors may not be used, the side service doors will be used to go to and from the fenced in outdoor space.



COMPANY BACKGROUND

Mission Statement

The DOGTOPIA mission is to be the premiere provider of the highest quality dog care in the United States.

The DOGTOPIA franchise established core company values: ***Honesty and Integrity***—we must be honest and act with integrity in everything we do. ***Accountability and Responsibility***—everyone is accountable to themselves and to the company. We always take responsibility for our actions and are prepared to justify them. ***Passionate Enthusiasm***—we are passionate about our jobs and show it in everything we do. We empower each other as individuals and welcome new challenges for ourselves. ***Exceptional Customer Service***—we aim high and deliver. It sets us apart from all others and consistently leads us to success. ***Active Community Service***—giving back is a natural extension of our service and unites us with the local, national and global community of dog lovers. ***Unlimited Potential***—it is only the beginning. We are only limited by our desire and motivation. We think big and we achieve. We know that there is always a solution.

Market Background

DOGTOPIA's concept is targeted to dog owners, particularly those who look at their dogs as members of their immediately family. DOGTOPIA is one of a growing number of businesses offering daycare, boarding, training or other services for dogs. Dogs are pack animals in nature and require exercise, socialization, and stimuli to maintain a healthy lifestyle free from stress and boredom that leads to chewed furniture or even sickness. The dog daycare market exists and is thriving because we make it easier for owners to provide these things for their dogs.

According to the U.S. Department of Labor, employment in animal care services is expected to grow faster than average through 2014, with companion pet population also expected to increase. Pet owners, including a large number of baby boomers whose disposable income is expected to increase as they age, are expected to increasingly take advantage of grooming, daycare, and overnight services. As many pet owners consider their pets as part of the family, their demand for luxury services and willingness to spend greater amounts of money on their pets will continue to grow.

According to the American Pet Products Manufacturers Association (APPMA), there are approximately 73.9 million owned dogs in the United States, including 43.5 million households owning at least one dog. Twenty-three percent of owners own two dogs while 12% of the owners own three or more dogs. Pet owners spent over 41 billion dollars on their pets in 2007.

Total U.S. Pet Industry Expenditures

Year	Billion
2008	\$43.4 (estimated)
2007	\$41.2
2006	\$38.5
2005	\$36.3
2004	\$34.4
2003	\$32.4
2002	\$29.5
2001	\$28.5

The pet industry as a whole is expected to grow 8% to 15% per year, with pet services estimated to grow over 22%. The Bureau of Labor Statistics reports the number of "animal caretakers" is expected to grow faster than average: 22% between 2000 and 2010. The Census Bureau's tracking service of retail sales reports that Americans spent more money on pets than on hardware, jewelry, toys or candy in 2004.

The Local Market

The DOGTOPIA territory I own as a franchisee includes La Vista, Papillion, Bellevue, and a small part of Omaha (see **Appendix D**). As a DOGTOPIA franchisee, I am guaranteed that only one DOGTOPIA franchise will be located within the boundaries of this territory. As of 2006, there were 60,239 dog owners in the area, which represents nearly 41% of the 18 and over population. Additionally, disposable income was roughly \$49,000. These statistics support the pet services trend that is currently taking place.

La Vista does not presently have a facility comparable to DOGTOPIA. Given the number of dog owners and disposable income in the area, DOGTOPIA has potential to thrive in La Vista. Opening DOGTOPIA is a way to lend a service to a community who needs it. The proposed site, 12001 Cary Circle, is ideal because it is accessible to main thoroughfares as well as located close to major employers such as Oriental Trading Company and Paypal. Additionally, the area is booming with new business growth that includes a new hotel and convention center (Embassy Suites of La Vista), Shoppes on Giles, and a variety of other business (i.e., gas stations, banks, restaurants, etc.).

