

FOOD TRUCK
(TITLE 30)

NELLIS BLVD/VEGAS VALLEY DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0115-AMIGO REALTY CORP:

USE PERMIT to allow a food truck not located within an enclosed building in conjunction with an existing commercial development on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/bb/syp (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 truck
- Square Feet: 128
- Parking Required/Provided: 18/18

Site Plan

The site was developed in 1978 as a self-service vehicle wash facility. UC-21-0339 was approved to convert the existing vehicle wash building into a tire sales and installation facility. The building is located on the central portion of the parcel. A shade canopy is located west of the building. The site shares access with the existing convenience store to the north. Access to this site and the convenience store to the north is provided by existing driveways from Nellis Boulevard and Vegas Valley Drive. Parking for the approved tire sales facility is located to the east of the building along Nellis Boulevard and along portions of the south property line. The current plans depict the proposed food truck 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 driveway. The barbeque cooker will include a barrier around it. The truck will be located at least 5 feet from the edge of the 24 foot driveway. The food truck service window will face west towards the building with

people lining up on the building side of the truck. If the barbeque unit is located next to the truck, no parking spaces will be used. The food truck will operate 4 hours a day.

Landscaping

Landscaping is not a part of this application.

Elevations

The food truck is 9 feet in height with fuel and electric connection or generator facing south.

Floor Plan

The food trailer is 8 feet by 16 feet and includes a 2 door refrigerator, 2 single door refrigerators, worktable, 2, twelve inch burners, fryer, sinks, and preparation table. A service window is located on the passenger side corner of the trailer facing west towards the building.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states the food trailer will provide an optional food service to the neighborhood and those using the services of the tire facility. The food service includes take out food that can be utilized by the public or patrons of the tire facility. The surrounding area is in need of alternative food services like the food trailer. There are at least 6 fast food restaurants on the north side of Nellis Boulevard and Vegas Valley Drive and no food options on the south side of Vegas Valley Drive along Nellis Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
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	C-1 & C-2	Convenience store
South	Corridor Mixed-Use	C-2	Mini-warehouse facility
East	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	C-2 & R-4	Convenience store with gasoline sales & multiple family residential
West	Corridor Mixed-Use	R-4	Undeveloped

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.

The property owner is in the process of tenant improvements with a building permit BD22-44168 that are related to UC-21-0339 for the tire sales and installation services. The site has adequate space for the location of a food trailer between the main entrance and 24 foot drive aisle, while maintaining pedestrian safety with access to a service window at the northwest corner of the food trailer. The limited hours of operation include only 4 hours per day with service to future customers and Nellis Boulevard traffic. Master Plan Policy 1.3.3, Neighborhood Services encourages restaurants that minimize the need for longer vehicle trips and promotes direct connections that allow residents to safely access services on foot or by bike. Staff recommends approval of 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 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.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JENNIFER NEVAREZ

CONTACT: JENNIFER NEVAREZ, 2209 BURNHAM AVENUE, LAS VEGAS, NV 89104