

Justification Letter

Las Vegas Iceberg is a 7x10 Mobile Food Trailer that is proposing to be stationary at the Lucky Spot Chevron Gas Station/ Convenience Store located at 6890 N. Hualapai Way. This concept is fresh and innovative, offering some all-time favorite desserts to surrounding neighborhoods, such as funnel cakes, fried ice cream and shaved ice. Las Vegas Iceberg will be a great asset to this location by bringing business to this relatively new area; and will also allow our employees and visitors to boost patronage to the surrounding businesses.

After careful consideration with the Owner of Lucky Spot, we chose a suitable location for the small trailer that will not intrude with the existing flow of traffic. The Trailer will be placed in a strategic corner area where it will not have a negative impact on incoming and outgoing vehicles within the Gas Station/Convenience Store. It will also be safe for customers to approach and order from the walk-up window and there will be a designated waiting area on the side to ensure customer safety. Due to Covid-19, we are planning to implement a "Hotline" so guest can call ahead and have their orders ready to go. We will make certain to have no more than 10 people visiting to abide by regulations.

We will need to use 2 parking spaces out of the 108 spaces required, therefore are requesting a Parking Variance. Lucky Spot shares the parking spaces with the surrounding businesses; however, they have the majority of parking spaces, making parking abundant. We anticipate that most of our visitors will be pedestrians as well as guest already visiting the car wash, so our business will not congest the parking area. There is also ready access to public transportation, so many of our visitors will also be people walking to and from the bus stop. In addition, there are plenty of parking lots in close proximity, so parking is not an issue.

Las Vegas Iceberg will abide by all standards and regulations so as to care for the public's safety and welfare, especially during these unprecedented times. The hours of operation will be 12:30 P.M. to 8:00 P.M. 7 days a week. This addition to the area will be a great fit for all surrounding businesses and neighborhoods to enjoy.

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