

Carolyn G. Goodman, Mayor (At-Large)
Brian Knudsen, Mayor Pro Tem (Ward 1)
Victoria Seaman (Ward 2)
Olivia Díaz (Ward 3)
Francis Allen-Palenske (Ward 4)
Cedric Crear (Ward 5)
Nancy E. Brune (Ward 6)



City Manager Mike Janssen
City Attorney Jeff Dorocak
City Clerk LuAnn D. Holmes

City Council Agenda

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

October 16, 2024
9:00 AM

56. 24-0372-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: POPPY FOUNDATION - OWNER: ABOVE THE LIGHTS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) USE at 3915 Helen Avenue (APN 138-12-110-031), R-E (Residence Estates) Zone, Ward 5 (Crear). The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY JENNIFER LAZOVICH appeared on behalf of the Poppy Foundation and noted that DR. STEELMAN, Veterinarian, and several volunteers were in the audience. She said DR. STEELMAN saw a need for special-needs cats that would not be adopted due to medical issues and created the Poppy Foundation, which became a 501(c)(3) in 2007. They operated in the northwest until the building was sold, and the subject building was purchased in October 2023. Regarding neighborhood outreach, MS. LAZOVICH advised that they presented at NARA's (Northwest Area Residents Association) monthly meeting and held a neighborhood meeting. She confirmed this would not be a shelter to spay/neuter cats or be open to the public for veterinary services, and she offered support letters from the surrounding neighbors and El Jen (El Jen Healthcare and Rehabilitation Services), which were submitted for the record. She advised that they agreed to two additional conditions at the Planning Commission meeting, which include limiting services to domestic cats and prohibiting exterior signage. Lastly, MS. LAZOVICH clarified the property would continue to look like a house, and she expressed appreciation towards the Planning Commission and City staff for recommending approval.

MAYOR GOODMAN wondered how many animals would be permitted and if they would be spayed, neutered, and chipped. MS. LAZOVICH advised that there were 80 cats. She stated that the Animal Protection Services Division inspected the house and did not note any areas of concern. Further, she said cats are grouped by illness and have specific care instructions. She confirmed all cats are spayed, neutered, and chipped.

SETH FLOYD, Community Development Director, reported that the proposed use is permitted in the R-E (Residence Estates) zoning district with approval of a Special Use Permit and would be located on a .53-acre lot surrounded by other large lots exceeding half an acre. Animals would be kept indoors, except for periods of exercise outdoors in the rear yard. Staff found the use could be conducted in a harmonious and compatible manner with the existing development in the surrounding area; therefore, staff recommended approval, subject to conditions.

COUNCILWOMAN SEAMAN loved what was being done for animals.

COUNCILMAN CREAR said what they were doing was great and wished JENNIFER TAYLOR, Planning Commissioner, a happy birthday.

COUNCILWOMAN BRUNE understood that DR. STEELMAN had operated in Ward 6 and thanked her for continuing the work.

MAYOR GOODMAN declared the Public Hearing closed.

Motion made by Cedric Crear to Approve subject to condition(s)

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Francis Allen-Palenske; Excused-Brian Knudsen, Olivia Diaz;



AGENDA SUMMARY PAGE
City Council
Meeting of: October 16, 2024

Agenda Item No.:
56

DEPARTMENT: Community Development
DIRECTOR: Seth Floyd

DISCUSSION

SUBJECT:

24-0372-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: POPPY FOUNDATION - OWNER: ABOVE THE LIGHTS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) USE at 3915 Helen Avenue (APN 138-12-110-031), R-E (Residence Estates) Zone, Ward 5 (Crear). The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

