

Carolyn G. Goodman, Mayor (At-Large)  
Brian Knudsen, Mayor Pro Tem (Ward 1)  
Victoria Seaman (Ward 2)  
Olivia Díaz (Ward 3)  
Francis Allen-Palenske (Ward 4)  
Cedric Crear (Ward 5)  
Nancy E. Brune (Ward 6)



City Manager Mike Janssen  
City Attorney Jeff Dorocak  
City Clerk LuAnn D. Holmes

## City Council Agenda

Council Chambers · 495 South Main Street · Phone 702-229-6011  
City of Las Vegas Internet Address: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

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**October 16, 2024**  
**9:00 AM**

44. 24-0292 - PUBLIC HEARING - APPLICANT: FANTASTIC INDOOR SWAP MEET, INC. - OWNER: DOUGLAS B. KAYS, ET AL - For possible action on the following Land Use Entitlement project requests at 1717 South Decatur Boulevard (APN 162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 44-49.

COUNCILMAN KNUDSEN said many great businesses were coming to Ward 1 and wished them the best of luck.

See Items 44a and 44b for related backup.

MAYOR GOODMAN declared the Public Hearing closed for Items 44-49.



**AGENDA SUMMARY PAGE**  
**City Council**  
**Meeting of: October 16, 2024**

Agenda Item No.:  
**44**

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**SUBJECT:**

24-0292 - PUBLIC HEARING - APPLICANT: FANTASTIC INDOOR SWAP MEET, INC. -  
OWNER: DOUGLAS B. KAYS, ET AL - For possible action on the following Land Use  
Entitlement project requests at 1717 South Decatur Boulevard (APN 162-06-301-002), C-1  
(Limited Commercial) Zone, Ward 1 (Knudsen). The Planning Commission (7-0 vote) and Staff  
recommend APPROVAL on the entire Land Use Entitlement project.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

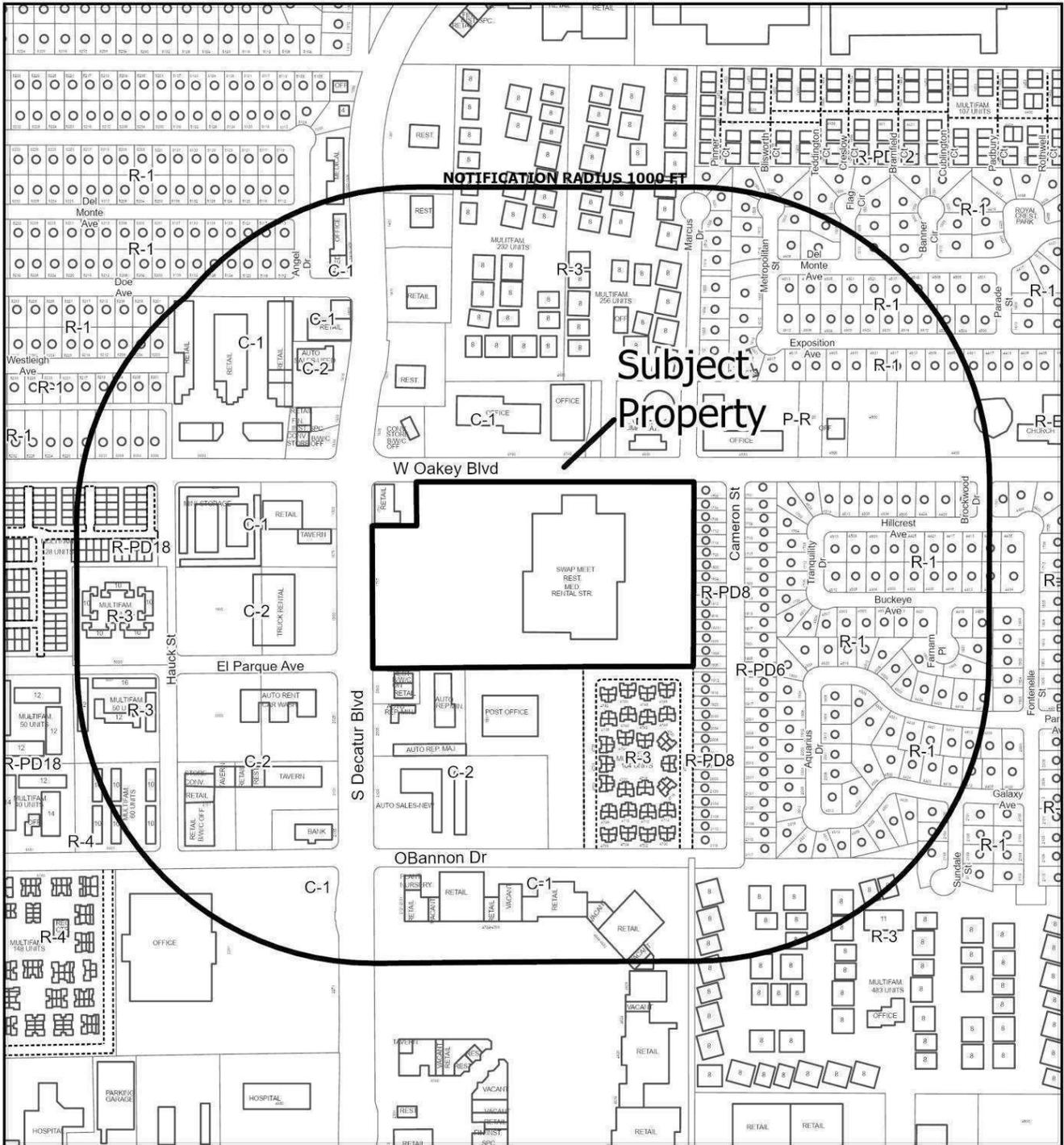
City Council Meeting

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use  
Entitlement project.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Special Map for 24-0292-SUP2
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Executed Condition Confirmation Documentation
8. Submitted after Final Agenda - Support Postcard
9. Backup Documentation Submitted for the September 10, 2024 Planning Commission Meeting



