

CORNER BUILDING LLC

1000 North Green Valley Parkway, Suite 440-350
Henderson, Nevada 89074



JUSTIFICATION LETTER

Date: March 16, 2023
To: Department of Planning
From: Corner Building LLC
Subject: SUP for Cannabis Consumption Lounge at 1205 South Main Street

To Whom It May Concern:

We are writing this letter regarding the request for a Special Use Permit for a newly allowed use for a Cannabis Consumption Lounge for our property located in Downtown Las Vegas. This will be a tenant improvement in an existing building with tenant suite address of 1205 South Main Street. The interior space is approximately 4,000 square feet. It is the only area where cannabis consumption will be allowed with no cannabis consumption outside of the premises. No alcoholic beverages will be served per regulations.

Customers will be encouraged to arrive by walking or ride sharing transportation platforms such as Uber or Lyft, or by Downtown Loop shuttle service, RTC buses like The Deuce, or tourist bus services such as Big Bus and others due to the nature of the business and our goals to ensure safety on the roads, minimize potential accidents, and increase walkability of this Downtown area and reduce traffic and parking congestion. Staff of the lounge will be parking at the nearby surface parking lots with the monthly parking permit program that City of Las Vegas Parking Services runs for the businesses.

We request your support for this project, as we believe this business will be beneficial to the area in many aspects. With investments over the years into multiple properties within the same area, we have witnessed the Downtown Las Vegas grow. Beautification and planned character strategies have helped businesses move in to the area with an increased foot traffic. However, within that same growth, we have seen challenges due to social and

23-0134
03/21/2023

economic ups and downs. Many alleys in the area fall victim to vandalism and destruction of property. Some areas are considered unsafe due to a growing vagrancy and loitering by unhoused people. An immediate benefit of a new consumption lounge in the area is increased security. This establishment will have security personnel and cameras for a safe and secure environment. This will not only increase visibility, but also provide a sense of welcoming and hopefully ownership by neighboring businesses.

The establishment will also bring an increased number of tourists and locals who will be exposed to all the businesses in the immediate area of this property. We anticipate positive economic impact on the other businesses in this block and other blocks nearby. There will be construction jobs created during the build out and permanent jobs once the lounge is open for business. New employees at the establishment will help increase demand for housing nearby with several new residential projects in the works within a walking distance.

The area has a big potential to continue its growth into a district of arts and entertainment. There are theaters, multiple shops and dining areas nearby, establishments which lend themselves to exploring the surrounding businesses. According to Cannabis Travel Association's research, each \$1 spent in the cannabis establishment has a \$2.80 multiplier of money injected in other segments of the local economy, such as lodging, dining, shopping, and entertainment. The increased amounts of patrons of this consumption lounge will have an especially large impact on restaurants and cafes in the area. This in turn will be directly injected into the economic status of the area.

The approval of this establishment can benefit the area in other ways aside from security and economic support. The diversity of its typology in the area will have an increased interest in the already established business and future businesses to come, including recognition, appeal, and social cohesion and interaction.

We appreciate your help and support for this development in the City of Las Vegas.

Sincerely,

Theresa Abuan

Manager

23-0134
03/21/2023