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May 29, 2007

Project Description:

Special Use Permit
Parking Variance - Waiver for separation to Day Care
Site APN 163-02-313-011

Justification Letter

Project description, A site located at 2000 S. Rainbow Blvd. Suite 108-110 Lot size is approximately 3.54 Acres

Parking Variance

This justification letter is in regards to a Special Use Permit for a (Super Club) at the property stated above.

We are applying for a Special Use of a Super Club to serve food, wine, beer, and alcohol beverages. We understand with the special use permit we are including a waiver for reduced parking. Per planning code we require an approximate 13 additional parking spaces. Our justification for reduced parking is to include our hours of operation. The Lounge hours of operation is approximately 11:00am - 11:00pm, seven days a week. The banquet hall will operate on weekends and per special reservations.

The majority of the businesses in the shopping center are furniture and retail, which close at 6:00pm, thus the majority of parking is vacant after 6:00pm. This allows the Super Club to utilize the parking lot during its peak hours of operation.

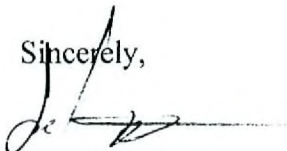
For parking requirements the Lounge will only need 27 dedicated spaces. Based on Lounge size $1,350 / 50 = 27$ Spaces.

Waiver for Separation to Day Care

We understand that our super club is located within the approximate distance to a Day Care of 150' from property line to property line. We feel with the size of Rainbow Blvd. 150' width and 6 lane separation, with our super club location set back in the plaza, we should not have any conflict with this facility.

We feel this super club can provide an import role in the community, by providing a venue for meetings, banquettes, and social events

Sincerely,



David McKee
Architect - AIA

RECEIVED

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**VAR-22252
SUP-22251
07/12/07 PC**