

Dr. Julie Ann Ylarde,
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August 17th, 2022
Department of Planning;
Las Vegas, NV

Re: Letter of Justification to Rezone 629 South 6th street Las Vegas, Nv 89101 to C-1.

Dear Department of Planning:

My name is Dr. Julie Ylarde, sole-owner and sole-veterinarian at East Charleston Animal Hospital located at 601 E Charleston Blvd., providing excellent veterinary medical services for downtown Las Vegas for the past 10 years. It cannot be stressed enough that I am the ONLY veterinarian serving this amazing downtown community. It must be also stated that in my 10 years of practice 3 other Veterinary hospitals serving this community have permanently closed their doors. (St. Francis Animal Hospital, VCA Rancho Animal Hospital and Civic Center Animal Hospital). Geographically the next closest Animal Hospital is Sunrise Veterinary Hospital which operates at 4-6 hours a WEEK (owner is in the process of retiring). As the residents of downtown Las Vegas continue to increase, so does the animal population. Hereto with my current practice MUST expand to meet this increased demand for veterinary care in this community. I am currently renting my facility at Charleston Blvd and 6th street but I would like to purchase and expand my business to include 629 S 6th street which is located 2 blocks from my current location. With this new facility I am hoping to attract more veterinarians to the downtown area to care for the pets of our residents. Unfortunately, there is currently a well-documented SHORTAGE of veterinarians in Nevada and the U.S. as a whole. This new facility with new hospital equipment and with a M-F 9am to 5pm work schedule I KNOW will attract some excellent doctors. Therefore, I ask you to please allow the Rezoning of 629 South 6th street to C-1 to help the growing local residents in the nearby area access to continued excellent pet medical care.

Currently 6th street general area is already at C-1, with exception to 629 South 6th Street and the empty lot across the street.

Under 19.12.070 Permissible Use and Descriptions and Applicable Conditions and Requirements

We will provide veterinary medical and surgical treatment for animals and pets as well as shelter and care during the time of such treatment. This facility does WIL NOT PROVIDE any boarding, grooming, day care, or overnight hospitalized care, *no animals will be boarded overnight, animal care will be transferred to overnight local facilities.*

Exterior Designs: We will not have outdoor pens on the property or dog runs, canceling noise and odors as not to disturb surrounding businesses. Interior designs: cages and pins will not exceed 25% of building in center section of facility.

Cages and pens are located on the South side center of the interior of building to complete sound barriers and odor protections.

Animals will be confined to the interior of the building at all times (Must stay with owner or placed in Kennel)

The adjacent interior wall to the next property will not have pets staying in those rooms plus a high-level cinder wall divides the properties on the outside providing sound barriers and odor protection also. 629 s Street in a corner lot with only one property to its north side.

Noise levels do not exceed Safety standards of title 7 (no continuous barking yelping or braying as animal are under full control during visits).

Less than 25% of floor space is used for daytime animal confinement during operating hours 9am -5pm M-F (no overnight care)

Parking will have 8 spaces on property covering on site requirements for doctor, staff and exam rooms

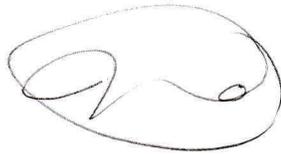
Staffing at this time is one Doctor, 4 employees. Operate East Charleston Animal Hospital (rental) on 6th street. Looking to own building currently have all Business licenses to operate Veterinarian Hospital.

Only Exterior work to property is updating ADA requirements, & one van assessable parking space
Interior work is adding two 220 circuits for equipment use and reinstalling the water lines for washer dryer.

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Sustainability (if applicable – if yes, please explain)	Yes	No
Will this project participate in the City of Las Vegas Green Building Program? <small>(Separate constructed buildings are eligible. Link on the agenda: http://www.lasvegasnevada.gov/sustainability/energy.html)</small>		X
Will this project be constructed to LEED or other equivalent standards?		X
Will this project utilize alternative energy sources or water savings measures? <small>(Example: solar, wind, rainwater)</small>		X
Is there connectivity to adjacent parcels? <small>(Accessible to pedestrians)</small>	X	
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? <small>Walkable communities allow residents to access community amenities needed to conduct routine activities of daily life within a 10-minute walking distance.</small>	X	
Is the project using any means of sustainable construction? <small>(Examples: low-carbon building, high water reuse, recycled construction, etc.)</small>		X
Will this project meet the intent of the Urban Forestry Initiative? <small>(Is there a landscape/water management plan that results in the loss of tree canopy coverage?)</small>		X
Will the project provide any bicycle parking?		X
Will the project provide any electric vehicle recharging stations?		X

Sincerely



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