

**SITE DATA**

TOTAL SITE: APN # 162 06 301 002  
 SITE AREA: 5.23 ACRES (223,416 SF)  
 ZONING: C-1 (LIMITED COMMERCIAL DISTRICT)

ON SITE PARKING REQUIREMENTS:  
 SWAP MEET (INDOOR):  
 1 SPACE PER EACH 175 SF OF GROSS FLOOR AREA

**PARKING CALCULATION:**  
 SWAP MEET: 134,001 SF / 175 = 760 SPACES  
 171 SPACES REQUIRED  
 1,232 SPACES PROVIDED  
 (1,075 REGULAR SPACES + 23 ACCESSIBLE SPACES)

NOTE:  
 ALL PARKING IS EXISTING TO REMAIN THE SCOPE OF WORK FOR THIS PROJECT IS INTERIOR REPAIR FROM WATER DAMAGE.

**gk<sup>3</sup> architecture**  
 2111 EDGEMOOD AVENUE  
 LAS VEGAS, NEVADA 89102  
 TEL: (702) 833-9433 • FAX: (702) 333-9433  
 MOBILE: (702) 233-9433  
 WWW.GK3ARCHITECTURE.COM

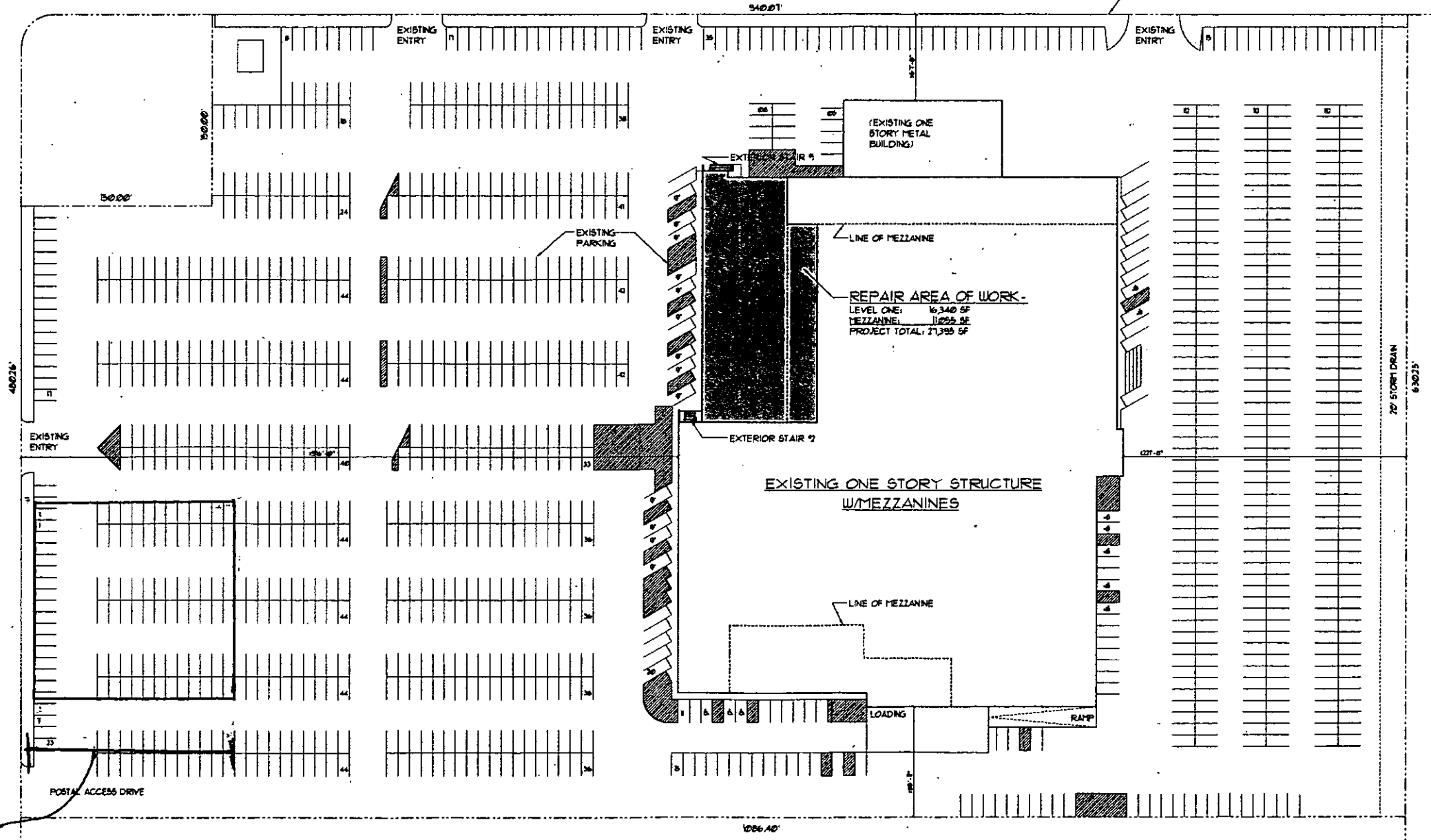
**FANTASTIC INDOOR SWAP MEET, INC.**  
 805 E. RAINBOW BLVD.  
 LAS VEGAS, NV 89145  
 TEL: (702) 671-0201

