



Curo Pet Care
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Letter of Justification
NW Vegas Veterinary Hospital
5643 Centennial Center Blvd, Unit 004, Las Vegas, NV

Project Overview

NW Vegas Veterinary Hospital proposes to operate a new, full service general practice veterinary hospital to serve the needs of the pet-owning residents of the community and beyond. Our mission is to deliver the finest in veterinary medical care along with a stellar customer and pet experience. Our vision is to build a practice that becomes an integral part of the community.

Dr. Dever, DVM will be the medical director of NW Vegas Veterinary Hospital. Given the professional accolades of Dr. Dever and our team's familiarity with the local community and its needs for veterinary care, we are confident that our hospital will bring a high-quality, essential service to the Centennial Hills area.

Location and Tenant Improvement

To do this, NW Vegas Veterinary Hospital proposes to occupy a 3,000 square foot ground-floor retail space within an existing tenant space at the Centennial Gateway, located at 5643 Centennial Center Blvd. This will be a tenant improvement project focused on interior renovations that comply with local guidelines.

The design will incorporate high-end, elegant, contemporary finishes while complementing the existing structure and be consistent with the best current practices in veterinary architecture. The space will consist of: consultation rooms, a surgical suite, an imaging suite, a laboratory area, a large treatment area, doctor's offices, a break room, a pet pharmacy, and a reception/retail/waiting area.

Curo Pet Care, Dr. Dever's partner in the venture, has designed and developed close to 15 veterinary practices in California and Nevada. The architectural firm of Ocio Design Group has been engaged, having local experience in the design of veterinarian facilities. The proposed improvements are limited to reconfiguration of the interior space of the existing building, with no exterior improvements proposed.

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Services

NW Vegas Veterinary Hospital will offer a full array of services for small animals (i.e. cats, dogs, and small mammals) common at general veterinary practices. This will include wellness care (i.e. examinations, diagnostic services, vaccinations), chronic disease management, minor urgent care, routine surgeries, and dentistry. As common at general veterinary practices, the hospital will offer a retail component related to the treatment of small animals, such as therapeutic shampoos, therapeutic diets, and nutritional supplements.

The projected initial daily caseload would include 20 -30 outpatient appointments during normal operating business hours, with an additional 3-5 patients per day admitted to the clinic during normal operating hours for various procedures. Occasional additional clients would be expected throughout the day for counter sales (i.e. prescription refills, lab sample drop-offs). Caseload would be expected to grow with the growth of the business.

Operating Hours

Initially, the business will operate Monday – Sunday 8am to 6pm, with drop-off happening from 7am-8am. However, as demand in the community builds, operating hours could expand. These operating hours would align with other businesses currently operating in the adjacent spaces within this shopping plaza.

Clients upon arrival will have access to any pet refuse cleaning materials needed (free bags, wipes, etc) should their pet require it, and sealed trash containers with routine pickup will be available for disposal. Pets will not be housed nor kenneled outdoors. Thus, odor and noise produced from business operations are expected to be minimal to none.

Daily Staffing

The hospital will support local, salaried and hourly jobs. The hospital projects to hire an initial staff of 15 employees including the veterinarians, with growth of the team projected as the business becomes established and demand grows. The total number of employees expected to work at the premises on any given day and time is expected to be approximately 10 or less with at least one veterinarian on staff all days.

Noise and Waste

There will be no daytime retail boarding. In addition, sick animals will be hospitalized to receive medical attention on a short-term basis. Based on the designs of this pet hospital, patients will be housed within the facility, and animals will not be exercised outside. This detailed design strategy includes additional sound-control measures as relevant around the treatment and holding areas. Overall, we expect to produce no noise that may affect any of the adjacent businesses or residences.

Animal Waste/elimination Animal waste will be controlled inside the facility. Generally, it will be bagged and disposed of in the trash. Medical waste will be picked up and disposed of by a professional company. All such deliveries and drop-offs will enter via the rear loading/service drive of the building.

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Public Health

The owner is confident this pet hospital will not cause any public health hazard whatsoever. Safety and cleanliness protocols are a matter of fact; a licensed veterinarian is trained in public health and part of the veterinary oath is protection of animal health & welfare and promotion of public health. By promoting animal health, the hospital is helping the medical and psychological welfare of animals and their owners.

Traffic

Initially, the pet hospital will operate with one doctor which will allow up to 20 cases per day. At capacity there will be a maximum of 2 doctors which would allow up to 40 cases per day. These will be split between the morning and afternoon sessions. The pet hospital will allow for drop offs at 8am and pick up in the late afternoon/early evening, allowing customers to come before and/or after work. There is no overnight treatment or boarding; therefore, the pet traffic will be conducted exclusively during business hours. The maximum number of pets at any one time will range between 5-10, depending on the number of doctors.

The amount of traffic generated by the customers and their pets will be less than most of the retail tenants and adjacent restaurants in the shopping center. Because most customers will be dropping off before and/or after work, traffic should not interfere with the business hours for most of the retail and office tenants.

Parking

The current size of the pet hospital will require 13, non-dedicated parking spaces, similar to the other retail uses in the shopping center. The 13 parking spaces will suffice for the staff and customers dropping off and picking up their pets. As drop offs will occur early and pickups to happen in the late afternoon/early evening, our use would not impact our neighbor's parking demand.

Minimum Requirements

This project addresses the minimum requirements outlined in the pre-application meeting notes as follows:

- 1a) This project is not proposing outside pens
- 1b) The building is designed to provide sound and odor protection for adjacent properties.
- 1c) Rooms containing cages (Treatment, Dog Ward, and Cat ward) will not have windows, doors or other penetrations on exterior walls adjacent to neighboring tenants.
- 1d) The use will maintain access to an 80-foot street or larger.

Summary

This use under the current business model would be beneficial to the health, safety, peace, morale, comfort, and general welfare of the city. Adequate on-site parking is already provided and available for the existing and proposed new use. The proposed pet hospital use will not create an increased traffic flow to the site. Since the pet hospital will only operate during the day with no boarding or other overnight services, the use will not create a nuisance



for the neighboring commercial and residential properties. The approval of the SUP would be consistent with the purpose and intent of the zoning as the proposed project is a well-planned out professional facility use providing a valuable community service.

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