

SENSATION SPAS/CREATIVE SPA DESIGNS
3320 AND 3340 N RANCHO
LAS VEGAS, NEVADA

JUSTIFICATION LETTER :VARIANCE TO ALLOW REDUCED SETBACKS AND
REDUCED LANDSCAPE

WE ARE ASKING TO ALLOW THE CURRENT SETBACKS THAT WE HAVE ON
THE PROPERTY, AND TO LEAVE THE CURRENT LANDSCAPE WITH NO ADDITIONS

ALL ADJACENT PROPERTIES HAVE EITHER ZERO LOT LINE OR MINIMAL SET BACKS
THE EXSISTING OFFICE BUILDING HAS A PERMIT AS OF 1977 THAT DID NOT
REQUIRE THE CURRENT SET BACKS OR ADDITIONAL LANDSCAPING.

THE EXSISTING METAL BUILDING HAS BEEN ON THE PROPERTY FOR OVER
20 YEARS ITS CURRENT LOCATION HAS NO ILL EFFECTS ON EITHER
NEIGHBOR THAT THE PROPERTY ADJOINS. WE ARE ONLY 3 FEET OFF THE
SET BACKS . THE BUILDING IS ONLY 1600 SQ FEET, BUT ESSENTIAL TO
THE OPERATION OF OUR BUSINESS.

THE MAIN DRIVEWAY IS DOWN THE MIDDLE OF THE PROPERTIES.
ANY LANDSCAPE WOULD NOT BE FUNCTIONAL DOWN THE MIDDLE OF
THE PROPERTIES AND WOULD NOT ADD TO THE OVERALL LOOK OF THE
PROPERTY.

WE HAVE THE REQUIRED PARKING THAT IS PAVED, WE HAVE SPENT
ALOT OF MONEY HAVING THE CHANGES MADE TO THE PARKING AREA
TO COMPLY WITH BOTH DRAINAGE AND ASPHALTING REQUIERMENTS.

THE FRONT LANDSCAPE COMPLIES WITH BOTH NATURE TRAIL AND PLANT
REQUIREMENTS.

OUR INTENTION IS TO SETUP OUR OUTSIDE DISPLAY AREA WITH MANY
PLANT MATERIALS SURROUNDING THE SPA DISPLAYS TO ADD TO THE
BACK YARD EFFECT AND TO ALSO INCREASE THE AMMOUNT OF PLANT
MATERIALS ON THE PROPERTY.

CURRENTLY THE PROPERTY IS IN GREAT MAINTAIN, IT IS CLEAN
AND FITS WELL WITH THE SURROUNDING USES IN OUR NEIGHBORHOOD.

WE HAVE BEEN IN BUSINESS ON THIS LOCATION FOR OVER 8 YEARS
WE HAVE COUPLED OURSELVES WITH CREATIVE SPAS DESIGNS TO SOLIDIFY
THE MAINTENCE OF THE PROPERTY AND THE OVERALL LOOK OF THE
PROPERTY

WE BELIEVE THAT ALLOWING US TO LEAVE OUR PROPERTY IN THE CURRENT
CONDITION HAS NO ILL EFFECT ON OUR NEIGHBORS AND IS CONSISTANT
WITH THE PROPERTIES THAT ARE ON RANCHO AND THE BUSINESSES
THAT ARE HERE.

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