**FANTASTIC INDOOR SWAP MEET, INC. DISASTER REPAIR**  
 1111 S. DECATUR BLVD.  
 LAS VEGAS, NV 89102  
 APN: 162 06 301 002

OAKLEY BOULEVARD

DECATUR BOULEVARD

150'0" 150'0"



1. SITE PLAN  
 1"=40'-0"



APPROVED  
 Tep-49022 Revised  
 5-14-13  
 BY: [Signature]  
 CURRENT PLANNING DIVISION  
 CITY OF LAS VEGAS

A1.0



Justification Letter for Proposed Revision to Site Plan for "The Farms"

To Whom It May Concern:

The proposed revision for this Temporary Commercial Permit is to move the site location South along Decatur Blvd to the south side of the large Fantastic Indoor Swap Meet sign. The site plan size would remain the same at 150' 0" squared. The site is used for a Produce & Food Vendor Farmers Market to be located in the parking lot of Fantastic Indoor Swap meet, located at 1717 S Decatur Blvd, Las Vegas, NV 89102, along the strip of parking bordering Decatur Blvd. The reason for this revision is that the new site location provides better access to water and power, improved street viewing for the vendors, and an improvement in breezes to help control the heat in the parking lot to better protect the fresh produce being sold on site.

The second proposed revision to this Temporary Commercial Permit is to change the operating dates to read May 10, 2013 to November 6, 2013. The reason for this revision is that the Market was unable to open on the original proposed date of May 5, 2013 and so opened for operation on May 10, 2013. Growth of The Farms would be capped at 75 total vendors per day, with 3 parking spaces provided for each vendor on site; one space for the vendors' personal vehicles to remain for the duration of the business day, and two additional spaces provided for customers who come and go throughout the hours of operation.





**DEPARTMENT OF PLANNING**

**APPLICATION / PETITION FORM**

Application/Petition For: Temporary Commercial Permit  
 Project Address (Location) 1717 S. Decatur  
 Project Name The Farms Proposed Use \_\_\_\_\_  
 Assessor's Parcel #(s) 16206301002 Ward # 1  
 General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing C-1 proposed \_\_\_\_\_  
 Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
 Gross Acres 15.16 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
 Additional Information \_\_\_\_\_

PROPERTY OWNER Douglas B. Kays Contact Doug Kays  
 Address 1717 S. Decatur Blvd Phone: 877-0087 Fax: 877-3102  
 City Las Vegas State NV Zip 89102  
 E-mail Address Fism8888@aol.com

APPLICANT Megan Marie Kays Contact Megan Kays  
 Address 2025 Cedar Hills St Phone: 729-0551 Fax: \_\_\_\_\_  
 City Las Vegas State NV Zip 89128  
 E-mail Address fantasticfarms@gmail.com

REPRESENTATIVE Darla Adams Contact Darla Adams  
 Address 1717 S. Decatur Blvd Phone: 877-0087 Fax: 877-3102  
 City Las Vegas State NV Zip 89102  
 E-mail Address Fism8888@aol.com

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 this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature\* Douglas 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 12 day of APRIL, 2013.

