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24-00773  
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June 21, 2024

**VIA UPLOAD**

CITY OF LAS VEGAS PLANNING & ZONING  
495 S. Main St.  
Las Vegas, Nevada 89101

***Re: Justification Letter – Special Use Permit to Allow an Animal Hospital, Clinic,  
or Shelter with Outside Pen  
The Poppy Foundation  
3915 Helen Avenue (APN: 138-12-110-031)***

To Whom It May Concern:

Please be advised this office represents The Poppy Foundation (the “Applicant”). The Applicant is proposing on animal shelter/sanctuary with outside pens on property located at 3915 Helen Avenue, more particularly described as APN: 138-12-110-031 (the “Site”). The Site is zoned R-E and the Applicant intends to maintain the residential and rural character of the site. However, it is bordered by more intense commercial uses. By way of background, the Applicant rescues special needs, chronically ill, unadoptable, and abandoned cats and cares for the cats the remainder of their lives. The Applicant has been caring for cats since 1995 and desires to continue its mission at the Site by providing its critical services in Las Vegas's ongoing animal shelter crisis.

In order to continue its mission to care for the cats the remainder of their lives, the Applicant is requesting a special use permit to establish an animal hospital, clinic or shelter with outside pen on the Site. An animal hospital, clinic, or shelter with outside pen is defined as a facility providing “medical or surgical treatment of animals or pets, as well as a shelter and care during time of such treatment.” An animal hospital, clinic, or shelter with outside pen is an allowed use in an R-E zoned district subject to special use permit approval. A special use permit approval is appropriate for the following reasons:

- The Applicant is not making any exterior changes to house. Therefore, the residential and rural appearance will remain in character with the neighborhood.
- The animal hospital, clinic, or shelter is not open to the public.
- The Applicant does not accept outdoor feral cats.

- The cats are kept indoors with lots of room to roam around, play with creative set ups, and enjoy the company of the other cats and the love of many volunteers and trained veterinary professionals.
- The cats may be allowed to go outside in a fully screened pen space depending on weather.
- There are other non-residential uses immediately adjacent to the site including:
  - Directly across Helen Avenue is El Jen Healthcare and Rehabilitation Center. While El Jen Healthcare and Rehabilitation Center is accessed from Duncan Drive, the rehab facility's side yard is along Helen Avenue and directly across from the Site.
  - The West and south of the Site are commercial areas.

As such, an animal hospital, clinic, or shelter with outside pen is compatible with the area and, therefore, a special use permit approval appropriate. We thank you in advance for your time and consideration. Should you have any questions, please feel free to contact me.

Very truly yours,

**KAEMPFER CROWELL**



Jennifer Lazovich

JJL/ajc