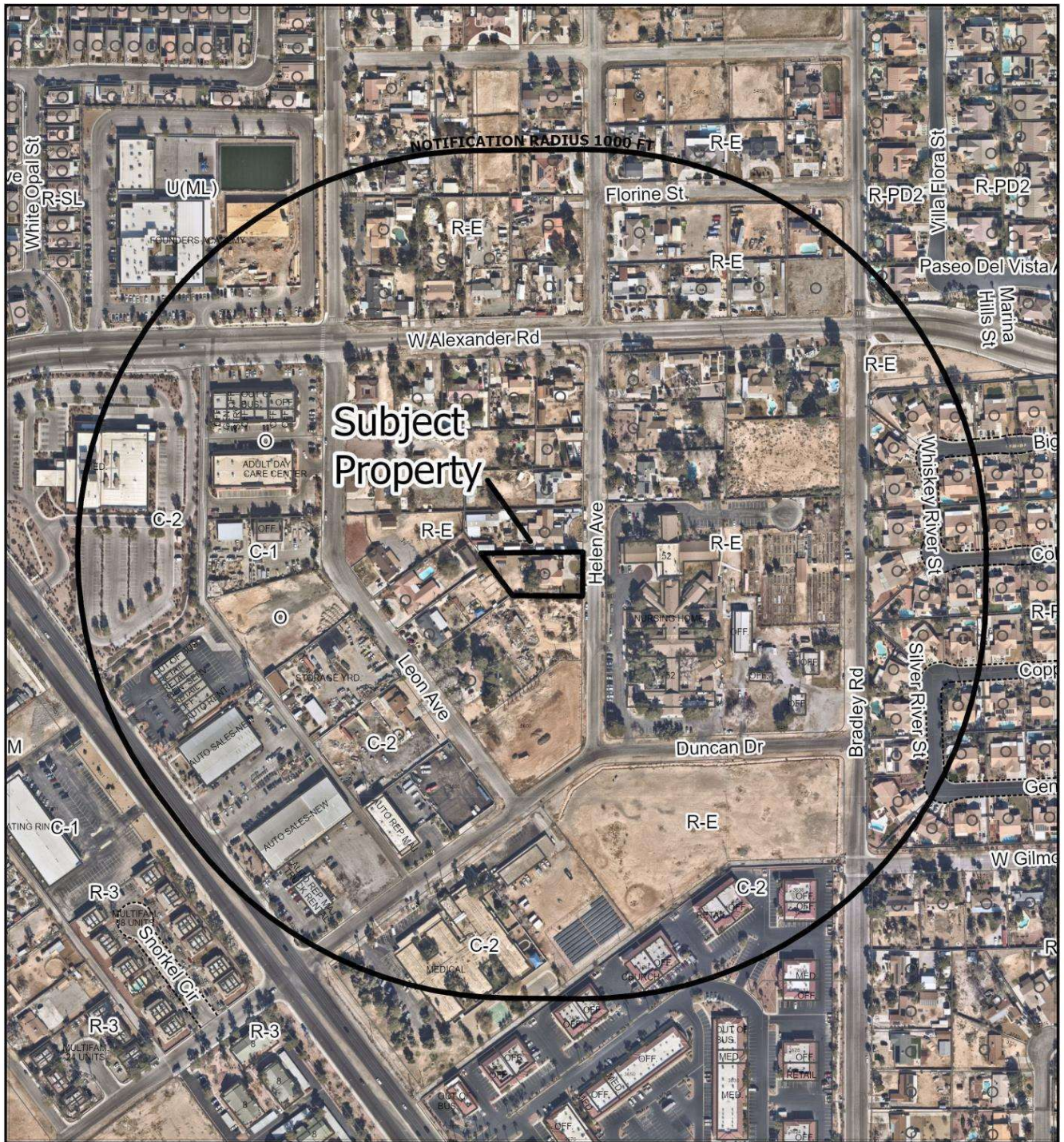
RECOMMENDATION:

The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest Postcards
7. Submitted at Meeting - Documentation Not Vetted - Support Letters by Jennifer Lazovich
8. Backup Documentation Submitted for the September 10, 2024 Planning Commission Meeting





CASE: 24-0372-SUP1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: OCTOBER 16, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: POPPY FOUNDATION - OWNER: ABOVE THE LIGHTS, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0372-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 152

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0372-SUP1 CONDITIONS

Planning

1. The Animal Hospital, Clinic, or Shelter (with Outside Pens) use shall be limited to providing services to domestic cats (*Felis catus*) only.
2. Exterior signage shall be prohibited.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.

Staff Report Page One
October 16, 2024 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit request for a proposed Animal Hospital, Clinic, Or Shelter (With Outside Pens) Use at 3915 Helen Avenue.

ISSUES

- An Animal Hospital, Clinic, Or Shelter (With Outside Pens) Use is permitted in the R-E (Residence Estates) zoning district with the approval of a Special Use Permit. Staff supports the request.
- Code Enforcement Case #CE23-08425 was opened regarding the operation of a veterinary business without permits at 3915 Helen Avenue. The case was resolved on 06/03/24.
- In January 2023, the City council approved a bill to increase the number of pets allowed in a single household due to animal shelters being chronically over capacity.

ANALYSIS

The subject site is zoned R-E (Residence Estates) and subject to Title 19 development standards. It is developed with an existing single-family dwelling. The surrounding properties are all zoned R-E (Residence Estates) and predominantly developed with single-family dwellings. The property adjacent to the east is developed with a nursing home facility. The purpose of the R-E District is to provide for low density residential units located on large lots and conveying a rural environment. The applicant (The Poppy Foundation) requests a Special Use Permit to allow an Animal Hospital, Clinic, Or Shelter (With Outside Pens) Use within an existing single-family dwelling.

Per Title 19, the Animal Hospital, Clinic, or Shelter (with Outside Pens) use is defined as, "A facility that:

1. Provides medical or surgical treatment for animals or pets, as well as shelter and care during the time of such treatment;
2. Uses outdoor pens in providing such shelter and care."

There are no minimum Special Use Permit requirements listed for this use. It is permitted in the R-E District with the approval of a Special Use Permit. Per the submitted justification letter, the applicant rescues special needs, chronically ill, unadoptable and abandoned cats for the remainder of their lives. The shelter will not be open to the public.

Staff Report Page Two
October 16, 2024 - City Council Meeting

The submitted site plan depicts two existing storage sheds and an enclosed patio cover in the back yard area. Cats would not be kept outdoors, and only allowed to be outdoors within the rear yard area under supervision for exercising purposes only. Four parking spaces are provided in the front yard driveway. Per the justification letter, the cats are kept indoors and the floor plan depicts cat housing rooms, a kitchen area, living room area and treatment rooms.