DOGTOPIA Marketing Assistance

As a DOGTOPIA franchisee, HAPPY TO BE HERE, INC. provides thorough market research before granting a franchise as well as marketing and public relations assistance for each DOGTOPIA site. This includes collateral, website and presence, and an on-going PR campaign. Also provided is a training and support program. Headquarters provides up to four weeks of hands-on training in North Bethesda, MD. Staff from Headquarters will visit my location for up to two weeks during my Grand Opening to provide further hands-on support. As a franchisee, I will receive on-going site visits and unlimited phone and e-mail support. All franchisees have their own unique version of **dogdaycare.com** to include:

- Customized "About Us"
- Local Area "News & Events"
- Franchisees "Dog of the Week"

Dogdaycare.com ranks highly on both Google and Yahoo, the top two search engines. DOGTOPIA is listed on virtually all pet websites and directories. HAPPY TO BE HERE, INC. continually optimizes and updates DOGTOPIA websites for top placement in search engines. Each location will receive five e-mail accounts @**dogdaycare.com**

Business History and Growth

DOGTOPIA of La Vista is being developed to be *the* premiere dog service business in the area. It's a dog lover's dream opportunity. Its mission is to be the central location for dog lovers in this community. In addition to daycare, boarding, and spa services, the business will employ outside training companies to hold classes, schedule informational seminars, hold pet adoption events, and even host the franchise's now famous "dog washes" to support a variety of pet charities.

Company Location & Facilities

DOGTOPIA of La Vista is presently negotiating a lease at 12001 Cary Circle in La Vista. Generally located south on 120th Street at Giles Road, the 7,500 square foot space is located within a light industrial zone (I-1) in Sarpy County. The location is convenient to Giles Road, I-80, and I-680.

Appendix B illustrates a layout of a general site plan. Although the size and placement of each room is currently undergoing review, the site will include:

- *A fenced-in outdoor space*—approximately 1,000 square feet;
- *A lobby and front desk reception area with space for a retail boutique*—approximately 500 square feet);
- *Manager's office space*—approximately 330 square feet);
- a kitchen with an employee break room (about 300 square feet),
- *Two bathrooms meeting ADA standards*—approximately 150 square feet each;
- *Three playrooms*—ranging from 1,000 to 1,700 square feet each;
- *An evaluation room*—approximately 400 square feet;
- *A grooming and bath area*—approximately 400 square feet;
- *A Kitchen area*—approximately 250 square feet;
- *An accessory area for laundry and storage*—approximately 300 square feet.

All DOGTOPIA franchises are required to following a stringent indoor cleaning schedule (see **Appendix C**).

ORGANIZATION

Team Members

The business will operate from 7:00am to 7:00pm Monday through Friday; 10:00am to 5:00pm on Saturdays; and from 11:00am to 2:00pm on Sundays.

The facility will employ five to six employees per shift depending upon the size and activity level of the dogs, with one staff member for every 10 to 15 dogs. The dogs play inside the facility in supervised playgroups of 10 to 15 dogs each are not taken off the premises or walked outside the building (with the exception of owner pick-up and drop-off). Each playroom can accommodate one to two playgroups with a maximum capacity of 85 to 90 dogs at the facility. Peak drop-off is from 7:00am to 9:00am and peak pick-up hours are between 5:00pm and 7:00pm Monday through Friday. Weekends do not have a specific peak since drop-off and pick-up is not based on a work day.

Operations will begin with a staff of six, including myself, Nicholle Stahl-Reisdorff, who will act as operations manager. Also included are a full-time assistant manager and two part-time dog handlers (one present at all times). In addition to supervising the playrooms, one person will need to run the front desk and manage the telephones. I will also employ a part-time dog groomer. I will hire additional part-time staff as my business grows, maintaining a ratio of approximately 10-15 to 1.

Organizational Structure

It is expected that the manager and assistant manager will provide most daily duties. Together we will train and supervise support staff. Headquarters will provide needed support to the management team as often as needed, a strength of investing in this franchise.

