



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 801 S. Main Street, Suite 120, Las Vegas, Nevada 89101

Project Name Vay Technology Administrative Offices **Proposed Use** Car Rental Admin Offices

Assessor's Parcel #(s) 13934301015, 13934399087 **Ward #** 3-Diaz

General Plan: Existing X Proposed _____ **Zoning:** Existing X Proposed _____

Additional Information City Business License Application was denied as site does not meet 25,000 SF requirement for a car rental company. However, Vay Technology's business model does not require 25,000SF

Property Owner The Herbert, LLC **Contact** J Dapper

Address 985 White Dr. Ste. 100 **City** Las Vegas **State** NV **Zip** 89119

E-mail j@dapper.com **Phone** 702-733-3622

Applicant Vay Technology, Inc **Contact** Caleb Varner

Address 801 S. Main Street, Suite 120 **City** Las Vegas **State** NV **Zip** 89101

E-mail caleb.varner@vay.io **Phone** +1 (919) 901-0415

Representative Caleb Varner **Contact** Caleb Varner

Address 801 S. Main Street, Suite 120 **City** Las Vegas **State** NV **Zip** 89101

E-mail caleb.varner@vay.io **Phone** +1 (919) 901-0415

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes
☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

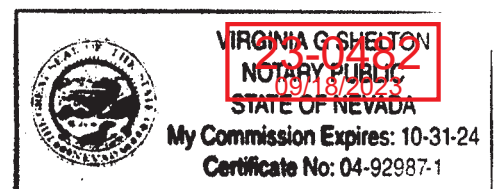
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name J Dapper

Subscribed and sworn before me

This 14th day of September, 2023

Virginia L. Shelton
Notary Public in and for said County and State





September 13, 2023
City of Las Vegas

Re: Application No. 23-0482 | VAY TECH AUTO RENTAL
801 S Main St, Ste. 120 Las Vegas, Nevada 89101
Planning Commission Hearing: October 10, 2023

To Whom It May Concern:

Vay Technology, Inc., d/b/a Vay, is applying for a Special Use Permit from the City of Las Vegas to house its administrative offices for a free-float rental car operation from our property located at 801 S Main St. Suite 120, Las Vegas 89101. Vay is a series-B (total of \$110M raised to date), pre-revenue, technology company in the driverless car space. Vay has developed world-leading automotive-grade remote-driving technology for public streets. Vay calls this remote-driving technology: Teledriving.

Vay selected Nevada, and Las Vegas in particular, based on the forward-thinking regulatory framework and proactive city officials. Las Vegas and Nevada have created a favorable operating environment for new technologies in the mobility segment - leading the way as a technological hub for remote operations globally.

Issue

Vay applied for a Las Vegas Rental Car Company business license on August 29, 2023. On Sept. 6, 2023, the license was denied as it did not have 25,000 sq. feet of land as required by local code and would therefore need a Special Use Permit. On Sept. 6, 2023, Vay submitted its application for a pre-application meeting in order to obtain a special use permit for an automobile rental use in C-M (Commercial/Industrial) Zone. We submit this justification letter as part of our application packet to be presented at the Planning Commission Hearing on October 10, 2023.

Information

Vay ([Vay.io](https://vay.io)) is a deep tech company that has developed technology in the remote driving space. In late 2021, Vay raised \$100mn, and, in January 2023, Vay was the first company to ever drive a "driverless" car on public roads in Europe.

In that same month, in close collaboration with the Nevada Department of Motor Vehicles, Vay received an Alternative Electronic Transportation System (AETS) Permit. This was a pivotal moment in our company's history, and, as a result, Vay was included in the Las Vegas International Innovation Center located at 801 South Main street as part of the City's investment in attracting tech-focused companies to the area - thanks to the efforts of Las Vegas' Chief Innovation Officer Micheal Sherwood.