Subject  
Property

NOTIFICATION RADIUS 1000-FT

W Oakey Blvd

S Decatur Blvd

OBannon Dr

El Parque Ave

Hauck St

Cameron St

R-PD8

R-PD6

R-3

R-1

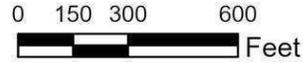
R-1

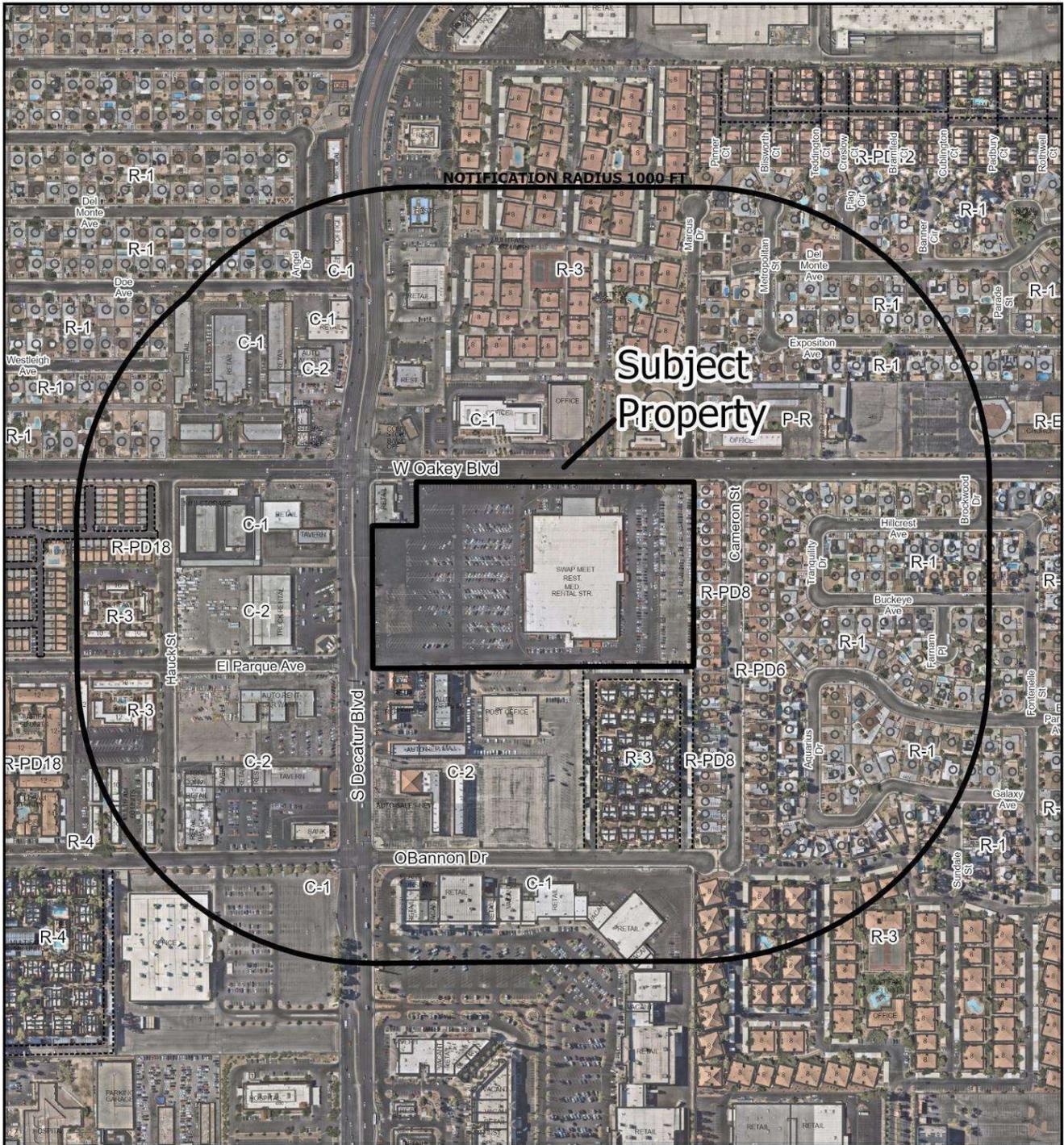
R-1

CASE: 24-0292

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

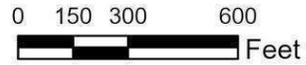


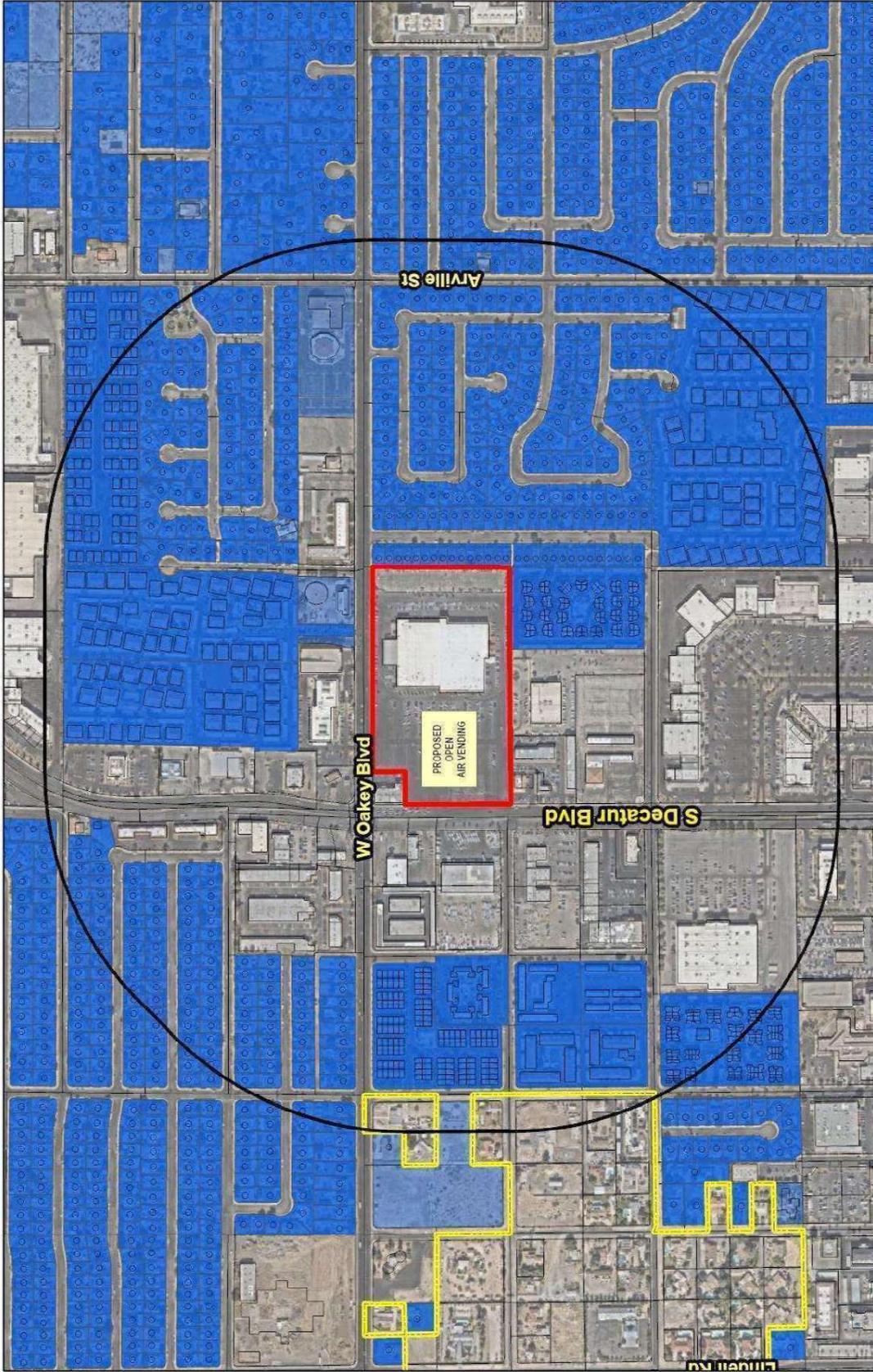


**CASE: 24-0292**

**RADIUS: 1000 FEET**

**ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)**





GIS maps are normally updated  
 on a regular basis. The City  
 does not guarantee the accuracy  
 of this map for reference only.  
 Geographic Information System  
 Planning Department  
 702-224-301

