

04/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400014 (UC-23-0115)-AMIGO REALTY CORP:

USE PERMIT FIRST APPLICATION FOR REVIEW to allow a food trailer not located within an enclosed building in conjunction with an existing commercial development on 0.9 acres in a CG (Commercial General) Zone.

Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/dd/ng (For possible action)

RELATED INFORMATION:

APN:

161-08-710-034

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2945 S. Nellis Boulevard
- Site Acreage: 0.9
- Project Type: Food trailer
- Square Feet: 128
- Parking Required/Provided: 18/18

Site Plan

The previously approved plans depicted the food trailer 6 feet from the east side of the main covered entry of the building and approximately 5 feet from the edge of the 24 foot wide driveway. The barbeque cooker was set to include a barrier around it, and the trailer was to be located at least 5 feet from the edge of the 24 foot wide driveway. The food service window is shown as facing west towards the building with people lining up on the building side of the trailer.

Landscaping

Landscaping is not a part of the original request.

Elevations

The previously approved food trailer was shown as 9 feet in height with fuel and electric connection or generator facing south.

Floor Plans

The previously approved food trailer was shown as 8 feet wide by 16 feet long and included a 2 door refrigerator, 2 single door refrigerators, a worktable, 2 twelve inch burners, a fryer, sinks, and a preparation table. A service window was shown on the passenger side corner of the trailer facing west towards the building.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0115:

Comprehensive Planning

- 1 year to review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Applicant's Justification

The applicant states they wish to continue serving the surrounding community and providing another option to the take-out services in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0115	Food and barbecue trailer	Approved by PC	May 2023
UC-21-0339	Tire sales and installation, setbacks, wall height, and landscaping	Approved by PC	January 2021
DR-1534-01	Relocation of an existing smog check facility in conjunction with a car wash	Approved by PC	January 2002
WS-1347-00	Eliminated landscaping requirements and permitted a smog check station	Approved by PC	October 2000
ZC-1082-00	Reclassified the site from C-3 zoning under Title 29 to C-2 zoning to implement Title 30	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	CG	Convenience store
South	Corridor Mixed-Use	CG	Mini-warehouse facility
East	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Convenience store with gasoline sales & multiple family residential
West	Corridor Mixed-Use	RM32	Multiple family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

A review was originally required as a condition of UC-23-0115 by May 2, 2024. The applicant has demonstrated compliance with conditions and that the property is not impacting the surrounding neighborhood, community, or streets.

Currently, there are no active Code enforcement violations on the property, and staff has not been made aware of any complaints about the trailer's operation. For these reasons, staff can support this request and recommends removal of the time limit.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: LUIS A. MORENO

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