At the Innovation Center, Vay employs 5 individuals who work during regular business hours (8:00am - 6:00pm). While Vay is classified as a rental car company, it is not operated like a traditional rental car service; our company operates as a free-float business - cars are parked in remote sites or are remotely delivered to consumers - and there is no need for customer parking at the office and no customer interaction.

23-0482
09/19/2023

This location is purely for use as an administrative office, and parking at the location will be solely for employees and visitors. We do not require public parking spaces utilized by patrons of adjacent or nearby properties. All of the handicap parking spaces will also remain unaffected by our operations. There are no other similar uses owned or operated by Vay or this location.

Vay does require a state business license to operate a rental car agency, and that license is predicated on the City's granting of a business license. The application, minus proof of the City business license, was fully submitted to and received by the State of Nevada on Sept. 6, 2023.

Findings –

As a company deeply committed to increasing electric vehicle production, technological innovation and new infrastructure in Nevada, Vay's mission is perfectly aligned with Governor Lombardo's vision as set out in [Realizing Nevada's Electric, Innovative and Connected Future](#). The expansion of unique by-minute rental car services like the kind Vay has developed in Las Vegas, particularly those focused on electric and innovative vehicles, can significantly contribute to the realization of these goals.

Vay does not house, store, or work on any vehicles at its administrative offices at 801 S. Main Street, Suite 120. Our fleet will not be parked at the administration offices, and no adjacent properties will be impacted by our operations. We currently have 5 vehicles in the rental fleet and are in the final stages of drafting an agreement with the University of Nevada Las Vegas for parking spaces for use by its students, faculty, and community. We intend to increase this to 8 vehicles by the end of the year.

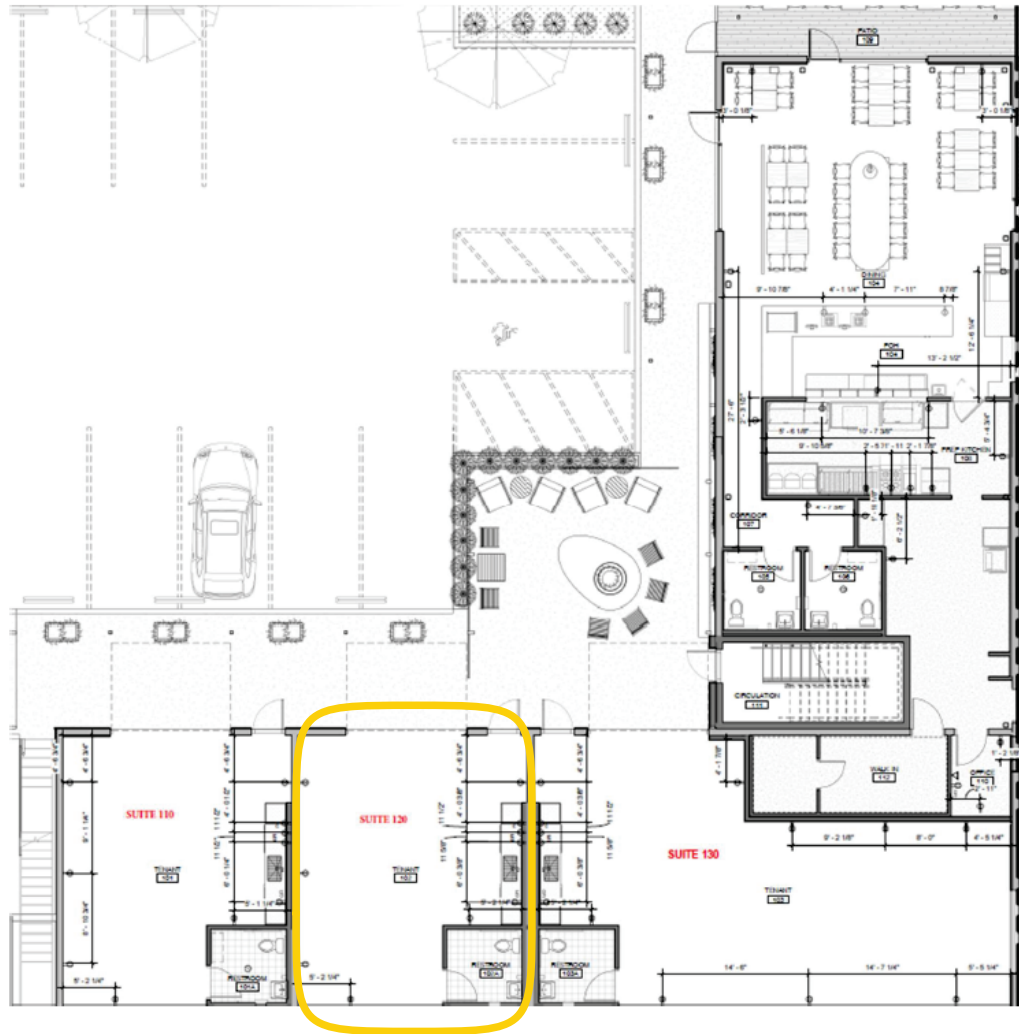
We look forward to working with the City to offer this service. Please feel free to contact me with any questions.