In January 2023, the City Council approved a bill to increase the number of pets allowed in a single household due to animal shelters being chronically over capacity. Households are now allowed to have no more than six dogs (over the age of three months) at one residence without a permit; and no more than six cats (over the age of four months) are allowed at one residence without a permit. The proposed facility is a shelter, and not subject to these limitations. The proposed Animal Hospital, Clinic, or Shelter (with Outside Pens) use will be located on a 0.53-acre lot, surrounded by other large lots exceeding half an acre. Staff finds the use can be conducted in a harmonious and compatible manner with the existing development in the surrounding area. Therefore, staff recommends approval, subject to conditions.

FINDINGS (24-0372-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed use can be conducted a harmonious and compatible manner with the existing large-lot development in the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is over half an acre and physically suitable for the operation of the proposed use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The subject site is accessible from Helen Avenue, a 60-foot Local Street, which is adequate in size the meet the needs of the proposed use.

Staff Report Page Three
October 16, 2024 - City Council Meeting

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

If approved, the proposed use will be subject to licensing requirements thereby protecting the public health, safety and general welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

There are no minimum Special Use Permit requirements listed for the Animal Hospital, Clinic, or Shelter (with Outside Pens) use.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/11/23	Code Enforcement Case #CE23-08425 was opened regarding the operation of a veterinary business without permits at 3915 Helen Avenue. The case was resolved on 06/03/24.
09/10/24	The Planning Commission voted (6-0-1) to recommend APPROVAL on the following Land Use Entitlement project request FOR A PROPOSED ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) USE at 3915 Helen Avenue (APN 138-12-110-031), R-E (Residence Estates) Zone, Ward 5 (Crear).

<i>Most Recent Change of Ownership</i>	
10/03/23	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
04/29/19	Business License #G67-03029 was issued for a pet food internet sales use at 3915 Helen Avenue. The license is listed as inactive as of 11/09/23.

<i>Pre-Application Meeting</i>	
07/10/24	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

Staff Report Page Four
October 16, 2024 - City Council Meeting

Neighborhood Meeting

The applicant conducted a voluntary neighborhood meeting on August 29, 2024 at 6:30 p.m. at Claude H. & Stella M. Parson Elementary School 4100 Thom Boulevard, Las Vegas 89130.

Field Check

08/01/24	Staff conducted a routine field check and found an existing single-family dwelling. No issues were noted.
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Details of Application Request

Site Area

Net Acres	0.53
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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Convalescent Care Facility/Nursing Home	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Rancho	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (105 Feet)	Y
RP-O (Rural Preservation Overlay) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Staff Report Page Five
October 16, 2024 - City Council Meeting

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Helen Avenue	Local Street	Title 13	60	Y



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

24-0372
07/11/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Use permit for an animal clinic

Project Address (Location) 3915 Helen Avenue

Project Name Poppy Foundation **Proposed Use** animal clinic

Assessor's Parcel #(s) 138-12-110-031 **Ward #** 5

General Plan: Existing _____ Proposed N/A **Zoning:** Existing R-E Proposed N/A

Additional Information _____

Property Owner Above the Lights, LLC **Contact** N/A

Address 5612 Tropic Mist Street **City** Las Vegas **State** NV **Zip** 89130

E-mail n/a **Phone** 000-000-0000

Applicant Poppy Foundation **Contact** N/A

Address 3915 Helen Avenue **City** Las Vegas **State** NV **Zip** 89130

E-mail n/a **Phone** 000-000-0000

Representative Kaempfer Crowell **Contact** Jennifer Lazovich

Address 1980 Festival Plaza Dr. #650 **City** Las Vegas **State** NV **Zip** 89135

E-mail apierce@kcnvlaw.com **Phone** 702-792-7048

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☒ Yes ☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official Planning Commissioner Jennifer Taylor **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

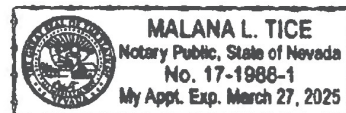
Property Owner Signature Linda Steelman
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Linda Steelman