PRODUCTS/SERVICES

Evaluations

DOGTOPIA takes a number of steps to ensure that dog safety and staff safety are top priorities. Evaluations are a requirement for potential DOGTOPIA clients. The first step in the evaluation is a screening for updated vaccinations. Specifically, owners must provide an updated record for their dog's Rabies, DHPP, and Bordetella vaccinations. Puppies under four-months-old need to have had at least their second round of DHPP shots and Bordetella shot. The Rabies vaccination is given typically after the age of six months. It is also required that all dogs are spayed or neutered.

Potential clients must complete three documents before their dog is screened in the evaluation room. After the three forms are completed, staff evaluates each document to identify a variety of personality and behavior issues.

- The Owner Agreement—this document includes the owner's name, address, and contact information as well as the name and address of their veterinarian. Additional information includes an emergency name and contact information.
- The Pet Personality Profile—this document includes general information about the dog (i.e., age, breed, gender) and the dog's personality and social history. There are also questions about health, grooming, and behavior.
- The Owner Information Sheet—this document is DOGTOPIA's informed consent sheet that each client is required to sign.

Prior to being accepted as a DOGTOPIA client, each dog must pass a temperament test to ensure that he/she has no aggressive tendencies that will pose a risk to other clients and staff. Whether or not the dog passes the evaluation process, all paperwork will be saved. New DOGTOPIA clients receive a record in Kennel Connection, the software DOGTOPIA uses to track each client.

Daycare

DOGTOPIA's core service, the caring for and socializing of dogs during the day while their owners are away, will be the most significant source of revenue. The play areas are designed to let the animals socialize in a safe and supervised environment. Tufllex flooring, similar flooring used on outdoor playgrounds, is used in each playroom. This flooring helps prevent injury that is normally caused on concrete floors. Owners will see the benefit of the day's exercise and socialization as their dog(s) will be tired, calm, and more relaxed from a full day of activity. Clients may pay for a single day of daycare with the option to purchase multiple days at once for a discounted rate.

Boarding

DOGTOPIA will provide a place for dogs to stay overnight and for an extended time while owners are away. Each night, which includes daycare service the following day, will be \$-- in addition to the daycare fee. Overnight service is differentiated from a traditional kennel in that DOGTOPIA dogs continue to socialize and have play time provided in comfortable accommodations. It's important to note that DOGTOPIA does not use traditional kennel runs for boarding their dogs. Each overnight visitor uses his/her own individual metal crate. Crates are set up in the playrooms for each dog staying the night. The only other time crates are used is during the required nap time from noon to 2:00 pm each day.

Spa

Also referred to as the self-service dog wash, the spa area will be equipped with two industrial dog tubs with shampoo, towels, and brushes. Customers can make an appointment to have their dog bathed by staff for a flat rate or they have the option to use the facility themselves on a walk-in basis.

Grooming

DOGTOPIA provides a professional dog grooming service that includes a haircut, a bath, ear cleaning and nail clipping. The business is likely to start with one part-time groomer who will work according to our appointment schedule.

Retail

The smallest source of revenue will be the retail boutique in the front lobby area. Generating roughly 3% of the revenue, the boutique will carry items such as leashes, collars, brushes, DOGTOPIA merchandise, and unique toys for customers to purchase.

BUSINESS ANALYSIS

DOGTOPIA clients are dogs...it's very obvious that with a group of dogs comes odor, dander, barking, and bodily fluid in a variety of forms. DOGTOPIA has a well-tested working model that includes measures to mitigate odor, noise, and pet waste.

Noise

The building will have insulated walls using Acoustiblok which acts as a sound-deadening insulator. Another material called Tuflex is used on the floors throughout the facility to help with sound attenuation.