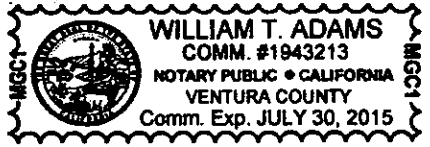
William T. Adams

William T. Adams

Notary Public in and for said County and State

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 APR 15 2013

City of Las Vegas  
 Dept. of Planning



**FOR DEPARTMENT USE ONLY**

Case # TCP-49022  
 Meeting Date: N/A  
 Total Fee: \$100.00  
 Date Received: 04/15/13  
 Received By: Jonathan B

\*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

To Whom It May Concern:

The project proposed for this special use permit is a Produce & Food Vendor Farmers Market to be located in the parking lot of Fantastic Indoor Swap meet, located at 1717 S Decatur Blvd, Las Vegas, NV 89102, along the strip of parking bordering Decatur Blvd. The Market, hereafter referred to as "The Farms", would open with no less than 10 vendors beginning on the first Sunday available pending approval of this application, with operation hours between 8:30am-12:30pm plus an additional setup breakdown period an hour before opening and thirty minutes after closing, making total on site hours 7:30am-1:00pm. An additional Friday Market would be opened once the total number of vendors on contract exceeded 25. This Market would be open in the same location, with the operation hours between 4:30pm-8:30pm, plus a setup breakdown time of an hour prior to open and a half hour after business close, making total on site time 3:30pm-9:00pm.

Growth of The Farms would be capped at 75 vendors per day, plus an additional 5 donation booths available on a weekly basis for the senior citizen committee, health department, and any other non-profit who wished to utilize the space. 4 parking spaces will be provided for each vendor on site; one space for the vendors' personal vehicles to remain for the duration of the business day, and three additional spaces provided for customers who come and go throughout the hours of operation. In addition, shoppers at The Farms would have use of the parking at Fantastic, which has a requirement of 778 parking spots and has an actual count of 1,259 parking spaces.

The goal of The Farms is to foster growth in the local community by providing affordable space in a well trafficked area for farmers to sell their wares directly to the consumer; to contribute to the growth of the local economy by providing a space for local entrepreneurs to grow their small businesses; to increase the walk-ability along the Oakey & Decatur Intersection; to encourage healthy eating and mobility within the retirement community on Oakey; and to provide the community access to healthy and affordable food.

Sustainability: Not Applicable. There is no structure being built.

Special Use Permit Determinations:

1.a. The project is located in the parking lot of Fantastic Indoor Swap Meet in a C1 zone. The area currently has general retail uses with a large variety of different retailers in the immediate area. This use will provide vendor based retailing of fresh produce to the area. There is no Farmer's Market within five (5) miles of the proposed location and because the market's are only open one or two days per week, there is very little direct competition. Closures of grocery stores in the area during the Recession contributes to the current lack of attainable fresh produce in the immediate area.

The area of the proposed project has a dense residential population, both single family and multi-family units. These residents rely on walking, bicycling, public transportation and private cars for transportation. The proposed location is centrally located at the SEC of Decatur Blvd. and Oakey Blvd.,

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Dept. of Planning**

and it has sidewalks, bike access and bike racks, bus stops on Decatur and on Oakey and ample parking to encourage easy use by all residents of the area.

The general area along Decatur and Oakey is projected in the General Plan to continue to be used for retail. The proposed use is harmonious and compatible with the existing surrounding land use and will continue to be harmonious and compatible with the surrounding land use in the future.

The Farms at Fantastic  
PreApp: 2013-000115\_JF001  
Page 2 of 2

1.b. The subject site is physically suitable for the type and intensity of the land use being proposed. The Farms will be in rows of 10' x 10' booths set up before and taken down after each Farmer's Market. The tents will be off of Decatur and will not block any vehicular traffic line of site or any pedestrian line of site. The Farmer's Market will be a minimum of 500 feet from any residential structure and will not block the view from or to any existing commercial business.

1.c. Decatur Blvd. and Oakey Blvd. are major traffic corridors that will easily accommodate the minimal added traffic from The Farm's. There are two (2) access driveways on Decatur, a turn lane from the southbound cross traffic and two (2) access driveways on Oakey Blvd.

1.d. Approval of the Special Use Permit at this site will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan. The project will provide clean, safe and convenient access to fresh produce for residents in the area and to shoppers at Fantastic Indoor Swap Meet.

