



July 30th, 2024

City of Las Vegas Attention: Planning and Zoning Commission

495 South Main Street Las Vegas, Nevada 89101

Subject: Cover Letter for Fantastic Outdoor Marketplace and Food Truck Village regarding Special Use Permit (SUP) Requests.

To Whom it May Concern:

We are writing to request approval for the Fantastic Outdoor Marketplace and Food Truck Village at the Fantastic Indoor Swap Meet (FISM) located at 1717 S. Decatur Boulevard, Las Vegas, Nevada 89102

The Fantastic Indoor Swap Meet (FISM) has been a staple in our community for over 35 years, supporting over 200 small businesses and facilitating the growth of over 7500 startups. Our proposal aims to utilize a portion of the existing parking lot for outdoor events and vendor opportunities, including swap meets, vending events, farmers markets, and craft shows, as well as hosting mobile food trucks to enhance food options for patrons during FISM business hours, as well as non-FISM business hours.

The specific Special Use Permits (SUP's) requested include:

- A SUP for a 74,206 square-foot outdoor addition to the existing indoor space for open air/transient sales.
- A SUP for multiple mobile food trucks to operate on the premises at various times, outside the parameters outlined by Title 19.12.040.

The Fantastic Outdoor Marketplace and the Food Truck Village will complement the existing indoor operations of FISM.

- We are requesting to utilize up 50% of the square footage of the building for outdoor activities, meeting Title 19 requirements.

Food trucks will adhere to city guidelines, operating within designated areas and hours to ensure safety and minimal disruption to surrounding residential areas, which are greater than 500 feet from any activities.

- We are requesting operational hours for food trucks be from 10 am to 8 pm every day of the week. When FISM is open inside, the trucks could be located near the building in section A. When FISM is closed, the trucks can be located on the Decatur side, for better

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visibility to oncoming traffic (see section D). We would have up to six (6) vendors at any given time.

We believe that the Fantastic Outdoor Marketplace and Food Truck Village will not only enhance the offerings of the Fantastic Indoor Swap Meet, but also contribute positively to the local economy and community.

Thank you for considering our application. We look forward to hearing from you shortly.

Sincerely,

Douglas Kays, Owner

A handwritten signature in black ink that reads "Doug Kays". The signature is written in a cursive, slightly slanted style.

Fantastic Indoor Swap Meet Inc.

24-0292
07/31/2024



June 15th, 2024

City of Las Vegas
Attention: Planning and Zoning Commission
495 South Main Street
Las Vegas, Nevada 89101

Subject: Justification Letter for Fantastic Outdoor Marketplace and Food Truck Village, Site Development Plan Review, and associated Special Use Permits, For the property located at 1717 S. Decatur Boulevard Las Vegas, Nevada, APN #162-06-301-002, known as the Fantastic Indoor Swap Meet.

To Whom it May Concern:

We are writing to provide a comprehensive justification letter explaining our application for the Fantastic Outdoor Marketplace and Food Truck Village. Below, we have outlined in detail our request and the intended use of the existing outdoor parking lot space.

The Fantastic Indoor Swap Meet is built on a 15.23-acre lot, which is located on the south side of Oakey Boulevard and adjacent on the west to residential single-family housing (Cameron Avenue) and is north of the New Cove III Apartments located on O'Bannon Road. The subject property line also lies east of Decatur Boulevard.

The Fantastic Indoor Swap Meet, (herein referred to as FISM), has been operating in the city for over 35 years. We currently host over 200 small businesses on the premises and have fostered the growth of over 7500 small business start-ups. We are excited to bring our enthusiasm for small business growth and success into our parking lot, by offering various outdoor events and vendor opportunities.

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The Fantastic Indoor Swap Meet is requesting a public hearing for action on Land Use Entitlement projects on 15.23 acres at 1717 S. Decatur Blvd.

The specific Special Use Permits (SUP's) requested with this Site Development Review Application are as follows:

-SUP requested for 74,206 square-foot outdoor addition to an existing 148,654 square-foot indoor use; which would be utilized as an open air/transient sales lot use.

- SUP requested for multiple mobile food trucks to be located on the property at various dates and times.