The facility will provide crates in the playrooms that are suitable for the dog's size. When the dogs are not actively playing in their supervised playrooms, DOGTOPIA uses metal crates to house each dog. Each dog boarding overnight will receive its own dog crate in which to sleep or rest. On average, approximately 10 dogs are proposed to stay overnight. Each day the crates are cleaned. Therefore, there will be at least 10 and no fewer than five crates accessible at the facility at any time.

The dog play areas consist of four playrooms that average about 1,400 square feet each and an outdoor exercise/play area that will average about 1,000 square feet.

Odors

DOGTOPIA's working plan is designed to minimize the impact of odors caused by animal waste. Tuflex flooring not only mitigates sound, it is also easy to clean. The business also follows a stringent cleaning schedule throughout the day to eliminate odor as much as possible (see **Appendix C**).

The facility design will include a 15-ton HVAC system. The air conditioning and ventilation systems will vent to the roof and high grade HEPA filters and air exchanges systems will provide proper filtration.

Waste Disposal

All existing DOGTOPIA locations use an industrial size dumpster for all trash removal. The dumpster will be fully enclosed at all times and will be conditioned to have a roof. This will reduce the possibility of odors escaping from the trash receptacle as well as reduce the potential for water quality contamination. Additionally, the business plan requires that staff double-bag all waste prior to placement in the dumpster. Dog play areas are not washed directly into the drain system; instead all pet waste is picked up immediately by a staff person and the waste is double bagged. Any waste residue that remains is then mopped up by a staff person.

The business will take a proactive approach to ensure a clean parking lot and common space areas. A pet waste receptacle will be placed near the entrance of the front door and near the common space across the parking lot for clients dropping-off and picking-up their dogs. Additionally, a pet waste receptacle will be placed near the back entrance for the outdoor exercise area. The business will utilize waste management techniques including double-bagging waste to reduce and eliminate odors. Sanitizers and cleaning supplies (i.e., Lemonex and bleach) will be used multiple times throughout the day on a routine cleaning schedule (see **Appendix C**).

Parking

The proposed site, 12001 Cary Circle, has 88 parking spaces. La Vista's parking ordinance does not have specific requirements for a dog daycare use. The facility will mainly operate with a drop-off and pick-up circulation pattern similar to a pre-school or nursery school.



A Photo Portfolio

The DOGTOPIA brand consists of a working model that includes a front lobby entrance area that requires a specific color scheme, ceramic tile floor, Corian counter front desk, and retail area.



The lobby area includes the required DOGTOPIA chalk board. Written on the chalk board are daycare prices, boarding prices, spa prices, and "Dog of the Week". Prices are specific to each location.



The Salon, or grooming area, is typically adjacent to the lobby area. Also adjacent to the lobby in many DOGTOPIA locations is the Spa, also known as the self-service dog wash area.



Inside the Spa are two industrial size tubs to wash the dogs. DOGTOPIA offers a self-service dog wash on a walk-in basis. The tubs are also used in DOGTOPIA "dog wash" fundraisers that are held to raise money for a variety of dog charities and rescues.



The retail boutique is part of the lobby area. The retail boutique includes unique dog items.



Additional photos of the retail boutique from a DOGTOPIA store.



The typical DOGTOPIA store consists of 3 playrooms. All playrooms are installed with Tuflex Rubber Flooring, which is better for dogs' muscles and joints. The rubber flooring also absorbs sound from the dogs.



Additional photos of a playroom setting at DOGTOPIA.



© 2006 Happy Tails Dog Spa™



© 2006 Happy Tails Dog Spa™

Below are photos of the Romper Room from DOGTOPIA.



Each DOGTOPIA location includes an outdoor fenced-in dog exercise/play area.



Additional photos of DOGTOPIA's outdoor fenced-in dog exercise/play area.



DOGTOPIA holds a variety of events throughout the year. Its' now famous "dog washes" have raised thousands of dollars for a variety of dog-related charities and rescues, including "K-9 Support" which is the non-profit arm of DOGTOPIA. K-9 Support sends care packages to military dogs and their handlers overseas. In addition to charity events, DOGTOPIA holds breed meet-ups and indoor dog-park days. Below is a photo from "Pugtoberfest" that was held at a DOGTOPIA store.



