

**APPLICANT'S NARRATIVE**

**Application Explanation and Description of Request or Project**

Dallas Palms Event Centre  
2424, Marsh Lane, Dallas, TX.  
Letter of Intent

The property located on March Lane in Dallas, TX, is zoned for Light Industrial use. It has a two-story event center with a total area of 7,554 sq.ft. After the proposed alterations, the total area of the building will expand to 8,680 sq.ft.

Due to the rising demand for the event center, it has become challenging to meet the needs for storage and toilet facilities. The current situation makes it impossible to match this demand. To address this, the owner is proposing alterations to the existing building, including the addition of toilet areas, storage, and a staircase on the first floor and mezzanine floor plans.

On the first floor plan, we are adding storage, a men's toilet, and a women's toilet, with some alterations to the existing structure, including the addition of a new door with a vestibule and new doors for the proposed areas. On the mezzanine floor, we are incorporating the existing storage, toilet, and green room, along with proposed storage space and a staircase.

The proposed development will not only increase the current density of the property, but also help in maximizing the development potential of the property. It will have a positive impact on the re-development of the area

I firmly believe that this project aligns perfectly with the city's vision. We are requesting approval of this high-quality redevelopment project through the Special Use Permit application.

Thank You

Neeraj Kumar