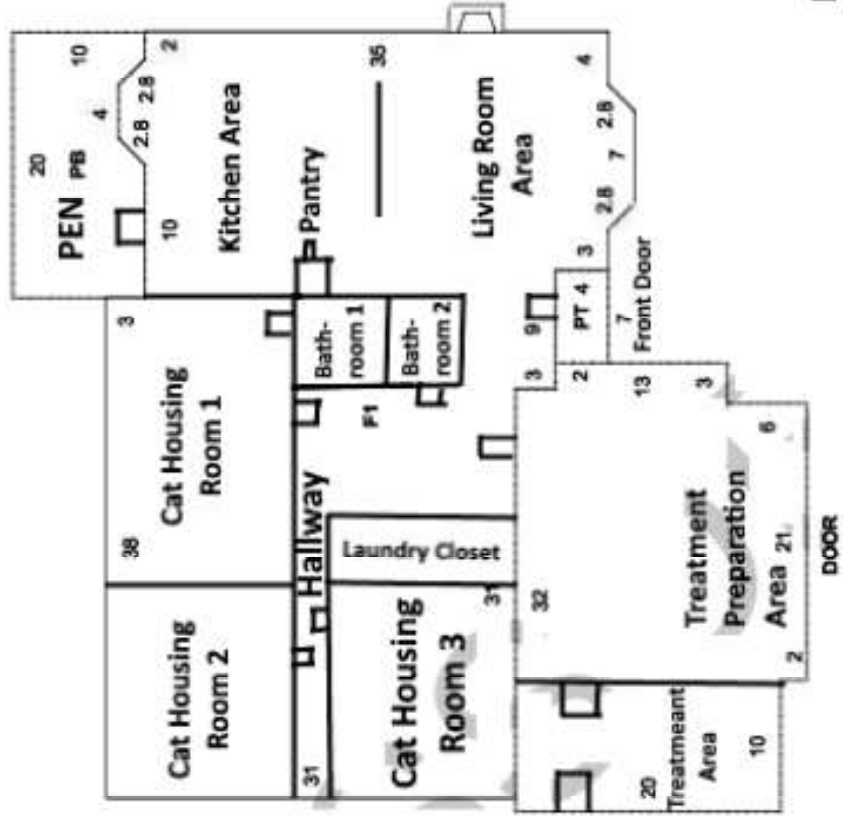
Subscribed and sworn before me

This 11th day of July, 2024

Notary Public in and for said County and State







2625 Square Feet
 3912 Hellen Ave.
 Poppy Foundation
 Floor Plan

240372
 07/12/2024



**24-0372-SUP1 - APPLICANT: POPPY FOUNDATION - OWNER: ABOVE THE LIGHTS, LLC
3915 HELEN AVENUE**

08/01/24

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jilazovich@kcndl.w.com
D: 702.792.7050

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 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.

KAEMPFER

CROWELL

- 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

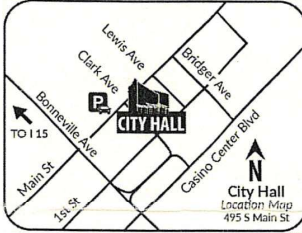


Jennifer Lazovich

JJL/ajc

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0372-SUP1

City Council Meeting of 10/16/2024

39 4407441 69130



RECEIVED

2024 OCT 10 PM 12:02

OFFICE OF THE CITY CLERK

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PAID
Las Vegas, NV
Permit No. 1630

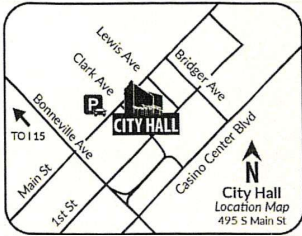
24-0372-SUP1
13801406007
ZINGALI ERICMARTIN
5512 W ALEXANDER RD
LAS VEGAS NV 89130-2806

Submitted after final agenda

Item 56

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0372-SUP1

City Council Meeting of 10/16/2024

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Permit No. 1630

24-0372-SUP1

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MITCHELL LINDA JO LIVING TRUST

3813 SILVER RIVER ST

LAS VEGAS NV 89130-2933

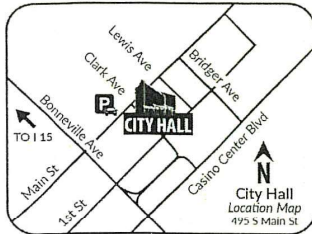
35 HRCFNP1 89130



Submitted after final agency

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0372-SUP1

City Council Meeting of **10/16/2024**

24-0372-SUP1

13801406009

KOLCH RODNEY R & BETH

4000 HELEN AVE

LAS VEGAS NV 89130-2510

38 HRFNPF1 89130

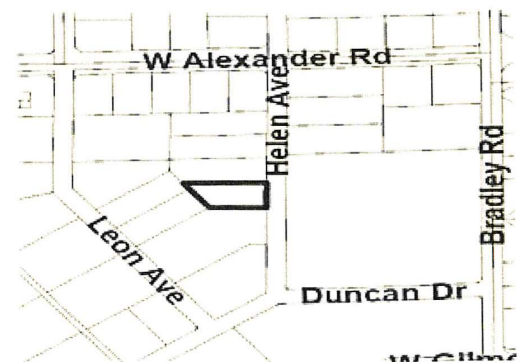


Application Information

24-0372-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: POPPY FOUNDATION - OWNER: ABOVE THE LIGHTS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) USE at 3915 Helen Avenue (APN 138-12-110-031), R-E (Residence Estates) Zone, Ward 5 (Crear). The Planning Commission (6-0-1 vote) and Staff recommend APPROVAL.

We want to keep our community residential. We don't want businesses taking over our family community.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: City Council
Date: 10/16/2024
Location: City Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada
Time: 9:30 a.m.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For more information, go to www.lasvegasnevada.gov/meetings or call (702) 229-6311 (TTY 7-1-1). Note that postcards received after an agenda posts will not be reflected online until after the meeting; however, they are made available to the members of the governing body for their consideration prior to the meeting.