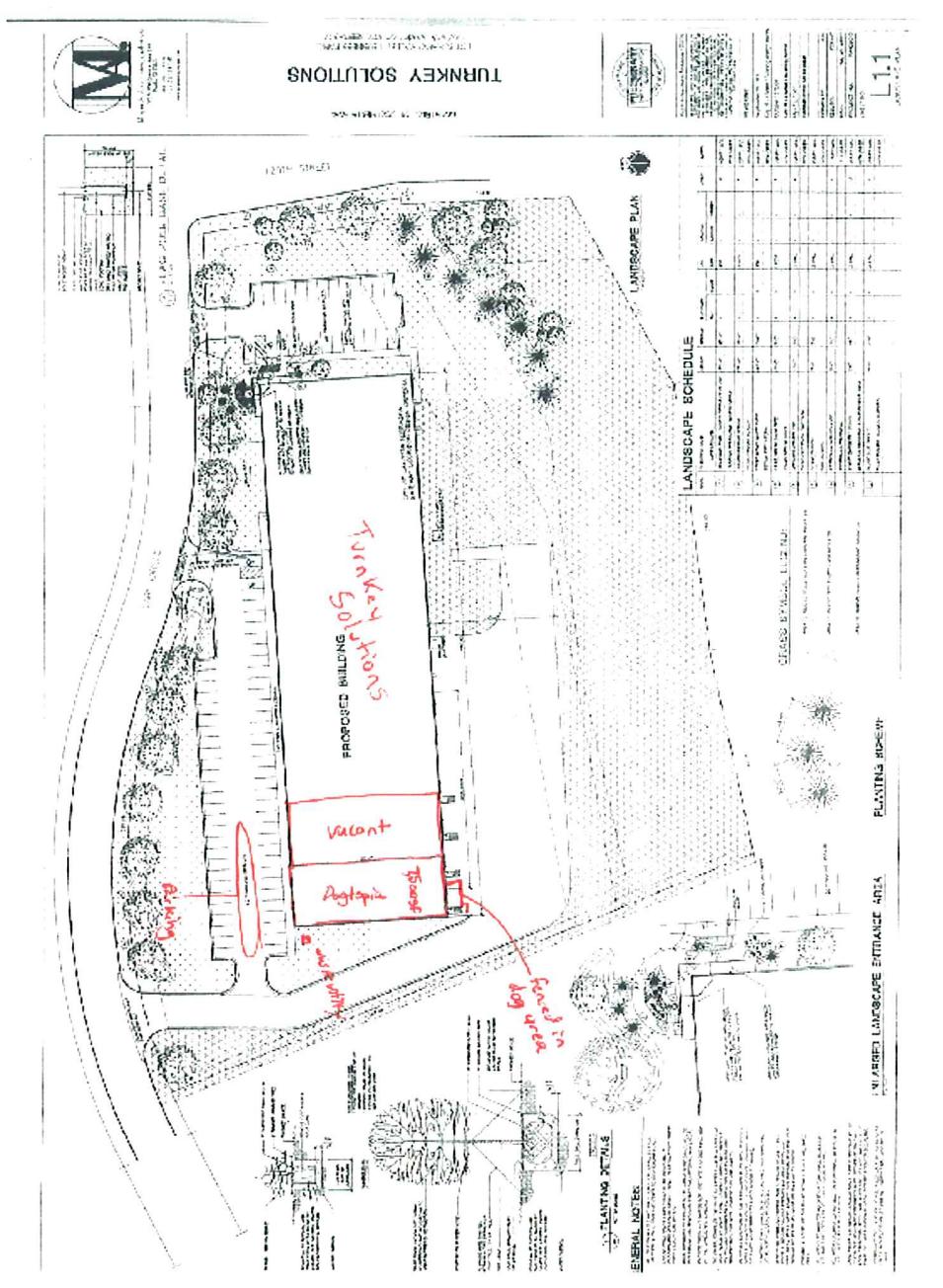
Below is a photo from the "Pooch Primary" that was held at a DOGTOPIA store.



