



June 2, 2008

City of Las Vegas
Development Service Center
731 South Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for Indoor Swap Meet Special Use Permit
Parcel # 139-36-110-040

We are requesting a Special Use Permit for an Indoor Swap Meet use in an existing retail shell building located at 540 N. Eastern Ave., in Las Vegas, Nevada. The existing Zoning is a C-1 Zone and it is indicated in The Las Vegas Zoning Code Chapter 19.04 'Swap Meet' use as requiring a Special Use Permit. This Swap Meet use is to be entirely provided within the enclosure of the existing retail buildings.


As part of the Special Use Permit requirements, the following minimum requirements are being met:

1. No outdoor display, sales or storage of any merchandise or equipment is permitted, except in connection with temporary activities that have been authorized by means of a Temporary Commercial Permit.
2. No repair, installation or service work is permitting outside of an enclosed building.
3. All signage, including any temporary signage, shall comply with LVMV Chapter 19.14.
4. The swap meet operation shall comply with all applicable requirements of LVMC Title 6.
5. Parking is provided at one (1) space for each 175 square feet of gross floor area (refer to Site Plan)

The scope of this project consists of interior use only. No revisions to the site plan, parking spaces, exterior shell building or site work is proposed.

We appreciate your time in reviewing this request. If you have any questions regarding this Justification Letter please do not hesitate to contact Dan Ballard, AIA at 456-1070. Thank you for your time in reviewing this application.

Sincerely,

 6.9.08
Dan Ballard, AIA date

SUP-28613
08/14/08 PC