

FOOD CART
(TITLE 30)

FLAMINGO RD/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0391-LATINOAMERICA TAX SERVICES, LLC:

USE PERMIT for a proposed food cart located not within an enclosed building in conjunction with an existing office complex on 1.0 acre in a C-P (Office and Professional) Zone.

Generally located on the west side of Pecos Road, 480 feet south of Flamingo Road within Paradise. TS/nai/syp (For possible action)

RELATED INFORMATION:

APN:

162-24-503-007

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4187 S. Pecos Road
- Site Acreage: 1
- Project Type: Food cart (taco cart/trailer)
- Trailer Height (feet): 12
- Square Feet: 135
- Parking Required/Provided: 36/45

Site Plan

The plan depicts a proposed food cart (taco cart/trailer) located near the northeast corner of a developed office complex. The food cart is set back 18 feet from the east property line along Pecos Road, 280 feet from the west property line, 40 feet from the north property line, and 104 feet from the south property line. Forty-eight parking spaces are provided in the parking lot and the food cart will be located within 3 of the parking spaces. The office complex currently has 2 driveways from Pecos Road.

Landscaping

Landscaping is not part of this request.

Elevations

The 12 foot high food cart is an enclosed trailer with a hitch and double axel wheels. The exterior of the food cart has white accents. A serving window is located on the west side of the food cart facing towards the parking lot.

Floor Plans

The entire food trailer is approximately 135 square feet in area, including cooking, prepping, and storage space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the hours of operation will be Monday through Sunday from 8:00 a.m. to 10:00 p.m. According to the applicant the food cart will be placed on a paved location on the site and will take up 3 parking spaces, and states will not impact overall parking since the site provides more parking than required.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-17-901141	Interior and exterior remodel of existing office complex	Approved by ZA	November 2017
UC-1850-03	Communication Tower	Approved by PC	January 2004
UC-1546-01	Communication Tower - expired	Approved by PC	January 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use	C-2	Restaurant
South	Corridor Mixed Use	R-4	Multiple family residential
East	Corridor Mixed Use	C-1	Office complex
West	Corridor Mixed Use	C-2	Medical school

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

A use permit is required for a food cart when located outside a building. The purpose of the use permit is to evaluate and determine if the proposed food cart will have any impacts on the adjacent and surrounding uses. The proposed location for the food cart is within an existing parking area that will not affect on-site parking requirements or adjacent developments. The property has more than the required parking spaces to accommodate the proposed food cart use and when not in use the trailer will be removed from the site. The placement of the food cart will allow 6 feet between the cart and the drive aisle. To avoid conflicts with the patrons and vehicles within the drive aisles, staff recommends stanchions be placed to direct the patron queuing lanes away from the drive aisle. A parking space is located to the north of the food cart which may be an appropriate location for queuing. With this recommendation, staff can support this request.

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.

- 1 year to review patron queuing;
- Applicant to provide stanchions to prevent patron queuing into the drive aisle and direct patrons to the parking space to the north of the food cart.
- 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.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DAVID HERNANDEZ

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