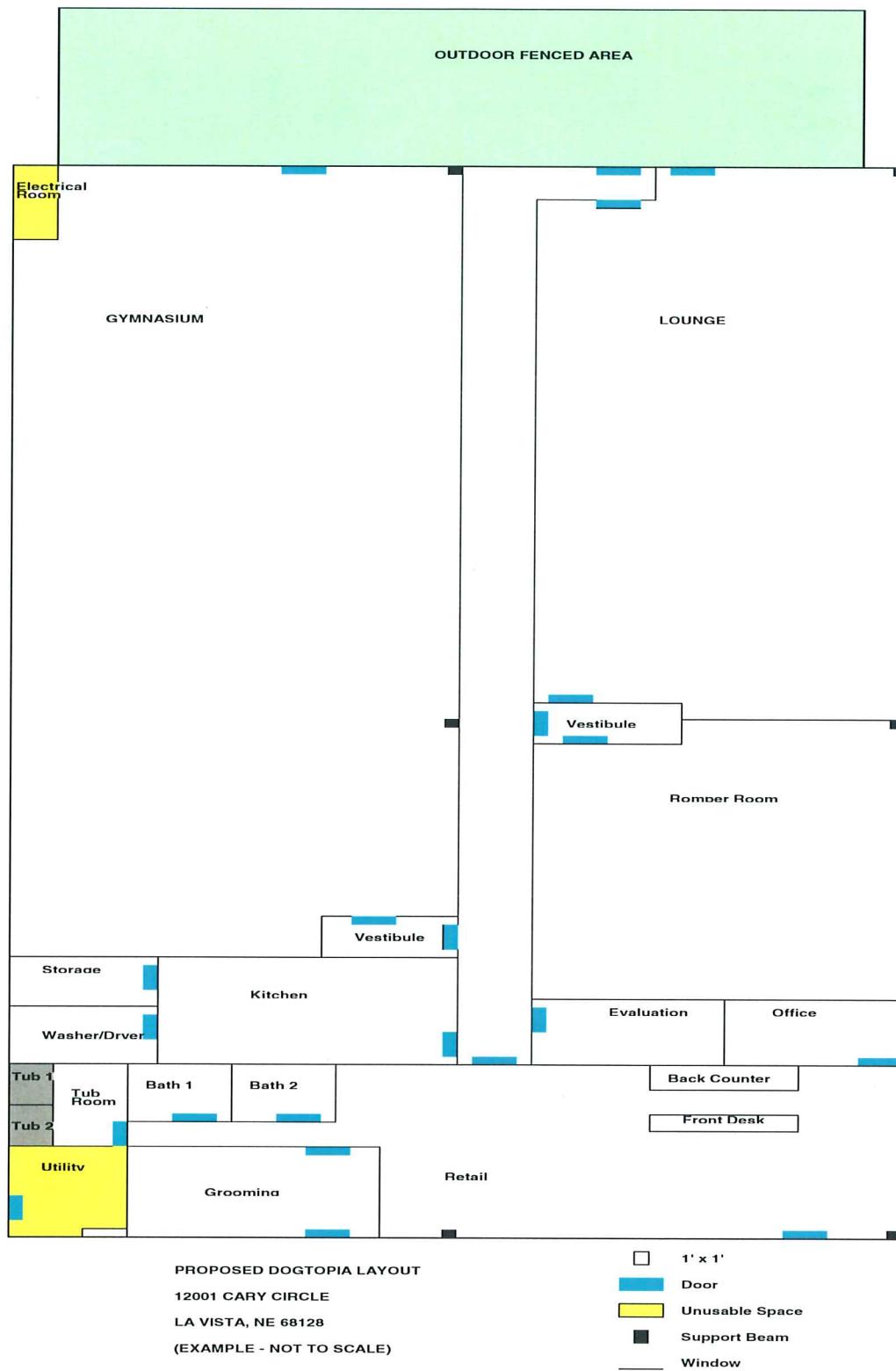
Exterior signage comes in a variety of forms for DOGTOPIA. The photos below show the standard DOGTOPIA logo in two variations as an exterior sign. The first photo is from the recent Grand Opening for DOGTOPIA of Manassas, VA. The second photo is one option 12001 Cary Circle in La Vista will have for an exterior sign.