Date: Monday, July 15, 2024

Subject Property

Protected Uses  
 Residential Property

Business Licenses

007 - Non-Conforming  
 007 - Conforming to Bill 2012-37

24-0292-SUP2

Open Air Vending Convert Labels

Open Air Vending

Subject Property

Buffer

1500 ft Buffer



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: OCTOBER 16, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: FANTASTIC INDOOR SWAP MEET, INC. -
OWNER: DOUGLAS B. KAYS, ET AL

\*\* STAFF RECOMMENDATION(S) \*\*

Table with 3 columns: CASE NUMBER, RECOMMENDATION, and REQUIRED FOR APPROVAL. It contains two rows of staff recommendations for cases 24-0292-SUP1 and 24-0292-SUP2.

\*\* NOTIFICATION \*\*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 506

PROTESTS 1

APPROVALS 0

**\*\* CONDITIONS \*\***

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**24-0292-SUP1 CONDITIONS**

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**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Swap Meet use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0292-SUP2) shall be required, if approved.
3. Rear parking gates shall remain open during business hours.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**24-0292-SUP2 CONDITIONS**

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**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0292-SUP1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is requesting to use a portion of the parking lot at 1717 South Decatur Boulevard as an outdoor swap meet as well as for mobile food vending. The site currently contains a large (148,654 square-foot) indoor swap meet use on 15.23 acres. These would be single-day or weekend events to be held between September and May annually. Mobile food vending would be available year round.

**ISSUES**

- A Swap Meet use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. The existing Swap Meet is a legal nonconforming use at this location; approval of a Special Use Permit will bring the use into conformance with Title 19.
- An Open Air Vending/Transient Sales Lot use is a conditional use in the C-1 zoning district. However, a Special Use Permit is required pursuant to Title 19.12.040.B, as Conditional Use Regulations for this use cannot be met by the proposal.
- A condition of approval of 24-0292-SUP1 requires rear parking gates to remain open during business hours to ensure sufficient parking is provided to meet the additional demand of the swap meet expansion.
- If approved, the Planning Commission or City Council has discretion to require periodic reviews of either or both of the Special Use Permits to ensure operations are monitored and any code violations are resolved.

**ANALYSIS**

Outdoor Swap Meet Addition

Per the applicant's justification letter, the existing swap meet at 1717 South Decatur Boulevard is requesting to use a portion of the parking lot in front of the building for outdoor swap meet vending activities, which may include farmers' markets, craft shows and amusement activities. These activities are planned as single-day or weekend events to be held annually between September and May. The stated goal of the applicant is to bring more customers to the site. Previously, outdoor events have been conducted on the site through issuance of city Special Event Permits. However, as these events have become more commonplace throughout the year and with regularity, the Department of Community Development has considered such events as a *de facto* permanent expansion of the Swap Meet use.

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A similar Special Use Permit (SUP-49086) was requested and approved on this site in 2013 for outdoor swap meet activities, which was limited to selling of produce, fresh baked goods, food items, handmade crafts and art. The Special Use Permit approval expired in 2019 after the outdoor activity had ceased for one year.

Title 19.18 defines the Swap Meet use as “a facility (whether indoor or outdoor) in which multiple vendors, dealers, sellers or traders have rented, leased, purchased or otherwise obtained an area from a swap meet operator for the purpose of selling, bartering, exchanging or trading new or used items of personal property, where the aggregate value of all such property exceeds the amount of 1000 dollars.” Such activity already occurs within the existing building as a nonconforming use.

“Swap Meet” is a legal nonconforming use at this location, as the use predates the current requirement for a Special Use Permit in the C-1 District and continues to the present day. A Swap Meet use by definition may be either indoor or outdoor. Expansion of the use to an outdoor setting would be considered a significant intensification of the existing Swap Meet use. For this reason, adding outdoor vending permanently would require a Special Use Permit. If approved, the Swap Meet use would be made conforming to Title 19.

The applicant is proposing to add up to 74,206 square feet for the Swap Meet use, which is 49.9 percent of the current indoor floor area. The total area dedicated to the Swap Meet use would then be 222,860 square feet if approved.

Within the parking lot, the submitted site plan shows four areas where vending may occur (denoted as “A” through “D”). Sections “A” and “B” would be located along Oakey Boulevard, while Sections “C” and “D” would be located along Decatur Boulevard. Depending on the size of the event, one or more of these areas would be used for outdoor activities. Access will remain via three driveways from Oakey Boulevard and two from Decatur Boulevard. Site circulation will be unimpeded by the proposed event activity; no driveways or access aisles will be blocked off. A typical vending setup plan was provided which shows 10-foot by 10-foot temporary canopy booths, an information booth and deejay booth. During non-event days, the four activity areas would remain open for parking.

The indoor swap meet will maintain its existing operating hours from 10:00 a.m. to 6:00 p.m. Fridays, Saturdays and Sundays, excluding holidays. For single-day events, set up is anticipated to be from 6:00 a.m. with tear-down/removal beginning at 6:00 p.m. The parking lot is lit by existing light standards throughout, although nighttime activities are not anticipated.

The Minimum Special Use Permit Requirements for a Swap Meet use include the following:

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1. No repair, installation or service work is permitted outside of an enclosed building.

*The proposed use meets this requirement, as no repair, installation or service work will be performed on the site.*

2. All signage, including any temporary signage, shall comply with LVMC Chapter 19.08.

*The proposed use meets this requirement, as existing site signage conforms to Title 19.08.120 standards. A condition of approval will require a Temporary Sign Permit for any temporary signage.*

3. The swap meet operation shall comply with all applicable requirements of LVMC Title 6.

*The proposed expansion of the use will require conformance with LVMC Title 6 in order for the city to issue a business license.*

All of the Minimum Special Use Permit Requirements can be met by the proposal. The outdoor activity will displace up to 159 parking spaces at one time, reducing the total provided parking count from 1,143 to 984 spaces. This is still sufficient to meet the requirement for the expanded use, which increased from 638 to 935 spaces.

### Mobile Food Vending

The Open Air Vending/Transient Sales use is defined as “An outdoor area or lot that is used exclusively, or on a regular or periodic basis, for the sale or taking of orders for any merchandise, including food items, where such merchandise is displayed or sold within or upon the area or lot. This use includes the display or sale of merchandise by means of Open Air Vending, Mobile Food Vending and a Farmer’s Market.” The proposed use meets the definition, as the applicant states that a farmer’s market may be held at this location, as well as up to six (6) mobile food trucks.