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**NOTES**

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

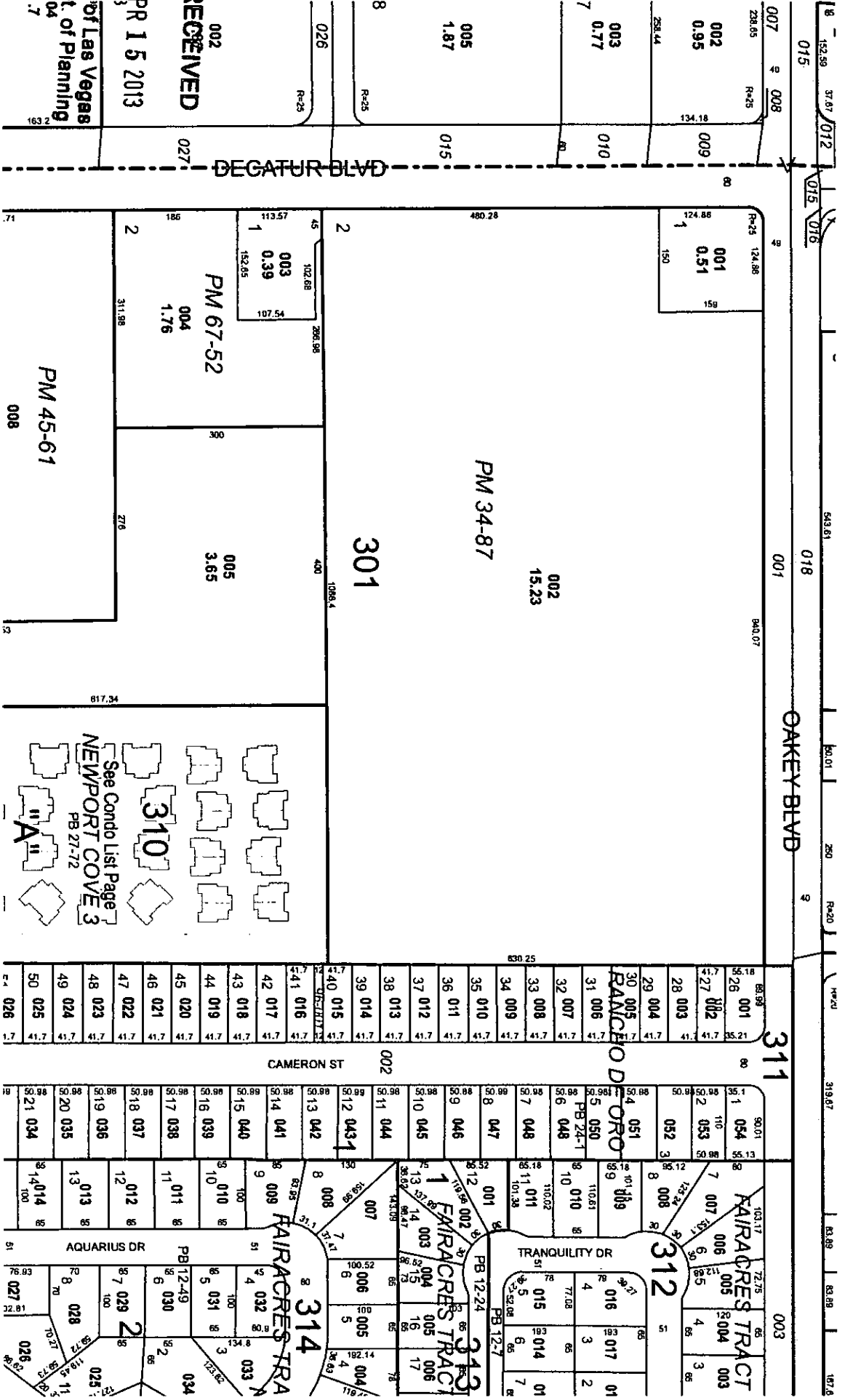
**MAP LEGEND**

	PARCEL BOUNDARY	<input type="checkbox"/>	CONDOMINIUM UNIT
	SUB BOUNDARY	<input type="checkbox"/>	AIR SPACE PCL
	PMLD BOUNDARY	<input type="checkbox"/>	RIGHT OF WAY PCL
	ROAD EASEMENT	<input type="checkbox"/>	SUB-SURFACE PCL
	MATCH / LEADER LINE	<input type="checkbox"/>	HISTORIC SUB BOUNDARY
	HISTORIC LOT LINE	<input type="checkbox"/>	HISTORIC PMLD BOUNDARY
	HISTORIC SUB BOUNDARY	<input type="checkbox"/>	SECTION LINE

