

September 20, 2022

Planning and Zoning Department

PROJECT JUSTIFICATION LETTER

RE: OWENS 921 SUITE #170 USE PERMIT

To whom it may concern.

The reason of this letter is to request a special use permit for ALCOHOL, ON-PREMISE FULL (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 Banquet Hall on the shopping center located at 921 W. OWENS AVE, SUITE 170, with parcel number 139-28-517-001 in a zoning T-4 (CORRIDOR).

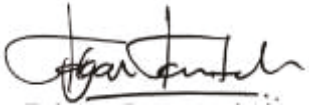
The total square feet net area of the tenant is 6722.84 sq. ft. but the alcohol only will be served on the Banquet Hall area, and there is 5472.14 sq. ft., the other spaces will be used for services and administrative purposes.

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) as set forth in LVMC 19.16.110. Base standards may apply to a sup approval, as specified in LVMC 19.12.070.

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

22-0478
09/21/2022