This is a conditional use in the C-1 zoning district. Conditional Use Regulations include the following:

1. Except as provided in this Conditional Use Regulation 1, no signage is allowed, including temporary signage. Signage that is allowed by this Conditional Use Regulation 1 is not subject to the sign regulations and processes of Title 19 that otherwise would apply, except as specifically provided. The limited signage allowed by this Conditional Use Regulation 1 is as follows:

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- a. In the case of Open Air Vending or Mobile Food Vending, the vehicle or portable unit may include signage which is affixed thereto but only to the extent such signage is not prohibited by LVMC 19.08.120(E)(3).
- b. In the case of a Farmer's Market, on-premises market event signage is permitted, but shall be limited to a single sign of no more than 32 square feet. Individual vendor signage is permitted, but is limited to one sign per vendor, and not to exceed 15 square feet per vendor space. All signage is prohibited at any time other than during a market event.

*The proposed use meets this requirement, as the mobile food trucks will adhere to the signage requirements of Subparagraph (a).*

2. The site must be kept free of any litter or debris at all times.

*The proposed use meets this requirement, as the master business has a full-time maintenance crew to ensure all areas are maintained before, during and after events.*

3. No structures shall be allowed within the public right-of-way.

*The proposed use meets this requirement, as all food trucks would be fully located on the site, away from sidewalks.*

4. The installation of permanent or temporary tables, chairs, tents, or coverings for dining areas (including tarps and umbrellas) is prohibited, except when the use of such facilities:
  - a. Has been approved by means of a Site Development Plan Review;
  - b. Is within the plaza area of a commercial lot; or
  - c. Is in accordance with Conditional Use Regulation 9 below.

*The applicant states that permanent tables, chairs or dining area covers will not be provided at this time.*

5. Vehicles or portable units used in the operation may not occupy:
  - a. Required parking spaces or required drive aisles; or
  - b. Required loading zones, unless otherwise permitted under Conditional Use Regulation 8.

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*The proposed use meets this requirement. Neither the outdoor sales area nor mobile food vending area would occupy any required parking spaces, loading zones or drive aisles. Approximately 159 parking spaces would be displaced; however, there is sufficient excess parking on the site to meet minimum required parking standards for the Swap Meet use.*

6. The vending/sales activity must be located at least 150 feet from residential development; except where the location is part of a mixed-use development.

*The proposed use meets this requirement, as the sales activity would occur no closer than 490 feet from the nearest residential development.*

7. For Open Air Vending, in addition to Conditional Use Regulations 1 through 6:
- a. No such vending is permitted in the O (Office) Zoning District;
  - b. No such vending is permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces;
  - c. No such vending is permitted within landscaped areas;
  - d. No more than one vendor is permitted on any one lot, and the vending area shall be limited to a maximum of 500 square feet; provided, however, that these limitations do not apply:
    - i. In connection with a Special Event Permit that allows a greater level of vending activity by means of Open Air Vending;
    - ii. On a parcel whose development approval or approvals contemplate a greater level of vending activity by means of Open Air Vending; or
    - iii. Within the plaza area of a commercial lot;
  - e. At a location other than the plaza area of a commercial lot, vending operations shall comply with required building setbacks for that location;
  - f. On any lot that is adjacent to a residentially zoned lot, the hours of operation shall be limited to the period between 10 a.m. and 8 p.m.; and
  - g. No supply or drainage pipes or power supply cords that pertain to the vending operation may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the vending operation is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby.

*The proposed use does not meet this requirement (7d). Up to six (6) mobile food vendors are proposed on the same lot, which is 15.23 acres in size. The vending area may be up to 20,035 square feet where 500 feet is allowed. A Special Use Permit is required pursuant to Title 19.12.040.B.*

*Hours of operation of the mobile food trucks is 10:00 a.m. to 8:00 p.m., which meets this regulation (7f).*

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*No supply or drainage pipes or power cords will be placed on or across surface parking where located away from the main building (7g).*

*All other listed regulations can be met or do not apply.*

8. For Mobile Food Vending, in addition to Conditional Use Regulations 1 through 6:
- a. No vendor may operate on any one parcel, lot or commercial subdivision for more than 4 hours within any 24-hour period;
  - b. No more than two vendors are permitted on one parcel, lot or commercial subdivision within any 24-period;
  - c. No vendor may operate within a required loading zone except as approved in conjunction with a Special Event Permit;
  - d. Such vending is permissible on undeveloped lots, or developed lots with unoccupied structures or unpaved surfaces, but only to the extent that such vending complies with all applicable air quality standards adopted by the Clark County Department of Air Quality; and
  - e. On unpaved lots, such vending is limited to a maximum disturbance area (including vehicles, parking and customer areas) of 5,000 square feet, regardless of the overall lot size, unless a greater disturbance area is approved in connection with a dust mitigation permit from the Clark County Department of Air Quality.

*The proposed use does not meet Regulation 8a and 8b. Mobile food vending is proposed during 10-hour periods daily, and up to six (6) vendors are proposed on the site within a single, 24-hour period. All other regulations can be met by the proposal.*

9. For Farmer's Markets, in addition to Conditional Use Regulations 1 through 6:
- a. The use is not permitted in the O (Office) Zoning District;
  - b. The use is not permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces;
  - c. The use is not permitted within landscaped areas;
  - d. At a location other than the plaza area of a commercial lot, the use shall comply with required building setbacks for that location;
  - e. On any lot that is adjacent to a residentially zoned lot, the hours of operation of the use shall be limited to the period between 10 a.m. and 8 p.m.; and
  - f. No supply or drainage pipes or power supply cords that pertain to the use may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the use is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby.
  - g. The use may include the installation of use of temporary booths, tables, chairs, and similar structures.

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*The proposed use meets all listed regulations. According to the applicant, temporary booths, tables, chairs and similar structures may be included near the mobile food vendors.*

In addition to the outdoor market, up to six (6) food trucks are proposed to be located at various onsite locations during weekend hours to supplement the food options within the indoor swap meet. On days and hours the swap meet is not in operation, the food trucks are proposed to be operational between 10:00 a.m. to 8:00 p.m. daily, which conforms to the Conditional Use Regulations. The food trucks may be located in Section A or D depending on whether the indoor swap meet is operational.

Per Title 19.12.070, Mobile Food Vending is conditionally limited to two vendors on a single lot within any 24-hour period, for a total of four hours in any 24-hour period.

As the proposal does not meet these requirements (7d, 8a and 8b), a Special Use Permit would be required, pursuant to Title 19.12.040.B.

This is a large commercial site that can accommodate the type of outdoor activity proposed. Displacement of parking spaces will not cause the site to be underparked. The areas of the parking lot that have been designated for the outdoor use are located along major thoroughfares with exclusively commercial uses that maintain similar business hours. Staff therefore recommends approval of both requests for Special Use Permits for a Swap Meet expansion and Open Air Vending/Transient Sales Lot, subject to conditions.