**ASSESSOR'S PARCELS - CLARK CO., NV.**  
**Michele W. Shafe - Assessor**

001	ROAD PARCEL NUMBER	128
001	PARCEL NUMBER	137
1.00	ACREAGE	164
202	PARCEL SUB/SEQ NUMBER	178
PB 2445	PLAT RECORDING NUMBER	
5	BLOCK NUMBER	
5	LOT NUMBER	
GLS	GOV LOT NUMBER	

SCA



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 Dept. of Planning  
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# ASSESSOR'S PARCELS - CLARK CO., NV.

Michele W. Shafer - Assessor

08 01  
**08**  
**12**  
**22**

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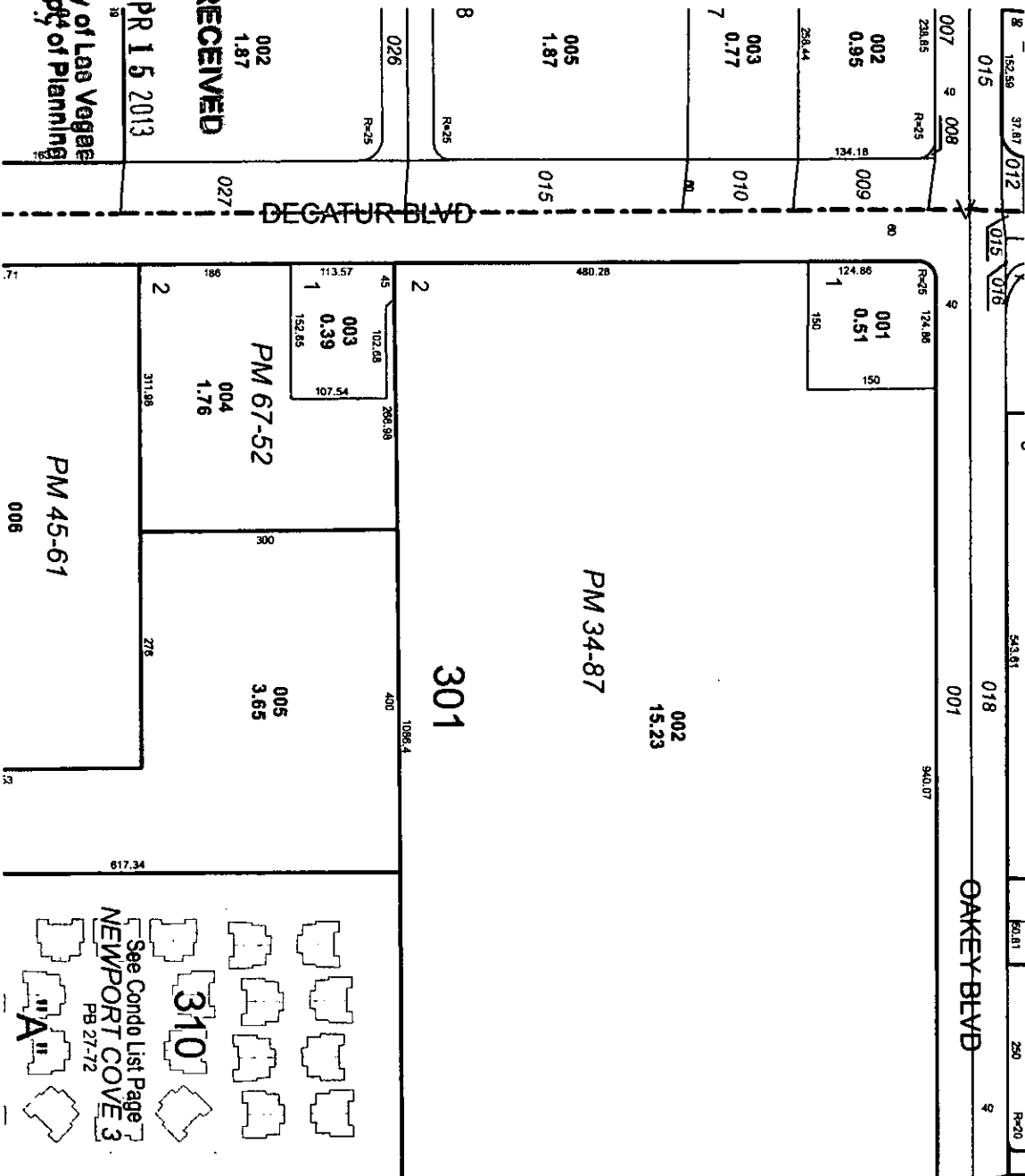
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USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

