

Timothy R. Neal Architect

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3/1/06

City of Las Vegas, Planning & Development Department:

I, Timothy R. Neal, Architect, am currently designing a new commercial building for **Sensation Spas** at **3340 North Rancho Drive, Las Vegas, Nevada**. I will act, per the owner's (David Maddox) request, on behalf of the owner during this application process. I will act as the owner's representative on all relevant issues.

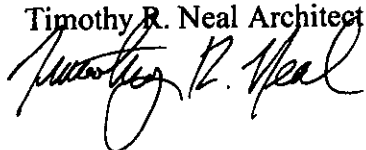
The new building will be used as a retail/storage location for Sensation Spas. Sensation Spas is an existing company that sells pre-manufactured above-ground spas and swimming pools. The existing small building is to be removed. The current owner, David Maddox, also owns the similar lot to the southeast. New construction will be single story and consist of the following construction methods: Concrete block (CMU) exterior walls, concrete slab on grade, and pre-manufactured roof trusses. An existing parking lot will be used and expanded. A parking variance and setback variances are requested as per my pre-application conference on November 16th, 2005, with Doug Rankin.

The product to be sold and stored (pools and spas) are relatively large and thus require a large building for a relatively small number of products. Because of the somewhat large size of the building for a relatively small number of products, a parking variance is requested. The existing parking lot consisting of seven spaces shall be expanded to eleven spaces. Thirty three spaces would be required per the proposed design. Rarely are more than two to three spaces required during Sensation Spas current operating hours. The current access to the existing parking lot is shared with the neighboring lot, also owned by David Maddox, as mentioned above. A shared access agreement will be provided if requested.

Also, due to the required building size and increased parking area, a variance of the side (northwest) and rear (northeast) building setbacks is requested. The current required side setback is ten feet- five feet is requested. The current required rear setback is twenty feet- five feet is requested. Fire sprinklers will be provided for added safety. A waiver for the required landscaping at described side and rear is also requested. There is only one existing neighboring business (Master Transmission to the northwest) that has any close proximity to the proposed building. This building is of similar construction (CMU exterior walls) to Sensation Spas' proposed construction. The neighboring lot, also owned by David Maddox, currently has temporary canopies and sheds that are to be removed and protected inventory will be moved to the new building upon completion. The common property line between the two parcels will be used as access/loading for the new building and possible future construction on the neighboring lot.

Thank you,

Timothy R. Neal Architect



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