The Fantastic Outdoor Marketplace will consist of a portion of the existing parking lot (see map) that will host a variety of small business events, including but not limited to outdoor swap meets, open air vending events, amusement activities, farmers markets, and craft shows; but that will also be available for use to licensed promoters to set up their own events (with all appropriate City of Las Vegas licensing and approvals) on an ongoing basis.

The Fantastic Food Truck Village will consist of multiple mobile food trucks to supplement the food options at the Fantastic Indoor Swap Meet during operating hours. Food trucks would also be present after FISM business hours, offering mobile food vending options to the surrounding community. Multiple food trucks (up to 6) would be located on the premises at any one time. The Food Truck Village would be a year around activity.

The space is currently used as a parking lot for the Fantastic Indoor Swap Meet during swap meet hours, with occasional permitted rentals to circuses, carnivals, Christmas tree lots, pumpkin patches, and Halloween events. Current Swap Meet hours are every Friday, Saturday and Sunday from 10 am to 6 pm (excluding holidays). FISM is also open for extended days during the holiday season.

FISM has been in business for over 35 years. It is a legal non-conforming use at this location, as it predates the requirement for a Special Use Permit (SUP) in the C-1 district and it continues to the present day.

The Fantastic Indoor Swap Meet previously was issued a Special Use Permit (SUP-49086) in 2013 for outdoor swap meet activities, limited to selling of produce, fresh baked goods, food items, handmade crafts and art. SUP-49086 approval expired in 2019, as the Fantastic Indoor Swap Meet ceased outdoor activity that year.

In order to implement outdoor vending, a SUP is required, and we must meet Title 19 requirements, as our intended purpose of the parking lot is more intense than the current use. Per Title 19.14030, a non-conforming use may not expand more than fifty percent (50%) of the extent of the current use.

The FISM building sits on 15.23 acres of land, and has a square footage of 148,654, which includes our mezzanine level. The mezzanine level is not currently used or proposed to be used at this time. We propose to use up to 74,206 square feet of the parking lot for outdoor use. Based on the above numbers, the outdoor expansion will utilize approximately 50 % of the square footage of the building. Therefore, we meet Title 19.14.030 A requirements. As per our map, we would utilize different areas in the parking lot (A, B, C, D, or combinations of these), based on the size needed for the event that is scheduled). At no time, would FISM use more than 50% of the actual building square footage as outlined above.

Per Title 19.12.070, Mobile Food Vending is conditionally limited to two (2) vendors on a single lot within any twenty-four-hour (24) period. They may not operate for more than four (4) hours in any twenty-four-hour period. In addition, on a lot that is adjacent to single family residential use, the hours of operation of said mobile vending is between the hours of 10 a.m. and 8 p.m. Since the FISM proposal does not meet these requirements, a Special Use Permit would be required. Note: The residences adjacent to FISM are on the east and south sides of the building and are a minimum of 500 Feet from the proposed Food Truck areas.

The Fantastic Food Truck Village would like to have up to six (6) mobile food trucks located in the parking lot. Ideally, during FISM operating hours, the trucks could be located south of Oakey in the parking lot, near the FISM building. FISM is open every Friday, Saturday, and Sunday from 10 a.m. to 6 p.m. The food trucks could continue to be open until 8pm.

During non-operational hours of the FISM Indoor Swap Meet, Food Trucks could be located on Decatur near the FISM Digital Billboard. This location near the main road, would allow for more visibility of the mobile trucks, near high traffic areas. (See Section D, FISM Outdoor Marketplace / Food Truck Village Site Map). The food trucks could run Monday, Tuesday, Wednesday, and Thursday from 4 p.m. to 8 p.m.

Unified Development Code

19.12 Permissible Uses

19.12.70 Permissible Use Descriptions and applicable Conditions and Requirements for Open Air Vending \Swap Meet are as follows:

Conditional Use Regulations:

There will be no storage of items that are only used for outdoor events, outside, in public view. (1.0)

FISM has a full-time maintenance crew who would be responsible for ensuring that all areas are maintained before, during and after. Trash is collected from patrons using appropriately placed trash receptacles and as they fill up, they are changed and the refuse is placed in our large trash dumpster located in a non-public area on FISM property. Therefore, the site will be kept free of any litter or debris at all times. (2.0)

No structures would be allowed within the public right away, on the property. (3.0)

Any installation of permanent or temporary tables, chairs, tents or coverings is not applicable at this time. (4.0) {see farmers market exception below}

The vending/sales activity is greater than 250 feet from any residential areas adjacent to the FISM property. (6.0)

FISM is not in the "O" Zoning District. (7.a.)