Submitted after final agenda

Loretta Chatman
Director of Staff Development
El Jen Skilled Care
5538 W. Duncan Drive
Las Vegas, NV 89130

September 9, 2024

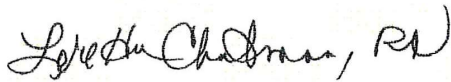
REF: SUP 24-0372

To the City of Las Vegas Planning Commission:

I am the Director of Staff Development for El Jen Skilled Care located directly across from the Poppy Foundation at 3915 Helen Ave. and the house at 3919 Helen Ave. Since the Poppy Foundation moved into the house, it has continued to look like a residence – a very quiet residence. There is very little vehicle or foot traffic, and cars parked along the east side of Helen typically belong to our employees and visitors.

El Jen has no issue with the Poppy Foundation using the house as a cat sanctuary and supports the use.

Thank you for considering my comments,



Loretta Chatman
Director of Staff Development

Submitted at City Council

Date 10/16/24 Item 56

By: Jennifer Lazovich

Jack Paripovich
3901 Leon Ave.
Las Vegas, NV 89130

September 8, 2024

REF: SUP 24-0372

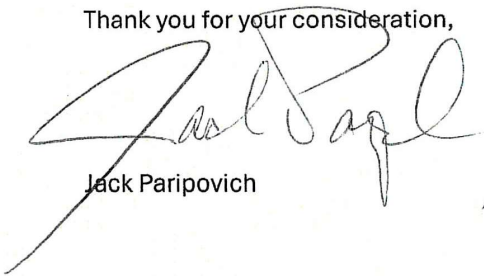
To the City of Las Vegas Planning Commission:

I live at 3901 Leon Ave. I am directly behind The Poppy Foundation and my property shares a wall with The Poppy Foundation. I have no issues with the use. The exterior of the house is clean and well maintained. The backyard is also clean and quiet.

Please approve the permit for them to continue using the property for a cat shelter.

Thank you for your consideration,

Jack Paripovich

A handwritten signature in black ink, appearing to read "Jack Paripovich", written over the printed name.

702-416-7528

**LIZ THOMPSON
3909 LEON AVE
LAS VEGAS NV 89130**

October 15, 2024

**Councilman Cedric Crear
And the Las Vegas City Council
c/o Jennifer Taylor
The Poppy Foundation
BY EMAIL: POPPYFOUNDATION@GMAIL.COM**

REF: SUP 24-0372

I want to again write to fully support this request for a Special Use Permit as it is heard before City Council. I had wanted to attend this hearing, but my work commitments prevent me from attending.

The Poppy Foundation's request for a Special Use Permit to operate its sanctuary for special needs cats is one that fits in well with our neighborhood. The Poppy Foundation is my backyard neighbor and they have been there for

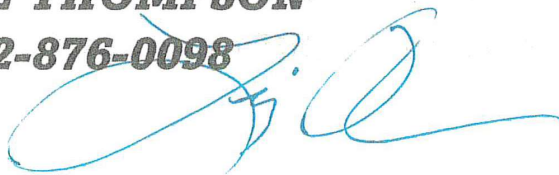
nearly a year now. They are very good neighbors. They are quiet and have kept the property well maintained.

I have all the respect in the world for anyone who takes on the responsibility of helping animals in need. The Poppy Foundation is full of caring people and we need more people like this. There is no limit to the abuse of animals and the Poppy Foundation are a Godsend for these innocent cats.

Please approve this Special Use Permit so that the Poppy Foundation can continue its important work. Thank you for your consideration.

LIZ THOMPSON

702-876-0098

A handwritten signature in blue ink, appearing to be 'Liz Thompson', written over the printed name and phone number.

**LIZ THOMPSON
3909 LEON AVE
LAS VEGAS NV 89130**

**JENNIFER TAYLOR
C/O POPPY FOUNDATION
BY EMAIL: POPPY FOUNDATION@GMAIL.COM**

REF: SUP 24-0372

I WANT TO FULLY SUPPORT THIS REQUEST FOR A SPECIAL USE PERMIT. IT WAS MY INTENT TO ATTEND THE HEARING, HOWEVER DUE TO A PREVIOUS COMMITMENT, I CANNOT ATTEND.

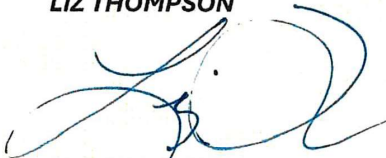
THIS USAGE IS FOR A FELINE INSIDE SHELTER FOR DISABLED CATS. I UNDERSTAND THERE WILL BE NO OUTDOOR PENS.

I HAVE ALL THE RESPECT IN THE WORLD FOR ANYONE WHO TAKES ON THE RESPONSIBILITY OF HELPING ANIMALS IN NEED. WE NEED MORE CARING PEOPLE LIKE THIS! THERE IS NO LIMIT TO ABUSE OF ANIMALS, SO THESE PEOPLE ARE A GODSEND FOR THE INNOCENT CATS.

MY PROPERTY IS BEHIND THEIR BACK WALL AND I DON'T ANTICIPATE ANY ISSUES WITH THIS RESCUE IN THE FUTURE!

THANK YOU FOR YOUR CONSIDERATION OF THIS IMPORTANT ISSUE!