Appendix A: Overall Site Plan at 12001 Cary Circle, La Vista, NE 68128



Appendix B: Sample Site Layout



Appendix C: Required Cleaning Schedule Performed By All DOGTOPIA Franchises

Weekly Cleaning Schedule

Shift Monday

AM(1-2PM) Anti-bacterial spray & wipe down doors in playrooms

AM(1-2pm) Anti-bacterial spray & wipe down all plexiglass in gym

PM (2-3 Shift) Start Anti-Bac Crate Trays

PM (2-3 Shift) Wipe down non-plexiglass walls in gym

PM(3-5 Shift) Finish Crate Trays - Bleach spray and wipe down 1/2 of Lounge crates (table side & window)

PM(3-5 Shift) Finish Crate Trays -Bleach spray and wipe down 1/3 of Gym crates

Tuesday

AM (12-1) Anti-bacterial spray & wipe down doors in playrooms

PM (2-3pm) Start Anti-Bac Crate Trays

PM (3-5 pm) Finish Crate Trays - Bleach Spray and wipe down 1/2 of Lounge crates

PM (3-5 pm) Bleach spray and wipe-down 1/3 of gym crates

Wednesday

AM (12-1pm) Anti - Bac spray & wipe down all playroom doors

PM (2-3pm) Start Anti-Bac Crate Trays

PM- (3-5pm) Finish Crate Trays -Bleach spray and wipe-down 1/3 of gym crates.

PM- (3-5pm) Finish Crate Trays. Bleach spray and wipe-down vari-kennels & crates in corner of romper room.

Thursday

AM (12-1pm) Anti-bacterial spray & Wipe Down all playroom doors.

AM (12-1pm) Anti-bacterial spray on all plexiglass in gym

PM (2-3pm) Start Anti - Bac Crate Trays

PM (3-5pm) Finish Crate Trays - Bleach spray and wipe-down half of romper room crates (window side)