All parking lot surfaces are paved, and no vending will take place within landscaped areas. (7.c.)

If on any lot, that is adjacent to a residential zoned lot, the hours of operation shall be limited to the period of 10 a.m. to 8 p.m. (7.f.)

No supply or drainage pipes or power cords pertaining to the operation will be placed on or across surface parking or unimproved areas. (7.g.)

Mobile Food Truck vendors would be separated and placed according to city guidelines, to ensure safety. Mobile Food vendors will not occupy required parking spaces or required drive aisles. They will also refrain from parking in required loading zones. (8.c, 8.d, 8.e)

With regards to Farmer's Markets, the use may include temporary booths, tables, chairs and similar structures. (9.g.)

Minimum Special Use Permit Requirements:

FISM signage consists of an approved digital reader board located near Decatur Boulevard. Signage complies with LVMC 19.08.(1.0)

There will be no repair, installation, or service work performed. (2.0)

FISM operations comply with all LVMC Title 6 requirements. (3.0)

On Site Parking Requirement:

One space for each 175 square foot of gross floor area for the first 25,000 square feet. One space is required per every 250 feet thereafter. FISM has 1143 parking spaces in total, 55 of which are handicap designated for people who require ADA assistance.

Emergency access for first responders will follow current traffic flow. All areas of the parking lot and the building are accessible either from Oakey Boulevard or Decatur Boulevard.

Vendors will comply with all air quality standards, as outlined by Clark County Department of Air Quality.

Other:

The scope of this activity is ancillary to the current use of the property. As we are an indoor swap meet use wishing to expand outdoors into the parking lot.

This outdoor activity will increase the occupant load of the original site, as more customers will be drawn in to shop, see the events and spend time outdoors.

This area currently serves as our parking lot. Parking and vehicular access will be structured so that it does not conflict with pedestrian access/circulation.

Vendor spaces and /or mobile food trucks will be set up in a specific layout, depending upon what type of event is taking place. Mobile food vendors would be required to be spaced appropriately from other mobile food trucks and/or vendors as per city regulations. (see enclosed floor/parking lot plan with an example).

Customer queuing is in compliance with city regulations, as our customers currently line up along the wall on the sidewalk in the public row; at the main entrance to the FISM building, east of Decatur. Customers who are attending the outdoor events would be directed down each row of vendors, in the designated event areas, as outlined on the FISM Outdoor Marketplace Site Map.

Sustainability issues are not applicable to our request.

The Fantastic Employs approximately 15 employees and also contracts with an off -site security company to provide onsite armed security for the indoor swap meet. Security would be present during marketplace events.

Customer restrooms are located inside the FISM building. Marketplace events that are scheduled during non FISM hours would have portable bathrooms onsite.

Fantastic will purchase and use portable handicap post/signs that will be place adjacent to the marketplace areas that are being utilized, in order to provide additional close range handicap accessible parking for those patrons who require the accommodations.

FISM has a back parking lot in the southeast corner of the property that is leased for automobile inventory storage, on a month to month, non-exclusive basis (see map). When necessary, the gate would be unlocked and overflow parking would be available as needed.

Furthermore, we will meticulously plan each event with consideration for safety, security, and adherence to all applicable regulations and guidelines. We are committed to working closely with the relevant authorities and interested parties to ensure smooth execution of this expansion.

The Fantastic Indoor Swap Meet has been a pillar in the City of Las Vegas for many decades, providing a proven platform for hundreds of small businesses to realize their dream of becoming successful and prosperous. These outdoor activities will help more small businesses realize their dreams and at the same time, provide much needed services to the residents of Las Vegas. We are confident that with the support of the City of Las Vegas, the Fantastic Indoor Swap Meet will be successful in utilizing our outdoor space in order to better serve our community.

Thank you for considering our proposal. We are eager to discuss it further and address any questions or concerns you may have. Please feel free to contact Johannah Back, at 702-908-2988 or at johannah.fism@gmail.com at your earliest convenience.

Thank you for your time and attention.

Sincerely,



Douglas Kays, Owner
Fantastic Indoor Swap Meet, Inc.