LIZ THOMPSON



702-876-0098

Romie Hernandez
3919 Helen Ave.
Las Vegas, NV 89130

September 8, 2024

REF: SUP 24-0372

To the City of Las Vegas Planning Commission:

I live at 3919 Helen Avenue which is next door to the Poppy Foundation. The Poppy Foundation began using the house at 3915 Helen Avenue about 10 months ago. I have no issues with the Poppy Foundation using the house as a cat sanctuary for special needs cats.

There has been no increase in traffic, no stray or feral cats outside of the house and absolutely no noise. The house looks like a well-kept residence from the outside and not a business. There are no odors coming from the house. The staff and volunteers at Poppy are nice neighbors.

I think they are doing good work. I support the use.

Thank you for considering my comments,

Romie Hernandez

A handwritten signature in black ink, appearing to read "Romie Hernandez", written in a cursive style.

Jose Manuel Martinez
3851 Leon Ave.
Las Vegas, NV 89130

September 8, 2024

REF: SUP 24-0372

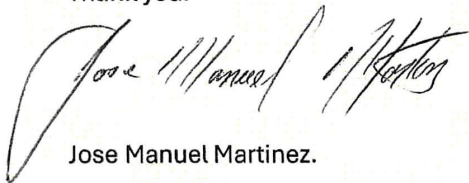
To the City of Las Vegas Planning Commission:

I live at 3851 Leon Ave. My backyard shares a small piece of the boundary wall with The Poppy Foundation. I also own the vacant lot to the south of the house and share the entire south boundary wall with the Poppy Foundation.

I have no issues with this use. The Poppy Foundation property continues to look like a house. It is clean and well taken care of. In fact, the property looks better than it has in the past. There is no odor coming from the house or the yard. It is quiet at the house, there's not a lot of traffic and the staff and volunteers are all very nice. I think that what they are doing is good for the community.

I support their application.

Thank you.

A handwritten signature in black ink, appearing to read "Jose Manuel Martinez", with a large, stylized initial "J" and "M".

Jose Manuel Martinez.

Holden Rose
5877 Icicle Falls Ave.
Las Vegas, NV 89130

October 15, 2024

Councilman Cedric Crear
495 S. Main St.
Las Vegas, NV 89101

Case Number: 24-0372-SUP1

Dear Councilman Crear:

I am writing in support of The Poppy Foundation's application for a Special Use Permit in this case. We would have liked to attend to share our support in person, but we both work during the hours of City Council hearings.

My wife and I have been supporters of the Poppy Foundation for many years and know that the work they do is important, purpose driven work that serves as one of the solutions for the animal crisis in Las Vegas. The Poppy Foundation cats are special needs cats unable to be adopted because of various medical conditions. These cats are well cared for and the house well maintained. We now live less than ½ mile from its location and it blends well with the other houses on the street.

Your approval of the Special Use Permit allows the Poppy Foundation to continue to provide a sanctuary and last chance to these cats who provide meaning in the lives of their supporters and volunteers. We hope that you will support staff's recommendation and approve this application.

Respectfully,

Holden Rose

A handwritten signature in cursive script that reads "Holden Rose". The signature is written in dark ink and is positioned below the printed name.

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

Neighborhood Meeting
Poppy Foundation
3915 Helen Ave.
Wednesday, June 19, 2024

IF YOU WOULD LIKE TO
 RECEIVE FOLLOW-UP
 INFORMATION RE: THIS
 MEETING, PLEASE PROVIDE
 YOUR COMPLETE &
 LEGIBLE CONTACT
 INFORMATION BELOW.

NAME	ADDRESS	PHONE #	EMAIL
1. Donna & John Stanton	5209 W. Gowan Rd.		dstanton87@gmail.com
2. Jeanne Haverstick			
3. Charles Redwood			
4. Greg Johnson	4102 Oregon City		3579johnson@gmail.com
5. Mary Johnson	" " "		marjohnson@att.net
6. Peter Johnson			petjohnson@gmail.com
7. Mary Greene	3931 Leon Ave	702-592-7572	greenevent@cox.net
8.			
9.			
10.			
11.			
12.			
13.			
14.			

**LIZ THOMPSON
3909 LEON AVE
LAS VEGAS NV 89130**

**JENNIFER TAYLOR
C/O POPPY FOUNDATION
BY EMAIL: POPPY FOUNDATION@GMAIL.COM**

REF: SUP 24-0372

I WANT TO FULLY SUPPORT THIS REQUEST FOR A SPECIAL USE PERMIT. IT WAS MY INTENT TO ATTEND THE HEARING, HOWEVER DUE TO A PREVIOUS COMMITMENT, I CANNOT ATTEND.

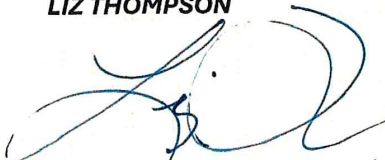
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THANK YOU FOR YOUR CONSIDERATION OF THIS IMPORTANT ISSUE!