**FINDINGS (24-0292-SUP1)**

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed 74,206 square-foot expansion of the existing 148,654 square-foot nonconforming Swap Meet use would be located on a large, 15-acre lot, with the vending activity occurring adjacent to major thoroughfares and away from residential uses to the east. Activities are proposed for primarily daylight hours.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

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The subject site is 15.23 acres, which can accommodate the proposed vending activity as well as the additional parking requirements.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Access from Decatur Boulevard, a 120-foot wide Primary Arterial and Oakey Boulevard, an 82-foot Major Collector, will remain unchanged. Vending activities will not impede any driveway or drive aisle access.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Approval of a Special Use Permit for Swap Meet would remove the use from nonconforming status, as the use would be brought into conformance with Title 19 requirements for the use. The Swap Meet would be subject to licensing requirements and regular inspections, safeguarding the public health, safety and general welfare.

- 5. The use meets all of the applicable conditions per Title 19.12.**

The proposed Swap Meet use will be in conformance with all Minimum Special Use Permit requirements.

**FINDINGS (24-0292-SUP2)**

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed mobile food vending and possible farmer's market activities associated with the Open Air Vending/Transient Sales Lot use would take place on a large lot that can accommodate multiple food trucks on the same lot within a single day. The activity would occur adjacent to major thoroughfares and away from residential uses to the east. Activities are proposed for primarily daylight hours.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

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The subject site is 15.23 acres, which can accommodate the proposed vending activity.

**3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Access from Decatur Boulevard, a 120-foot wide Primary Arterial and Oakey Boulevard, an 82-foot Major Collector, will remain unchanged. Vending activities will not impede any driveway or drive aisle access.

**4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Mobile vending and farmer’s market activities would be subject to licensing requirements and regular inspections, safeguarding the public health, safety and general welfare.

**5. The use meets all of the applicable conditions per Title 19.12.**

The proposed mobile food vending operation does not meet Conditional Use Regulations 7d, 8a and 8b; therefore, a Special Use Permit was required.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
08/02/67	The Board of City Commissioners approved a request for a Rezoning (Z-0018-67) from R-1 (Single Family Residential) and R-3 (Medium Density Residential) to C-1 (Limited Commercial) at the southwest corner of Oakey Boulevard and Decatur Boulevard. The Planning Commission recommended approval.
01/14/86	The Planning Commission approved a Plot Plan Review (Z-0018-67) of an Off-Premise Sign at 1717 South Decatur Boulevard.
11/06/91	The City Council denied a request for a Special Use Permit (U-0221-91) to allow Class III Secondhand Dealers in connection with an indoor swap meet at 1717 South Decatur Boulevard. The Board of Zoning Adjustment and staff recommended approval.
08/15/01	The City Council approved a Special Use Permit (U-0085-01) for a 60-foot tall Wireless Communications Facility, Non-Stealth (Monopole) on the southeast corner of Oakey Boulevard and Decatur Boulevard. The Planning Commission and staff recommended approval of this request.

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<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.,(cont.)</i></b>	
08/05/09	The City Council approved an appeal of the Planning Commission denial of a request for a Special Use Permit (SUP-33755) for a proposed Recreational Vehicle and Boat Storage use with a Waiver to allow a six-foot screening device where eight feet is required at 1717 South Decatur Boulevard. Staff recommended denial.
07/24/13	The City Council approved a request for a Special Use Permit (SUP-49086) to establish a 22,500 square-foot outdoor sales component (Farmer's Market) to an existing 125,750 square-foot Swap Meet (Indoor) use at 1717 South Decatur Boulevard, subject to a one-year required administrative review. The Planning Commission and staff recommended approval. The approval expired 02/27/19.
11/20/14	Department of Planning staff administratively approved a one-year Required Review (RQR-53825) of an approved Special Use Permit (SUP-49086) to establish a 22,500 square-foot outdoor sales component (Farmer's Market) to an existing 125,750 square-foot Swap Meet (Indoor) use at 1717 South Decatur Boulevard. No further reviews were required.
09/07/16	The City Council approved a request for a Special Use Permit (SUP-64491) for a proposed 9,450 square-foot Motorcycle/Motor Scooter Sales use within an existing Swap Meet with a Waiver to allow outdoor display and sales at 1717 South Decatur Boulevard. The Planning Commission recommended approval; staff recommended denial.
03/20/17	Department of Planning staff approved a Conditional Use Verification (CUV-68634) for Open Air Vending (Taquerias Sanchez mobile food truck) at 1717 South Decatur Boulevard [along Decatur Boulevard].
02/26/18	Department of Planning staff approved a Conditional Use Verification (CUV-72809) for Open Air Vending (Miranda's Mexican Food mobile food truck) at 1717 South Decatur Boulevard [along Decatur Boulevard].
08/21/18	Department of Planning staff approved a Conditional Use Verification (CUV-74240) for Open Air Vending (5280 Mexican Grub mobile food truck) at 1717 South Decatur Boulevard [along Decatur Boulevard].
01/17/19	Department of Planning staff approved a Conditional Use Verification (CUV-75628) for Open Air Vending (La Mamita, LLC mobile food trailer) at 1717 South Decatur Boulevard [along Decatur Boulevard].
05/16/22	Department of Community Development staff approved a Conditional Use Verification (CUV-100744) to change an existing 60-foot tall Wireless Communication Facility slimline pole to a 70-foot tall monopalm facility at 1717 South Decatur Boulevard.

<b>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.,(cont.)</b>	
09/10/24	<p>The Planning Commission voted (7-0) to recommend APPROVAL on the following Land Use Entitlement project requests at 1717 South Decatur Boulevard (APN 162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).</p> <p>24-0292-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 74,206 SQUARE-FOOT OUTDOOR ADDITION TO AN EXISTING 148,654 SQUARE-FOOT INDOOR SWAP MEET USE</p> <p>24-0292-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE</p>

<b>Most Recent Change of Ownership</b>	
12/20/12	A deed was recorded for a change in ownership.

<b>Related Building Permits/Business Licenses</b>	
12/18/67	A building permit (#39688) was issued for a 124,000 square-foot building for a shopping center (Vegas Village West) at 1717 South Decatur Boulevard. A final inspection was approved 12/06/68.
07/02/68	A building permit (#4-34-38) was issued for parking lot paving for a shopping center (535,875 square feet) at 1717 South Decatur Boulevard. A final inspection was approved 12/06/68.
01/22/86	A building permit (#3937) was issued for a 672 square-foot off-premise sign at 1717 South Decatur Boulevard. A final inspection was not completed.
11/21/91	A business license (G50-05312) was issued for an indoor swap meet at 1717 South Decatur Boulevard. The license remains active.
04/24/13	A business license (F15-00011) was issued for a farmer's market promoter at 1717 South Decatur Boulevard. The license was marked out of business on 02/27/18.
12/29/22	An application for building permit (C22-05016) was processed for removal of an existing wireless communications monopole and replacement with a new stealth facility with bollards at 1717 South Decatur Boulevard. A permit has not been issued.

