

FOOD CART
(TITLE 30)

UPDATE
LAMB BLVD/BOULDER HWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0116-NP BOULDER, LLC:

HOLDOVER USE PERMIT to allow a food cart (taco cart) not located within an enclosed building.

DESIGN REVIEW for a food cart (taco cart) in conjunction with an existing vehicle wash facility on a portion of 27.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Lamb Boulevard, 200 feet north of Boulder Highway within Sunrise Manor. TS/sd/jo (For possible action)

RELATED INFORMATION:

APN:
161-07-702-014 ptn

LAND USE PLAN:
SUNRISE MANOR - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 4111 Boulder Highway
- Site Acreage: 27 (portion)
- Project Type: Food cart
- Building Height (feet): 9
- Square Feet: 144
- Parking Required/Provided: 17/20

Site Plan

The applicant is proposing to place a food cart (taco cart) in the parking lot of an existing vehicle wash facility that is part of an overall larger parcel that also contains the Boulder Station Resort Hotel. However, this portion of the larger parcel is located south of the Boulder Station Resort Hotel and contains an existing vehicle wash facility that is functionally separate from the resort hotel site and has its own access from Lamb Boulevard and Boulder Highway. The food cart will be located on the northwest portion of the vehicle wash and will occupy a total of 2 parking spaces.

Elevations

The food cart resembles a traditional mobile vendor structure that is on a chassis and mounted on wheels and towed by a vehicle. The food cart is approximately 8.5 feet in height, 18 feet in length, and constructed of metal and aluminum siding.

Applicant's Justification

The applicant indicates that the business will be a family operated and owned business with many years of experience to provide customers with the best food and service. The applicant indicates hours of operation will be 11:00 a.m. to 5:00 p.m. everyday.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0569	Temporary commercial event; reduce the separation between a residential use and a temporary outdoor commercial event, allow live entertainment after daytime hours and allow temporary signage	Approved by BCC	September 2018
UC-0795-14	Use permit and design review for smog check	Approved by PC	November 2014
UC-0780-13	Use permit and design review for food cart - expired	Approved by PC	January 2014
VC-1152-00	Auto maintenance facility in conjunction with a vehicle wash	Approved by PC	August 2000
UC-1951-99	Retail sales in conjunction with a vehicle wash facility	Approved by PC	January 2000
UC-1625-99	Vehicle wash facility	Approved by PC	December 1999

Many other land use requests are associated with Boulder Station Resort Hotel; however, these applications are the most applicable to this application.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-2 & H-1	Boulder Station & vehicle wash
South	Commercial Tourist & Commercial General	H-2 & C-2	Convenience store, parking lot, restaurant, & undeveloped
East	Commercial Tourist & Residential Suburban (up to 8 du/ac)	R-1, C-P, & H-2	Single family residential, office conversions, & shopping center with tavern
West	Commercial Tourist	H-2 & H-1	Motel & parking lot

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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 Comprehensive 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.

Staff finds that the taco cart will not negatively impact the surrounding properties since it will be buffered by the existing landscaping along Lamb Boulevard and is sufficiently set back from Boulder Highway. The food cart will operate limited hours each day and is no more intense than the existing vehicle wash facility.

Design Review

Staff is often concerned that any food cart may create impacts to on-site traffic circulation and pedestrian safety, depending on the popularity of the business. Since this use is intended to be a more permanent fixture at this site, staff finds that a short review period is appropriate to ensure business growth can still be accommodated by the existing site, hours of operation, and that the food cart are not negatively impacting neighboring properties and have no adverse impacts to on-site parking and internal circulation of the vehicle wash.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to commence and review.
- 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; and that 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS: 3 cards

PROTESTS:

PLANNING COMMISSION ACTION: June 1, 2021 – HELD – To 07/06/21 – per Commissioner Kilarski.

APPLICANT: EL TACO TAVO ASADERO LLC

CONTACT: SUPERTAX AND MULTISERVICES LLC, 3230 E. CHARLESTON BLVD
STE 111, LAS VEGAS, NV 89104