Caleb Varner
General Manager
caleb.varner@vay.io
+1 919-901-0415
Vay Technology, Inc.

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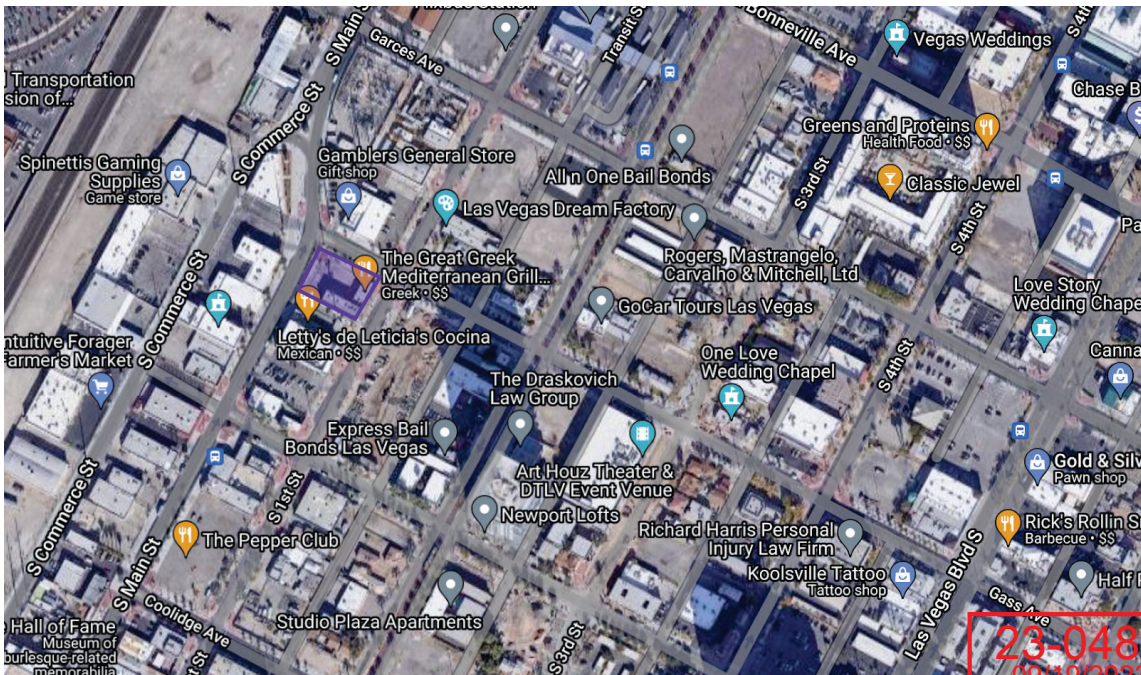
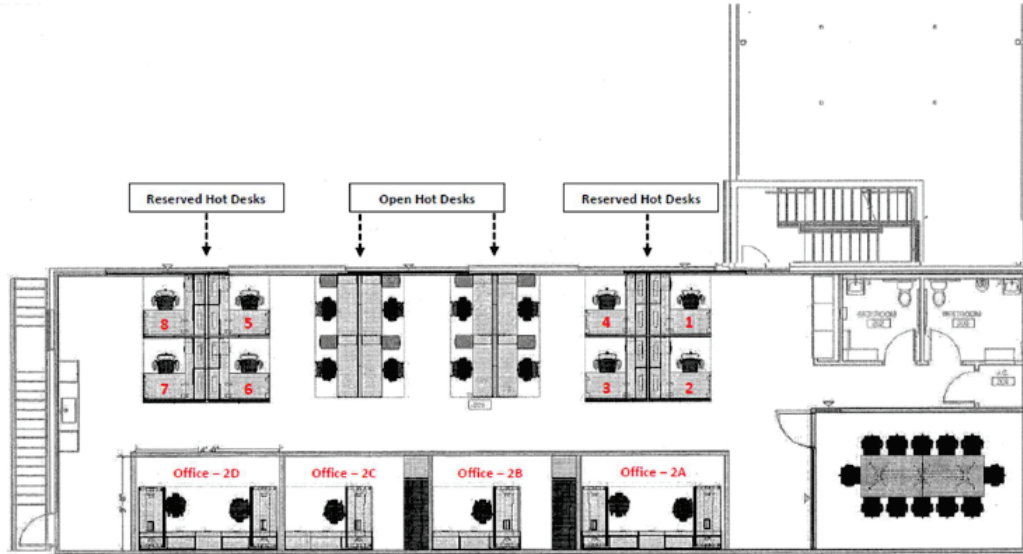
Suite Depiction First Floor



