

July 16, 2024

Planning and Zoning Department

## PROJECT JUSTIFICATION LETTER

MAMALONA NIGHTCLUB

RE: OWENS 921 SUITE #110 USE PERMIT

To whom it may concern.

The reason of this letter is to request a special use permits for ALCOHOL, ON-PREMISE FULL AND NIGHTCLUB IN SUITE 110 (An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.) for an existing space to be a Nightclub on the shopping center located at 921 W. OWENS AVE, SUITE 110, with parcel number 139-28-517-001 in a zoning T-4 (CORRIDOR).

The total square feet net area of the tenant is 5525 sq. ft. but the alcohol only will be served on the Nightclub area.

We are requesting two waivers:

- 1.- Waiver for the 5,000 sf limit and the 500-foot separation requirement from single-family residential for the nightclub.
- 2.- Waiver For full alcohol, for the 400' separation requirement from a church and city park

As per title 19.16 Interpretation of Land Uses Tables, use permit requested is possible, "S", the use is permitted in that zoning district only after first obtaining a special use permit (sup's) as set forth in LVMC 19.16.110. Base standards may apply to a SUP approval, as specified in LVMC 19.12.070.

In order to mitigate the proximity to the residential areas, we will provide soundproof walls and ceiling to avoid noise nuisance to our neighbors.

With the approval of this permit use on this suite, there not be a substantial adverse effect to the public facilities and services such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities.

We have the certainty than you will help us to achieve our goal on making this project reality.

Sincerely



Edgar D. Montalvo