Friday

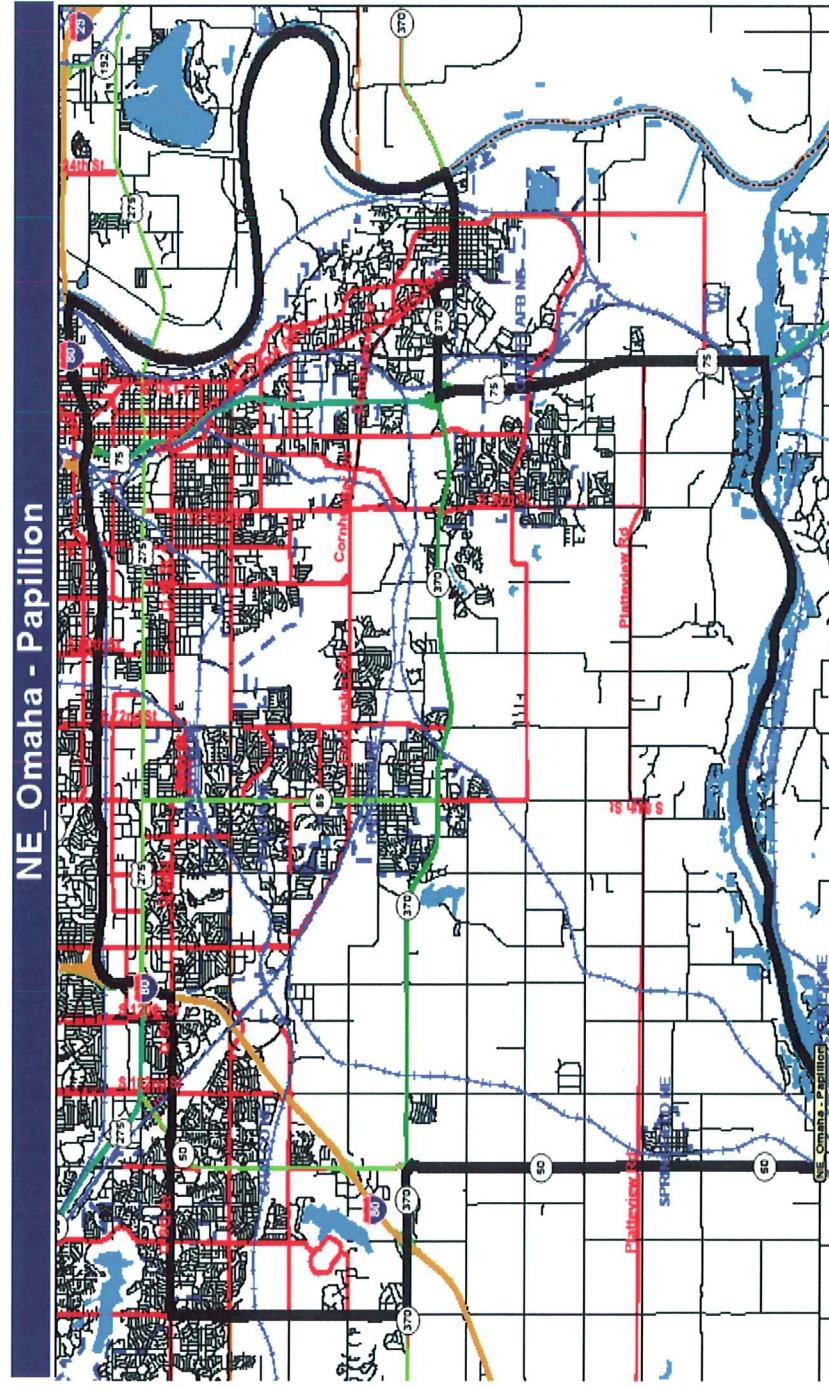
AM (12-1pm) Anti-bacterial spray & Wipe Down all playroom doors.

AM (12-1pm) Take all kongs and soak in bleach water for 10 mins during nap time, rinse thoroughly

PM (2-3pm) Start Anti - Bac Crate Trays

PM- (3-5pm) Finish Crate Trays -Bleach spray and wipe down half of romper room crates (door side)

Appendix D: DOGTOPIA Territory



Appendix E: Reference Letter from Landlord at 12001 Cary Circle

Mar 27 05 02 46p TurnKey Solutions Corp

402-697-1010

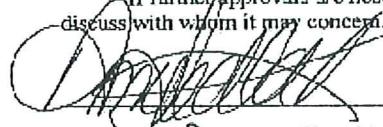
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March 26th, 2008

This letter is in reference to the conditional use permit being applied for by Nicolle Reisendorff with Dogtopia for the property at 12001 Cary Circle in LaVista Nebraska. The undersigned is the owner of the Cary circle property.

We acknowledge having discussions with Nicolle and Dogtopia regarding leasing space in our building referenced above and look forward to doing business with them. We are aware of the potential issues related to pet services, but at this point feel comfortable moving forward with lease negotiations.

If further approvals are needed from the owner of the building we would be happy to discuss with whom it may concern. Thanks


Amy Sedlak, Owner
TurnKey Solutions Corp