

Justification Letter

Department of Planning
City of Las Vegas

Re: Glen Rubin
Special Use Permit
1717 S. Decatur Blvd., Las Vegas, NV
Application Number: **PRJ-64362**

Department of Planning;

This Justification Letter is in support of the above referenced Special Use Permit Application:

Project Description: This Application is to operate a retail showroom selling electric and gas powered scooters and personal recreational vehicles and parts and accessories; a service department servicing the types of items sold; and an inventory storage facility at Fantastic Indoor Swap Meet, 1717 S. Decatur Blvd. The showroom would be approximately 3,000 square feet in the northwestern most corner of the existing building. The service facility and inventory storage area would be in the existing 6,000 +/- square foot metal building that is annexed to the main building on the North side of the property. The operation would also include display and sales of the described vehicles outside in a designated and contained area (15' x 80') as shown on the plans in front of the West exterior wall of the showroom approximately 370 feet from Decatur Blvd. and display and sales of the described vehicles in a designated and contained area (15' x 65') on the North side of the showroom approximately 100 feet from Oakey Blvd. The vehicles would be placed outside during operating hours and brought inside when the facility is closed.

Waiver Request: This Application includes the request for the waiver of Condition 1 in SUP-64491 only as it relates Title 19 Requirement: "Minimum Special Use Permit Requirements: 1. All display and sales shall take place in an enclosed building". Applicant requests a waiver so that Applicant may display and sell the vehicles outside as described above in "Project Description".

Days/Hours of Operation: The business would be open seven (7) days per week, from 10:00 AM until 7:00 PM Monday-Saturday and from 10:00 AM until 6:00 PM on Sundays. The space has an ADA accessible unisex restroom. The shop is quiet and is at least 500 feet from any residential units. The project is inside a commercial building in a commercial zone.

Hazardous Materials: The items serviced use a minimal amount of oil and other lubricants and cleansers. All federal, state and city standards of operation for use, storage and disposal of those materials would be adhered to at all times.

SUP-64491 - REVISED

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06/20/16

Re: Applicant: **Glen Rubin**

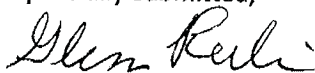
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Parking: The parking requirement is based upon Fantastic's use of the property and the project is over-parked. Fantastic's use requires 778 parking spaces and the existing parking field supports 1,225 parking spaces.

Service to the Area: This service is needed in the area. Applicant knows of no other scooter retail showrooms or service facilities within two (2) miles of the project location, and almost all of the area competitors are located east of I-15.

Transportation Alternative: Scooters fit one or two people. They are an inexpensive and cost effective, pollution reducing, traffic and parking mitigating alternative to automobile transportation.

Respectfully Submitted,



Glenn Rubin

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