Staff Report Page Twelve  
 October 16, 2024 - City Council Meeting

<b>Pre-Application Meeting</b>	
05/30/24	A pre-application meeting was held with the applicant to discuss submittal requirements for Special Use Permit applications.

<b>Neighborhood Meeting</b>	
A neighborhood meeting was not required, nor was one held.	

<b>Field Check</b>	
07/03/24	The site contains a large commercial building with surrounding parking field fronting on Decatur Boulevard. A portion of the parking lot in the rear is fenced and gated. No issues were noted.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	15.23

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Swap Meet [Indoor]	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Wireless Communication Facility, Non-Stealth Design		
North	General Retail Store, Other Than Listed (Convenience Store)	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Office, Other Than Listed		
	Residential, Multi-Family		R-3 (Medium Density Residential)
	Utility Installation, Other Than Listed [LVVWD Pump Station]		R-1 (Single Family Residential)

Staff Report Page Thirteen  
 October 16, 2024 - City Council Meeting

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
South	Restaurant	TOD-1 (Transit Oriented Development - High)	C-2 (General Commercial)
	Off-Premise Sign		
	Auto Repair Garage, Minor		
	Auto Repair Garage, Major		C-1 (Limited Commercial)
	Post Office, Local Service		R-3 (Medium Density Residential)
Residential, Multi-Family			
East	Residential, Single Family, Detached	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development - 8 Units per Acre)
West	General Retail Store, Other Than Listed	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Off-Premise Sign		
	Alcohol, On-Premise Full		
	Gaming Establishment, Restricted		
Truck Rental		C-2 (General Commercial)	

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: Charleston	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
A-O (Airport Overlay) District (200 Feet) - partial	Y
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails (Shared Use Trail - north and south sides of Oakey Blvd) - constructed	Y
Las Vegas Redevelopment Plan Area - Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**DEVELOPMENT STANDARDS**

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Decatur Blvd	Primary Arterial	Master Plan of Streets and Highways Map	120	Y
Oakey Blvd	Major Collector	Master Plan of Streets and Highways Map	82	Y

*Pursuant to Title 19.08 and 19.12, the following parking standards apply:*

<b>Parking Requirement</b>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required Parking Ratio</i>	<i>Required Parking</i>		<i>Provided Parking</i>		<i>Compliance</i>
			Regular	Handi-capped	Regular	Handi-capped	
			Swap Meet	222,860 SF	1 space per 175 SF GFA for first 25,000 SF GFA; 1 space per 250 SF GFA thereafter	935	
Open Air Vending/ Transient Sales Lot	No additional parking required	N/A	0				
<b>TOTAL SPACES REQUIRED</b>			935		1143		Y
<b>Regular and Handicap Spaces Required</b>			916	19	1088	55	Y
<b>Displaced parking spaces</b>					159		
<b>TOTAL SPACES PROVIDED</b>					984	55	Y



# 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) 1717 S. Decatur BLVD, LV NV 89102  
**Project Name** Fantastic Outdoor Marketplace & Food Truck Village **Proposed Use** Commercial  
**Assessor's Parcel #(s)** 162-06-301-002 **Ward #** 1  
**General Plan:** Existing C Proposed n/a **Zoning:** Existing C Proposed n/a

**Additional Information** SUP requested for outdoor addition to existing indoor use. SUP requested for mobile food truck vending at various dates + times.

**Property Owner** Douglas Kays, et al. **Contact** Self  
**Address** 1717 S. Decatur Blvd **City** LV **State** NV **Zip** 89102  
**E-mail** dkays@dougkays.com **Phone** (310) 877-8261

**Applicant** Fantastic Indoor Swap Meet, INC. **Contact** Douglas Kays  
**Address** 1717 S. Decatur Blvd. **City** LV **State** NV **Zip** 89102  
**E-mail** dkays@dougkays.com **Phone** (310) 877-8261

**Representative** Johannah Bacik **Contact** Self  
**Address** 1717 S. Decatur Blvd **City** LV **State** NV **Zip** 89102  
**E-mail** johannah.fism@gmail.com **Phone** (702) 908-2988

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** Doug B. Kays  
 An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps  
**Print Name** Douglas B. Kays  
 Subscribed and sworn before me



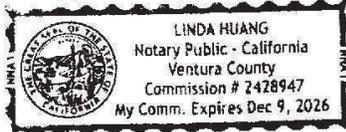
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
(see Attached) Faith Jurat  
 Notary Public in and for said County and State LV

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of VENTURA

Subscribed and sworn to (or affirmed) before me on this 13<sup>th</sup>  
day of MAY, 2024, by DOUGLAS B.  
KAYS

