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JUSTIFICATION LETTER

I am a Licensed Massage Therapist with multiple certifications in many areas of medical massage treatment. I have leased Unit 101 at 6600 West Charleston Blvd, Las Vegas, NV 89149 as of June 2022 for the purpose of performing Massage Therapy, Medical Massage Therapy and Esthetician treatments that may include any of the number of treatments I am licensed in and certified in with multiple years of experience. I have been a Medical Massage Therapist/Practitioner for over 20 years, with extensive training and certifications in multiple areas of medical massage therapy, working for other entities, making them money. After all the years of making other people money, it's time for me to embrace my expertise and take the leap into having my own business for which I am very excited.

Unit 101 is designed (see attached unit plan) to be used solely for the purposes noted above. I may also have retail products for sale for my clients. This unit is intended to be a "Zen" environment of peace and health and wellness; a place where my clients can come for personalized massage treatment for their individual medical ailments in a holistic environment.

The Unit consists of a large carpeted Lobby measuring approximately 270 sf. To the right of the lobby, there is a double (office) and proposed massage room separated by an "archway" with two doorways, each measuring 36" wide leading into either side of the archway. Neither door has a lock on them. Measurements of this room, as it stands at this time, is approximately 172 sq. feet. This room could easily be closed in to make two separate rooms, one measuring approximately 8' x 10.5' and the other 8' x 12'. However, at this time, though, this is considered only one (1) large room with an archway to be used for massage therapy. I have also recently had new floors laid in this room with Pergo wood flooring. At this time, since I am the only person doing massages in this entire unit, I am going to leave the room "as is" with the archway. It is possible in the future, if I should choose to sublet any rooms to an independent massage therapist or some other renter, I may choose to close in the archway making two separate units.

There is another large room with it's own entrance, with no lock on the door, measuring 17.8' x 12.8' (approximately 205 sf). This room recently had new Pergo wood flooring laid and at the current time is intended to be used as both my personal office space and for storage to store extra equipment, linens, supplies, etc. Later on in the future, as my business grows, and should I **eventually** sublet the room(s) to the right of the lobby as described above, this room would then be used by myself as my own massage therapy treatment room.

There is also another office off the lobby and next to the large room noted above. It is an L-shaped office measuring 5.6' wide at the entrance x 12.8" (approximately 75 sf) then the L-portion is 4'4" x 4'8" (approximately 20.25 sf), with the overall room totaling approximately 95.25 sf. There is a 36" door to this room without a locking doorknob. There are built in counters at 18" depth x 30" in height. This room could either be used as an esthetician room for facials to be performed, storage room or it could be sublet out. This room also has Pergo wood flooring throughout.

The next room located directly across from the entrance to the unit, is a **Break Room/Kitchen Area** approximately 8'8" x 10' (approximately 85 sf) with a 36" door. This room consists of a standard sink and counter space. The flooring is also Pergo wood.

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Off of the breakroom/kitchen, at the back, is a bathroom measuring approximately 5' x 5' (approximately 25 sf), which consists of a standard plumbed toilet and sink. There is a locking door from the breakroom/kitchen and also a locking door (both doors lock from inside the bathroom) leading into the small L-shaped room noted above.

This office meets and/or exceeds the requirements for a Licensed Massage Therapy practice with room size specifications as described, flooring specifications as described, hard plumbing requirements met, to include two sinks and a private bathroom as noted. There are multiple Medical facilities in this entire complex, and all offices meet all City policies and regulations. There are 167 regular parking spaces and 6 Handicapped parking spaces at this office complex.

Furthermore, most units, including my unit (#101) is **only accessible from the inside courtyard** of the complex and not from the parking area. There are four gated entrances to the courtyard which are open from 7 a.m. to 7 p.m. and locked securely from 7 p.m. to 7 a.m. **This is important to note** because while this entire business complex is close to an apartment complex, the apartments are to the East & North of where my unit is located. They are also separated by a solid 8 foot wall, with covered parking spaces along the East Wall as well as the North Wall. It is my understanding too, that there is a Pre-school east of and diagonally across the wide 6 lane main thoroughfare of West Charleston Blvd., and extremely difficult road to cross from this business complex. My office is located through the gates facing South. It is also my understanding that there is a licensed massage facility to the West of this office complex, across the wide six lane Charleston Blvd and also across the wide 6-lane Rainbow Blvd and West of Rainbow Blvd in a large business Plaza. This business is located furthest West from the Rainbow/Charleston intersection. Furthermore, the owner of this business complex, Ms Sophie Ideker (West Charleston LLC) is in the process of seeking proposals from various fencing/gate companies to fence in and gate the entire complex with Iron fencing and gates, as well as securing the walls facing the apartments with some time of Iron fencing on top of those walls for security.

All appointments are made in advance with each client and a detailed medical record is kept on each client.

Proposed Hours of Operation: 7 a.m. to 7 p.m. 7 days a week.

Employees: I do not intend to hire any employees.

As noted above, as this business grows, I may consider subletting some of the offices as described, but at this time, I am and will be the only person occupying this entire unit.

At this time, I would like to get my business up and running as quickly as possible as the lease is costing me \$1700 a month since June of 2022 and I am unable to earn income until this application from planning gets approved and the business license is given. I am astonished that this entire process will take 3 months to be heard by the board and then if approved another 45 days for the business licensing department to award me my license. This will be at a tremendous cost to me of 6 months x \$1700 with no income.

I would like to have this application moved forward as quickly as possible and have sent a letter to the Governor regarding the process which takes so long. Furthermore, not one person ever told me I had to have a Special Use Permit when I began this process in early May which further delayed my being able to open my business. When I went to the Business Licensing Department, it was only then that I was told I needed this "special use permit" only to be told if I get it in by June 30, even though the Planning Dept. meets once a month, I would not even be considered until the September meeting (3 months away) at a cost of \$6800 rent plus all the expenses tied to this application, then probably an additional 2 month (\$3400) for business licensing. This is over \$10,000 wasted **waiting** just to be heard and approved, not to mention the costs to file these applications. I ask that you please consider my application sooner than September of 2022 so that I can earn an income to pay for these wasted costs.

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Should you have any questions or concerns, please do not hesitate to contact me. I would like to schedule the Pre-Application Conference as soon as you receive the Electronic Pre-Application Conference Request Form through the CLVEPLANS system.

Regards,

A handwritten signature in black ink, appearing to read "Jennifer M. Durham". The signature is fluid and cursive, with the first name "Jennifer" being more prominent and the last name "Durham" written in a smaller, more compact script.

CC: Sophie Ideker Owner of Record
Governor Steve Sisalak

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