LIZ THOMPSON



702-876-0098

Jack Paripovich
3901 Leon Ave.
Las Vegas, NV 89130

September 8, 2024

REF: SUP 24-0372

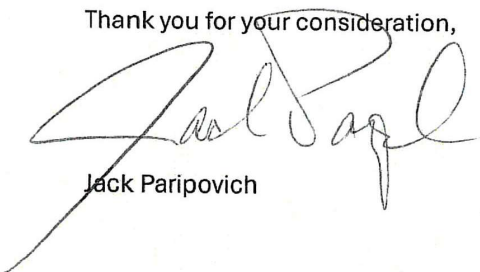
To the City of Las Vegas Planning Commission:

I live at 3901 Leon Ave. I am directly behind The Poppy Foundation and my property shares a wall with The Poppy Foundation. I have no issues with the use. The exterior of the house is clean and well maintained. The backyard is also clean and quiet.

Please approve the permit for them to continue using the property for a cat shelter.

Thank you for your consideration,

Jack Paripovich

A handwritten signature in black ink, appearing to read "Jack Paripovich", written over the printed name.

702-416-7528

Jose Manuel Martinez
3851 Leon Ave.
Las Vegas, NV 89130

September 8, 2024

REF: SUP 24-0372


To the City of Las Vegas Planning Commission:

I live at 3851 Leon Ave. My backyard shares a small piece of the boundary wall with The Poppy Foundation. I also own the vacant lot to the south of the house and share the entire south boundary wall with the Poppy Foundation.

I have no issues with this use. The Poppy Foundation property continues to look like a house. It is clean and well taken care of. In fact, the property looks better than it has in the past. There is no odor coming from the house or the yard. It is quiet at the house, there's not a lot of traffic and the staff and volunteers are all very nice. I think that what they are doing is good for the community.

I support their application.

Thank you.



Jose Manuel Martinez.

Romie Hernandez
3919 Helen Ave.
Las Vegas, NV 89130

September 8, 2024

REF: SUP 24-0372

To the City of Las Vegas Planning Commission:

I live at 3919 Helen Avenue which is next door to the Poppy Foundation. The Poppy Foundation began using the house at 3915 Helen Avenue about 10 months ago. I have no issues with the Poppy Foundation using the house as a cat sanctuary for special needs cats.

There has been no increase in traffic, no stray or feral cats outside of the house and absolutely no noise. The house looks like a well-kept residence from the outside and not a business. There are no odors coming from the house. The staff and volunteers at Poppy are nice neighbors.

I think they are doing good work. I support the use.

Thank you for considering my comments,

Romie Hernandez

A handwritten signature in black ink, appearing to read "Romie Hernandez", written in a cursive style.

THE POPPY FOUNDATION HOUSE NEIGHBORHOOD SURVEY

Dear Neighbor,

The Poppy Foundation cat rescue has moved into the NARA community at 3915 Helen Avenue. It is the last home on the right before Duncan Drive. The Poppy Foundation must obtain a Special Use Permit for a clinic/shelter. The zoning of the property will remain R-E. The house will also remain as a residential house in appearance. There will not be any signage. With that, we are presenting our program to the neighbors and would appreciate your support.

We have been caring for cats since 1995 and recently moved to 3915 Helen Avenue because the prior location was sold. As a 501(c)(3) charity, our mission is unique, simple, and special, with a purpose and calling to *rescue special needs, chronically ill, un-adoptable and abused cats*. These cats will live the remainder of their lives in our care. We receive no government funding and depend solely on charitable donations. Our organization is run by volunteers who generously provide care and love to our cats. We also have dedicated veterinarians and trained technicians to help with the medical care of the cats.

We are not a veterinary hospital or facility for dropping off stray cats. We are not open to the public. The cats who live at the house are in need of basic care that they cannot get anywhere else, and housed in a safe environment to live out as much of a normal life as possible. 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 who believe in our cause. The cats may be allowed to go outside in a fully screened space depending on weather.

With that, we would appreciate your support and approval for the required Special Use Permit to continue love and care of these cats.

Thank you,

The Poppy Foundation

☒ Yes, I am in support of The Poppy Foundation's request for a Special Use Permit.

☐ No, I am not in support of The Poppy Foundation's request for a Special Use Permit.

Name: Marian Johnson

Date: 6-19-24

Address: 4902 Omega Circle

Submitted At Meeting

Date 9/10/24 Item 41

By: Jennifer Lazovich

THE POPPY FOUNDATION HOUSE NEIGHBORHOOD SURVEY

Dear Neighbor,

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With that, we would appreciate your support and approval for the required Special Use Permit to continue love and care of these cats.

Thank you,

The Poppy Foundation

☒ Yes, I am in support of The Poppy Foundation's request for a Special Use Permit.

☐ No. I am not in support of The Poppy Foundation's request for a Special Use Permit.

Name:

MARY GREENE

Date:

6/8/2024

Address:

3931 Leon Ave

Mary Greene

THE POPPY FOUNDATION HOUSE NEIGHBORHOOD SURVEY

Dear Neighbor,

The Poppy Foundation cat rescue has moved into the NARA community at 3915 Helen Avenue. It is the last home on the right before Duncan Drive. The Poppy Foundation must obtain a Special Use Permit for a clinic/shelter. The zoning of the property will remain R-E. The house will also remain as a residential house in appearance. There will not be any signage. With that, we are presenting our program to the neighbors and would appreciate your support.