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Suite Depiction

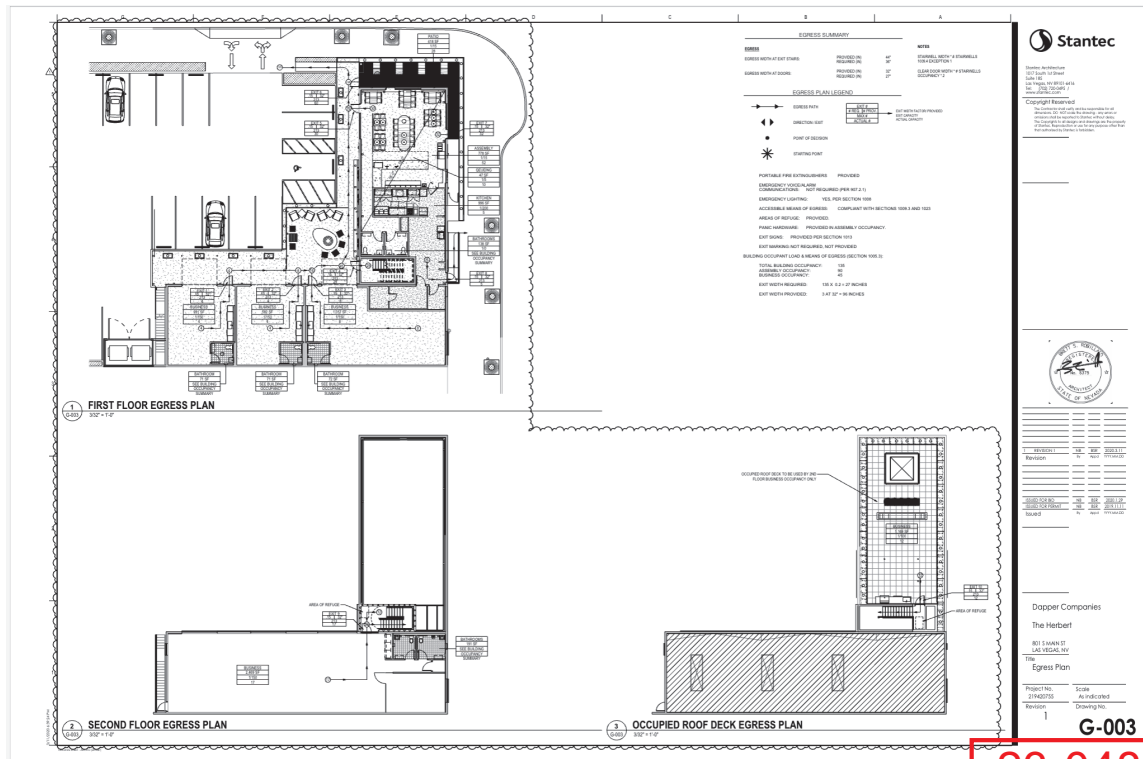