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

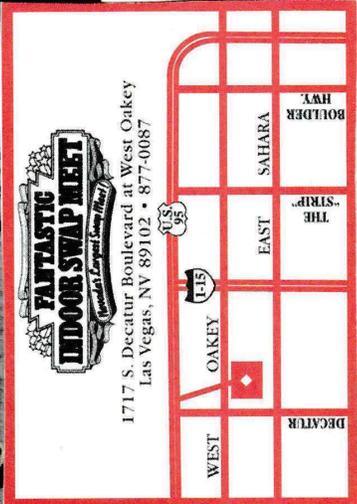
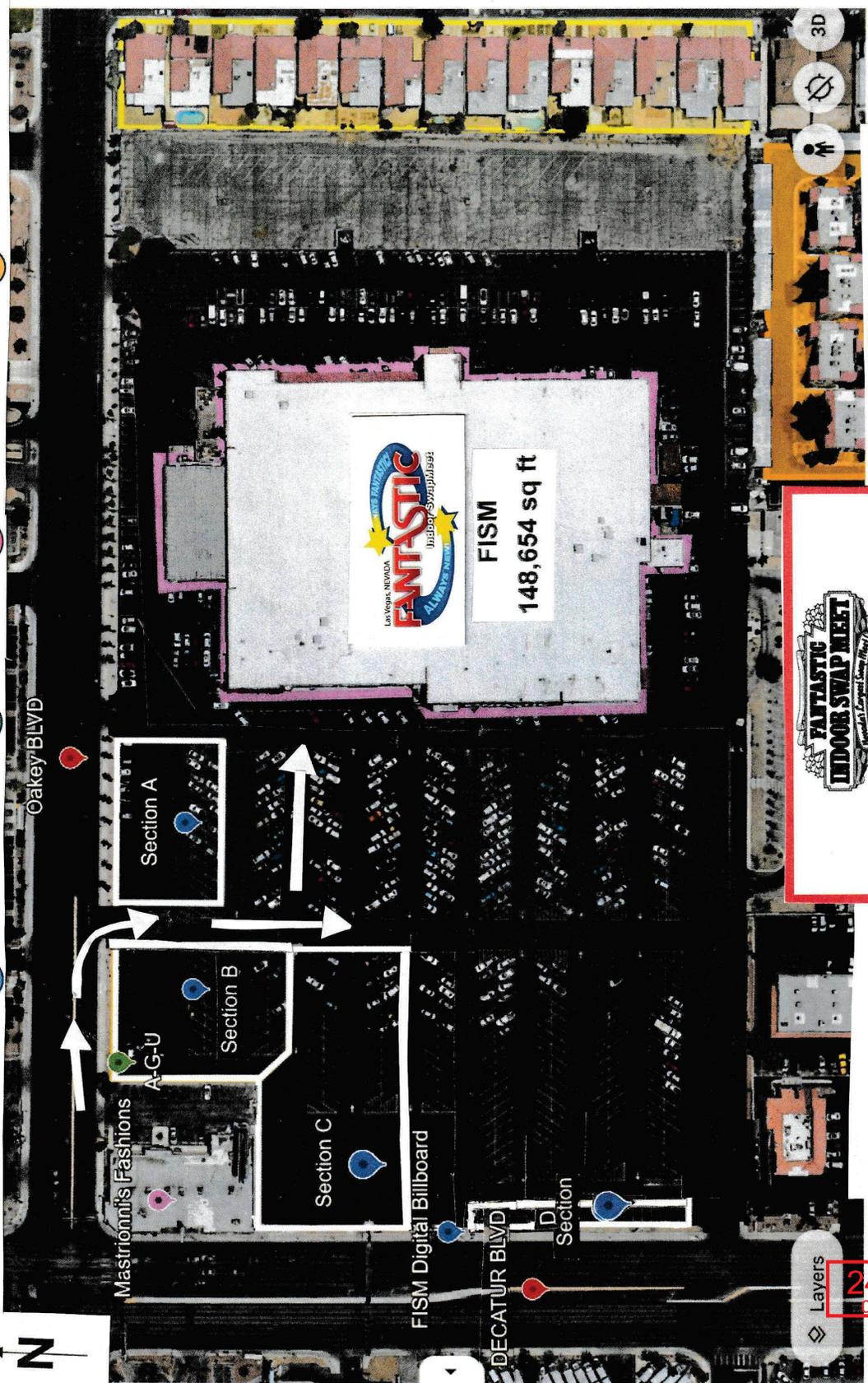
Signature

A handwritten signature in black ink, appearing to read "Douglas B. Kays", written over a horizontal line.

24-0292  
06/27/2024

**Legend:**

- Proposed Outdoor Marketplace (A-D) ●
- Above Ground Utilities ●
- Cross Streets ●
- Single Family Residential ●
- Multi-Family Residential ●



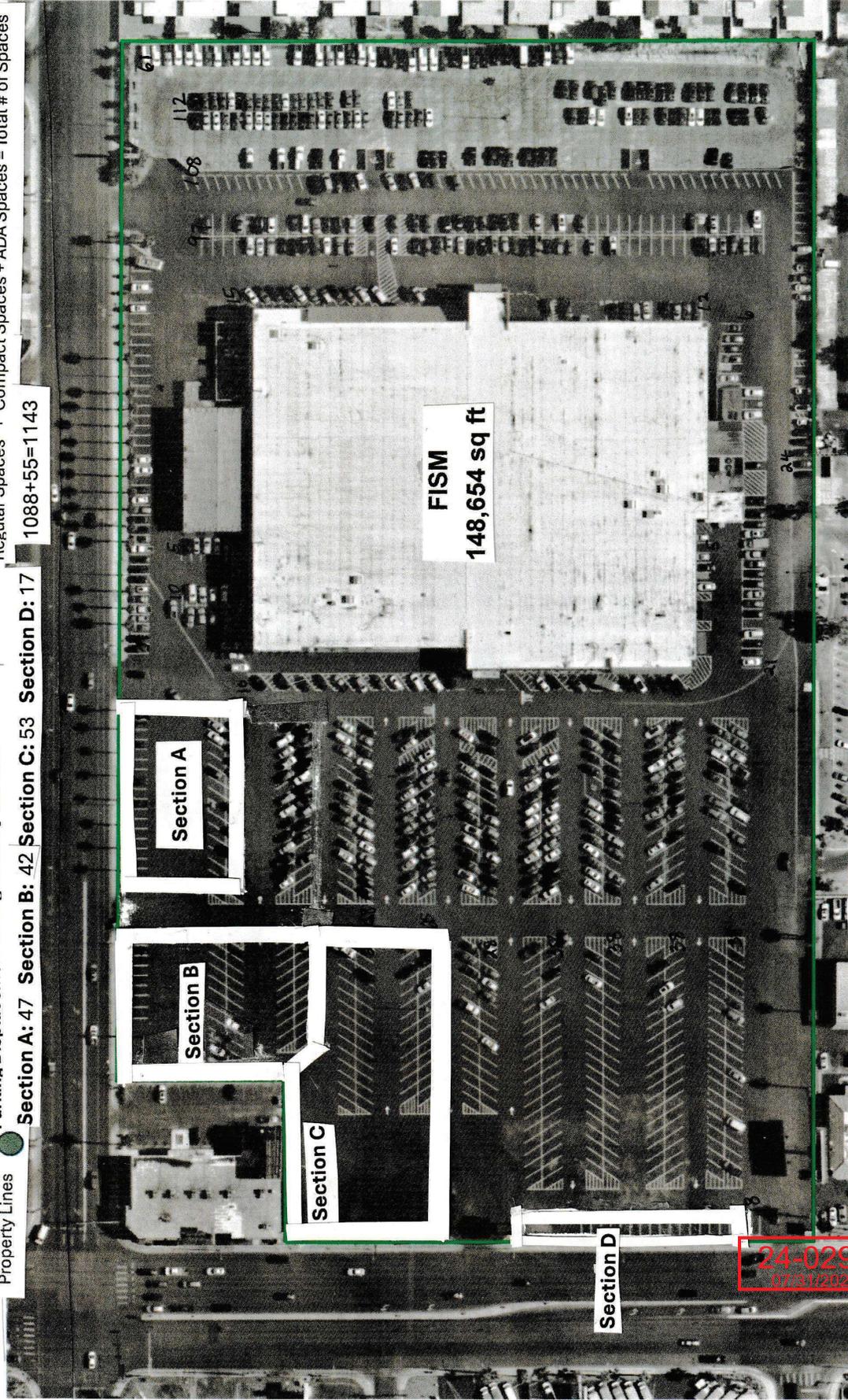
**FISM**  
**Outdoor Marketplace**  
**Food Truck Village Site Map**  
**Bar Scale: 1" = 452'-0"**  
 0 250 500 1000 2000 ft

- Section A: 16,498 sq. ft**
- Section B: 19,594 sq. ft**
- Section C: 34,577 sq. ft**
- Section D: 3,537 sq. ft**

24-0292  
07/31/2024

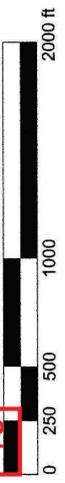
# FISM Parking Lot /Parking Space Site Map

Property Lines  Parking Displacement during event by Section:  
Section A: 47 Section B: 42 Section C: 53 Section D: 17 Regular Spaces + Compact Spaces + ADA Spaces = Total # of Spaces  
1088+55=1143



Parking Requirements: One space for each 175 Sq. Ft of gross floor space for the first 25,000 sq. ft. One space for each 250 Sq. Ft of square footage thereafter up to the total amount of the building (148,654).