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With that, we would appreciate your support and approval for the required Special Use Permit to continue love and care of these cats.

Thank you,

The Poppy Foundation



Yes, I am in support of The Poppy Foundation's request for a Special Use Permit.

No. I am not in support of The Poppy Foundation's request for a Special Use Permit.

Name: Nelben Rose & Kimberly

Date: 6/19/2024

Address: 5877 Fickle Falls Ave.

THE POPPY FOUNDATION HOUSE NEIGHBORHOOD SURVEY

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Thank you,

The Poppy Foundation

☒ Yes, I am in support of The Poppy Foundation's request for a Special Use Permit.

☐ No, I am not in support of The Poppy Foundation's request for a Special Use Permit.

Name:

Lorella Chairman, A

Date:

04/21/2024

Address:

5538 Duncan Dr. LV, NV 89130



THE POPPY FOUNDATION HOUSE NEIGHBORHOOD SURVEY

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Thank you,

The Poppy Foundation

☒ Yes, I am in support of The Poppy Foundation's request for a Special Use Permit.

☐ No, I am not in support of The Poppy Foundation's request for a Special Use Permit.

Name: Romie Hernandez
Date: 6-7-24
Address: 3919 Helen Ave 89130

THE POPPY FOUNDATION HOUSE NEIGHBORHOOD SURVEY

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Thank you,

The Poppy Foundation

☒ Yes, I am in support of The Poppy Foundation's request for a Special Use Permit.

☐ No. I am not in support of The Poppy Foundation's request for a Special Use Permit.

Name: JOSE MARTINEZ

Date: 6-7-24

Address: 3851 LEON AV.

THE POPPY FOUNDATION HOUSE NEIGHBORHOOD SURVEY

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Thank you,

The Poppy Foundation

- ☒ Yes, I am in support of The Poppy Foundation's request for a Special Use Permit.
- ☐ No. I am not in support of The Poppy Foundation's request for a Special Use Permit.

Name:

SACK PARPOVICH

Date:

6-8-24

Address:

3901 Helen Ave

Paul Sack

702-416-7528

THE POPPY FOUNDATION HOUSE NEIGHBORHOOD SURVEY

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Thank you,

The Poppy Foundation

☒ Yes, I am in support of The Poppy Foundation's request for a Special Use Permit.

☐ No. I am not in support of The Poppy Foundation's request for a Special Use Permit.

Name:

Liz Thompson

Date:

6-9-24

Address:

2909 Leon Ave 89130

THE POPPY FOUNDATION HOUSE NEIGHBORHOOD SURVEY

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Thank you,

The Poppy Foundation

☒ Yes, I am in support of The Poppy Foundation's request for a Special Use Permit.

☐ No. I am not in support of The Poppy Foundation's request for a Special Use Permit.

Name:

Date:

Address:

Liz Thompson

6-7-24

3915 Helen Ave 89130

THE POPPY FOUNDATION HOUSE NEIGHBORHOOD SURVEY

Dear Neighbor,

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Thank you,

The Poppy Foundation

☒ Yes, I am in support of The Poppy Foundation's request for a Special Use Permit.

☐ No, I am not in support of The Poppy Foundation's request for a Special Use Permit.

Name: Johnny Rodriguez

Date: 6-7-24

Address: 3917 LEON AVE LAS VEGAS, NV 89130

THE POPPY FOUNDATION HOUSE NEIGHBORHOOD SURVEY

Dear Neighbor,

The Poppy Foundation cat rescue has moved into the NARA community at 3915 Helen Avenue. It is the last home on the right before Duncan Drive. The Poppy Foundation must obtain a Special Use Permit for a clinic/shelter. The zoning of the property will remain R-E. The house will also remain as a residential house in appearance. There will not be any signage. With that, we are presenting our program to the neighbors and would appreciate your support.

We have been caring for cats since 1995 and recently moved to 3915 Helen Avenue because the prior location was sold. As a 501(c)(3) charity, our mission is unique, simple, and special, with a purpose and calling to **rescue special needs, chronically ill, un-adoptable and abused cats**. These cats will live the remainder of their lives in our care. We receive no government funding and depend solely on charitable donations. Our organization is run by volunteers who generously provide care and love to our cats. We also have dedicated veterinarians and trained technicians to help with the medical care of the cats.

We are not a veterinary hospital or facility for dropping off stray cats. We are not open to the public. The cats who live at the house are in need of basic care that they cannot get anywhere else, and housed in a safe environment to live out as much of a normal life as possible. 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 who believe in our cause. The cats may be allowed to go outside in a fully screened space depending on weather.

With that, we would appreciate your support and approval for the required Special Use Permit to continue love and care of these cats.

Thank you,

The Poppy Foundation

☒ Yes, I am in support of The Poppy Foundation's request for a Special Use Permit.

☐ No. I am not in support of The Poppy Foundation's request for a Special Use Permit.

Name:

Ned L. Mills

Date:

6/7/2024

Address:

3925 Leon Ave.
Las Vegas, NV 89130