

October 20, 2008

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Re: Special Use Permit
Cheyenne Professional Centre
9070 W. Cheyenne Avenue
Las Vegas, NV 89129

Dear Planning and Development Department:

My name is Scott Pensivy. I am a physical therapist and have been in town for 22 years. I am currently practicing physical therapy in the Northwest Area of Las Vegas. Myself and partners have developed a 5-acre parcel on Cheyenne, which is called "Cheyenne West Professional Centre." This letter is to help the Planning and Development Department understand a request for a Special Use Permit for my new location.

Currently, I have a 7,100 sq. ft., physical therapy clinic named "S.P.O.R.T.S." on Cheyenne in the Northwest area, approximately 1.2 miles east of the new location on Cheyenne. I am currently going to purchase one of our buildings on the development of the Cheyenne West Professional Centre, which is approximately 10,000 sq. ft. Of this 10,000 sq. ft., 3,000 sq. ft. will be dedicated for a gym; Mat area for closed Kinetic chain, activities, such as: jumping/stretch classes, yoga etc. The gym area will be overseen by physical therapist and allow prescription exercise to continue. The remaining square footage will be dedicated to my physical therapy practice. I will close my current location and move my practice to this new location January 1, 2009. The Special Use Permit will be to allow the 3,000 sq. ft., of gym space to run as it is currently with two physical therapists overseeing several patients, along with opening this area for discharge patients and in-house patients.

I currently have approximately 20 members who belong to my gym with personal trainers who are all certified. They will continue to have appropriate certification and appropriate insurance in this new location to meet their goals. There will be a limit on members due to the limited space. We currently have a parking ratio of 6:1 for this complex.

I am asking this committee to allow a Special Use Permit to continue my practice and allow my patients to continue in a small gym setting to help facilitate their rehab potential along with future workout programs.

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The hours of operation for the gym will be Monday through Friday from 7:00 am until 7:00 pm and Saturday from 7:00 am until Noon. The hours of physical therapy will be from 6:00 am until 7:00 pm., Monday through Friday.

I hope this letter outlines the recommendations for which I am asking for this Special Use Permit. Should you have any questions or concerns regarding this issue, please feel free to contact me. Darcy Hayes, who works for the City is a patient of mine and understands how my practice works with allowing a patient to join the gym to continue their rehab potential. She has offered her assistance in explanation of how things are laid out currently at this location. We will use the same environment and process at the new location for patient care, and a small percentage of outside individuals will join the gym.

Thank you again for your time and consideration for this Special Use Permit.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Scott R. Pensivy, P.T., L.A.T., A.T.C.
Owner/President S.P.O.R.T.S. L.L.C. (Scott Pensivy Orthopedic Rehabilitation Services)

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