Total number of spaces required: 638



Bar Scale: 1" = 385'-0"

FISM

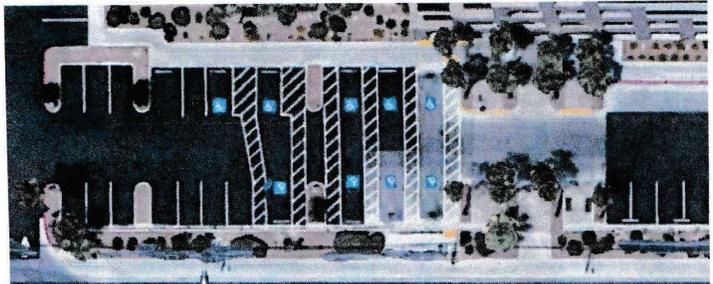
Outdoor Marketplace

Example Set Up Plan

24-0292

Using Sections A and B

Total square feet 36,092



KEY:

FOOD TRUCKS



DJ BOOTH



INFORMATION BOOTH



10 X10 CANOPY TENTS



ARROWS DEPICT POSSIBLE TRAFFIC FLOWS

CONES





**24-0292 [SUP1 & SUP2] - APPLICANT: FANTASTIC INDOOR SWAP MEET, INC. - OWNER:  
DOUGLAS B. KAYS, ET AL  
1717 SOUTH DECATUR BOULEVARD**

07/03/24



**24-0292 [SUP1 & SUP2] - APPLICANT: FANTASTIC INDOOR SWAP MEET, INC. - OWNER:  
DOUGLAS B. KAYS, ET AL  
1717 SOUTH DECATUR BOULEVARD**

07/03/24



**24-0292 [SUP1 & SUP2] - APPLICANT: FANTASTIC INDOOR SWAP MEET, INC. - OWNER:  
DOUGLAS B. KAYS, ET AL  
1717 SOUTH DECATUR BOULEVARD**

07/03/24



**24-0292 [SUP1 & SUP2] - APPLICANT: FANTASTIC INDOOR SWAP MEET, INC. - OWNER:  
DOUGLAS B. KAYS, ET AL  
1717 SOUTH DECATUR BOULEVARD**

07/03/24



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

24-0292  
07/31/2024

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 15<sup>th</sup>, 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.

24-0292  
07/31/2024

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.

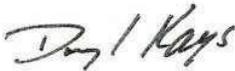
Furthermore, we will meticulously plan each event with consideration for safety, security, and adherence to all applicable regulations and guidelines. We are committed to working closely with the relevant authorities and interested parties to ensure smooth execution of this expansion.

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](mailto:johannah.fism@gmail.com) at your earliest convenience.

Thank you for your time and attention.

Sincerely,



Douglas Kays, Owner  
Fantastic Indoor Swap Meet, Inc.

**CITY OF LAS VEGAS**  
**ONE MOTION / ONE VOTE**



**Community Development - Case Planning Division**  
**495 South Main Street, 3rd Floor**  
**Las Vegas, Nevada 89101**  
**(702) 229-6301 Phone (702) 464-7499 Fax**

**CASE: 24-0292 [SUP1 AND SUP2]**

**SUBJECT: APPLICANT: FANTASTIC INDOOR SWAP MEET, INC. - OWNER:  
DOUGLAS B. KAYS, ET AL**

The above item has been placed on the One Motion/One Vote portion of the City Council Agenda for the **October 16, 2024 City Council** meeting. All of these items will be placed at the beginning of the agenda. The Mayor will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Brianna Pascual and Jessica Roybal** at **(702)464-7499** or e-mail to [bpascual@lasvegasnevada.gov](mailto:bpascual@lasvegasnevada.gov) and [jroybal@lasvegasnevada.gov](mailto:jroybal@lasvegasnevada.gov). If there is no one present at the City Council meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any City Councilperson or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **TUESDAY, OCTOBER 15, 2024.**

Doug B. Kays  
Signature

9/24/2024  
Date

Douglas B. Kays  
Please Print Name

Fantastic Indoor Swap Meet, Inc.  
Company Name

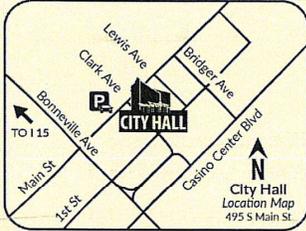
RECEIVED 09/24/24

Sincerely,

Seth Floyd  
Director of Community Development  
Department of Planning

City of Las Vegas, Office of The City Clerk  
495 South Main Street, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89101

**Return Service Requested**  
**Official Notice of Public Hearing**



Scan or go to:  
[www.lasvegasnevada.gov/meetings](http://www.lasvegasnevada.gov/meetings)

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Las Vegas, NV  
Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT  
this Request

I OPPOSE  
this Request

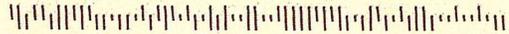
Please use available blank space on card for your comments.

**24-0292 and 24-0292-SUP1 and 24-0292-SUP2**

**City Council Meeting of 10/16/2024**

24-0292  
16206310093  
EMMETT PEGGY ANN & PATRUCUA  
4750 OBANNON DR # A  
LAS VEGAS NV 89102-3589

89 495 S MAIN ST 89102



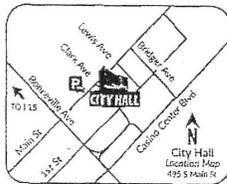
Submitted after final agenda

Items 44a-44b

**NOTE: THE FOLLOWING DOCUMENTATION  
WAS SUBMITTED FOR THE RECORD BEFORE  
OR AT THE PLANNING COMMISSION HEARING  
ON THIS ITEM WHICH IS NOW APPEARING  
BEFORE THE CITY COUNCIL**

City of Las Vegas, Department of Community Development  
495 South Main Street  
Las Vegas, Nevada 89101

**Return Service Requested**  
**Official Notice of Public Hearing**



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Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). To contact your Council Representative, please call (702) 229-6405.

24-0292  
16206315015  
CARTER RICHARD & DAWN A  
4424 BUCKEYE AVE  
LAS VEGAS NV 89102-3521

I SUPPORT  
this Request

I OPPOSE  
this Request

Please use available blank space on card for your comments.  
24-0292 and 24-0292-SUP1 and 24-0292-SUP2  
Planning Commission Meeting of 09/10/2024

00 FROFNP1 89102

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SEP 09 2024

City of Las Vegas  
Department of Planning

Submitted after final agenda

Hem 33

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