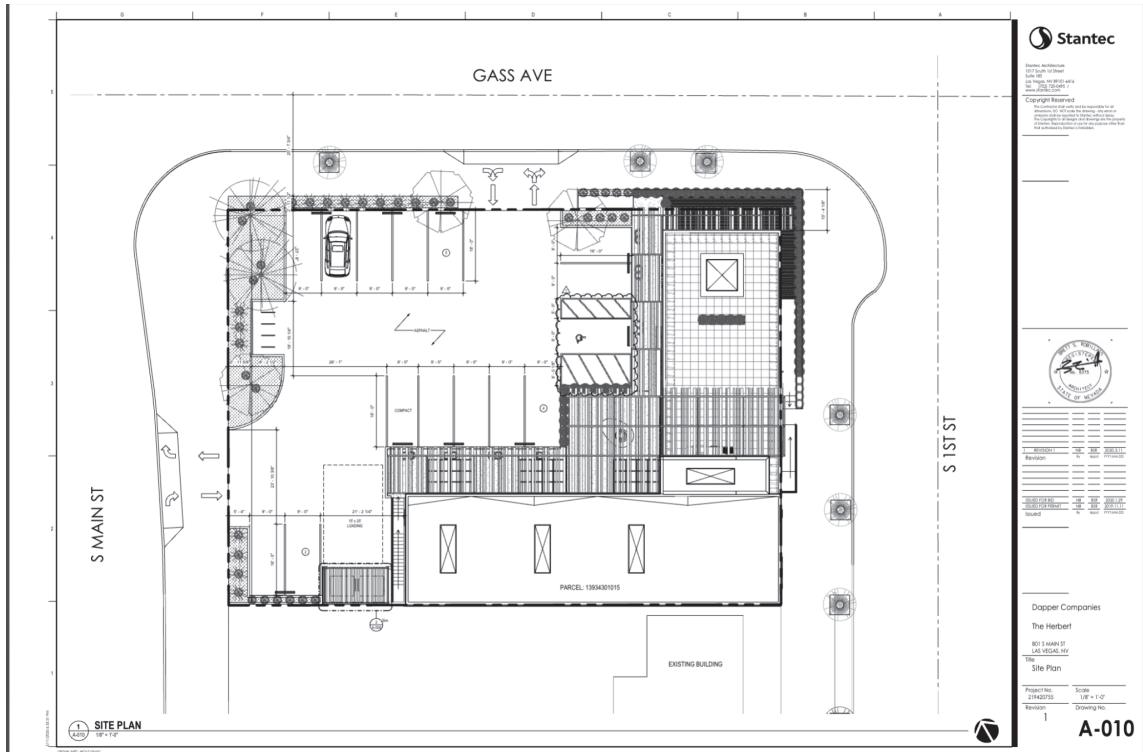
The Herbert - 2nd Floor Layout



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