

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

JUSTIFICATION LETTER : SDR FOR BUILDING AND LANDSCAPE
MATERIAL/ LUMBER YARD

CURRENTTLY WE HAVE A SPECIAL USE PERMIT TO ALLOW AN
OPEN AIR VENDING LOT ON THE PROPERTY LOCATED AT 3320
N RANCHO. OUR NEEDS HAVE CAUSED US TO REQUIRE THE USE
OF 3340 N RANCHO IN OUR BUSINESS AS WELL.

THERE ARE TWO BUILDINGS ON THE LOCATION AN OFFICE BUILDING
920 SQ FT ON 3340 N RANCHO AND A METAL BUILDING 1600 SQ FT
ON 3320 N RANCHO. WE HAVE FOUND A PERMIT ALLOWING THE OFFICE
ON 3340 N RANCHO BUT WE HAVE NOT LOCATED THE PERMIT FOR
THE METAL BUILDING.

WE HAVE REMOVED ALL BARBED WIRE FROM THE FRONT AND SIDES
OF THE PROPERTY. WE WOULD ASK THAT WE CAN LEAVE THE REAR
BARBED WIRE BECAUSE THAT IS THE ONLY AREA THAT LACKS SECURITY.

THIS LOCATION WAS THE HOME OF HOWARDS NURSERY FOR OVER
20 YEARS AND WE HAVE CURRENTLY BEEN IN BUSINESS OVER 8 YEARS
WHAT WE ARE REQUESTING FITS IN WITH THE CURRENT USES ALLOWED
ON RANCHO AS WELL AS SURROUNDING AREAS.

CURRENT ECONOMIC TRENDS HAVE FORCE MANY SPA COMPANIES OUT
OF BUSINESS. BY JOINING WITH CREATIVE SPA DESIGNS WE HAVE
ACCOMPLISHED TWO GOALS, A MORE STABLE FINANCIAL SITUATION FOR
BOTH OF US AND BETTER SERVICE TO OUR CUSTOMERS.

FOR THE LAST THREE YEARS WE HAVE NOT BEEN ABLE TO MAINTAIN
A STABLE RETAIL ENVIRONMENT AT THE LOCATION BECAUSE OF MANY
CONFLICTS WITH CITY CODES AS A RESULT OF OUR BUSINESS AT THIS
LOCATION. IT IS OUR HOPE THAT THIS SDR WILL BRING US INTO
COMPLIANCE WITH ALL CITY CODES AND ISSUES.

OUR GOAL IS TO MAINTAIN A CLEAN WELL MAINTAINED YARD THAT
WE CAN BOTH STORE THE MATERIALS FOR OUR SALES AND TO
DO A SMALL LEVEL OF RETAIL SALES AT THIS LOCATION.

AS YOU MAY CONCLUDE FROM THIS LETTER I AM NOT AN EXPERT IN CITY
CODES AND THE PROCESS THAT HAS GOTTEN US TO THIS POINT.
WE HAVE ADDED A RAISED PARKING LOT WITH MORE THAN AMPLE
PARKING FOR OUR USE. THIS PARKING AREA COST IN EXCESS OF
\$150,000.00 WE HAVE ADDED A LANDSCAPE DISPLAY AREA AND HAVE
BROUGHT FENCES UP TO CURRENT STANDARDS. WE HAVE TRIED TO
SCREEN THE PROPERTY TO MAKE THE PROPERTY LESS OFFENSIVE TO
THE NEIGHBORS. WE ASK YOU TO ALLOW US TO OPPERATE IN THIS
LOCATION WITH BOTH OF OUR BUILDINGS IN TACK.

WE DO A GOOD BUSINESS IN THE COMMUNITY. I FEEL THAT THIS WILL BE
A GOOD ASSET TO THE AREA.

RECEIVED
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