**MAP LEGEND**

	PARCEL BOUNDARY	<input type="checkbox"/>	CONDOMINIUM UNIT	001	RDAD PARCEL NUMBER	126
	SUB BOUNDARY	<input type="checkbox"/>	AIR SPACE PCL	001	PARCEL NUMBER	137
	PMLD BOUNDARY	<input type="checkbox"/>	RIGHT OF WAY PCL	1.00	ACREAGE	144
	ROAD EASEMENT	<input type="checkbox"/>	SUB-SURFACE PCL	202	PARCEL SUB/SEQ NUMBER	178
	MATCH / LEADER LINE					
	HISTORIC LOT LINE					
	HISTORIC SUB BOUNDARY					
	HISTORIC PMLD BOUNDARY					
	SECTION LINE					





# TEMPORARY COMMERCIAL PERMIT

## PARKING LOT/SIDEWALK SALE

TCP-49022

Valid May 10, 2013 To November 06, 2013

1. BUSINESS HOURS SHALL BE FROM 8:00 AM ~~05/10/13~~ TO 10:00 PM ~~11/06/13~~.
2. THIS PERMIT IS NOT A BUSINESS LICENSE.
3. THIS PERMIT IS NOT A SUBSTITUTE FOR ANY REQUIRED STATE OR LOCAL BUSINESS LICENSE OR FOR ANY REQUIRED CHARITABLE SOLICITATION PERMIT.
4. This use shall not create a nuisance to nearby properties as a result of factors such as excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.
5. The use shall conform to the submitted plot plan date stamped 05/14/13.
6. No combustible materials shall be located within 50 feet of any structure on, or adjacent to this site.
7. No building or structure of any type shall be erected closer than 25 feet from any property line.
8. The applicant shall display a copy of this Temporary Commercial Permit during the hours of operation.
9. Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.
10. The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.
11. Any signage for this temporary commercial use must be approved and permitted by the Planning and Development Department.
12. All applicable City code requirements shall be satisfied.
13. The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupancy upon completion or removal of the use.

  
 \_\_\_\_\_  
 PLANNING SUPERVISOR SIGNATURE

05/14/13  
 \_\_\_\_\_  
 DATE

\_\_\_\_\_  
 PLANNING MANAGER SIGNATURE

\_\_\_\_\_  
 DATE

**THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE**



# TEMPORARY COMMERCIAL PERMIT

## PARKING LOT/SIDEWALK SALE

### TCP-49022

Valid May 10, 2013 To November 06, 2013

**Description of Event:** TCP-49022 - Temporary Commercial Permit - for farmers market sale located at 171 South Decatur Boulevard. The Farmers Market booths will be located in the parking lot at the above address from May 10th, 2013 through November 6, 2013. The hours of operation will be 8:00 am to 10:00 pm.

**Applicant:** Megan Marie Kays  
2025 Cedar Hills St  
Las Vegas, NV 89128  
(310)729-0551 x

**Parcel(s):** 162-06-301-002  
**Ward(s):** WARD 1 (LOIS TARKANIAN)

**THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:**

See page 2 for conditions

**THIS TEMPORARY COMMERCIAL PERMIT IS NOT VALID UNTIL THE FOLLOWING DEPARTMENT APPROVALS / PERMITS / LICENSES HAVE BEEN OBTAINED:**

FIRE \_\_\_\_\_ (Initials)

BUSINESS SERVICES \_\_\_\_\_ (Initials)

SEWER \_\_\_\_\_ (Initials)

TRAFFIC \_\_\_\_\_ (Initials)

**THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE**