



4-7-22

Letter of Intent

City of North Las Vegas
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030

Project Name

Mobi Munch, Inc
439 Rock Quarry Way
North Las Vegas, NV 89032

Dear Staff: Please consider this special use permit application for the property located at 439 Rock Quarry Way. The proposed Special Use is for a Vehicle, Boat, or Recreational Vehicle Sales and Rental Lot.

Existing Conditions:

The proposed property is a 1.89-acre site with an existing one-story concrete structure, paved area, and landscaping. The parcel assessor identification number for the property is 1391-031-0014.

Land Use:

Current Zone: M-2 (General Industrial)
Special Use: Vehicle, Boat, or Recreational Vehicle Sales and Rental Lot

Proposed Description:

This proposal is to request a special use permit to allow Vehicle, Boat, or Recreational Vehicle Sales and Rental on this lot. It will allow Mobi Munch to better serve the food truck rental industry of the community by providing a mobile food truck rental service. In addition, this sustainable development will activate a property that is currently underutilized.

Mobi Munch, Inc:

Mobi Munch is a total solutions provider to the modern street food industry. We offer a fleet of newly built food trucks for short and long term rental. We also develop, manage and operate a portfolio of ready-to-license food truck concepts.

Criteria for Approval of the Special Use Permit Application:

The City of North Las Vegas zoning ordinance includes the following approval criteria to be considered when evaluating a Special Use Permit request.

1. Is the proposed special use consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable state and federal regulations?

- The proposed special use for Vehicle, Boat, or Vehicle Sales and Rental Lot is consistent with the policy and purpose of the Land Development Regulations. This land use area is designed to conveniently provide goods and services to the neighborhood residents. Mobi's proposal adheres to this plan, by complementing the surrounding commercial uses and benefiting the nearby residential districts. In addition, it is adjacent to other parcels in the M-2 district and consistent with the land use plan.

2. Is the proposed special use consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code.

-The proposed special use for Vehicle, Boat, or Vehicle Sales and Rental Lot is consistent with Chapter 17.20 use specific standards and criteria of the Code as noted below:

- 1) The maximum area for outdoor display shall not exceed 40% of total lot area
- 2) Display shall be limited to paved display areas.
- 3) All areas shall be screened by approved landscape from the street and adjacent properties.

3. Is the proposed special use compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts)?

-Yes, the proposed special use is compatible with adjacent uses in terms of scale, site design, and operating characteristic (such as but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts).

4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable.

-The subject property is currently an existing structure, and this project will allow for new jobs within the community. By doing so, we will be strengthening the financial stability and economic welfare of the area. Therefore, the proposed special use will not have any significant adverse impacts and the use will be mitigated to the maximum extent practicable.

5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

-This is an existing structure that has already been permitted and approved; therefore, the property already has facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) available to serve the subject property while maintaining adequate levels of service for existing development. No new streets or connections are proposed under this proposal.

Closing Statement:

Mobi Munch sees incredible potential with this site. Therefore, granting the special permit for Vehicle, Boat or Recreational Vehicle Sales and Rentals will allow us to revitalize the area while also increasing business in the City of North Las Vegas.

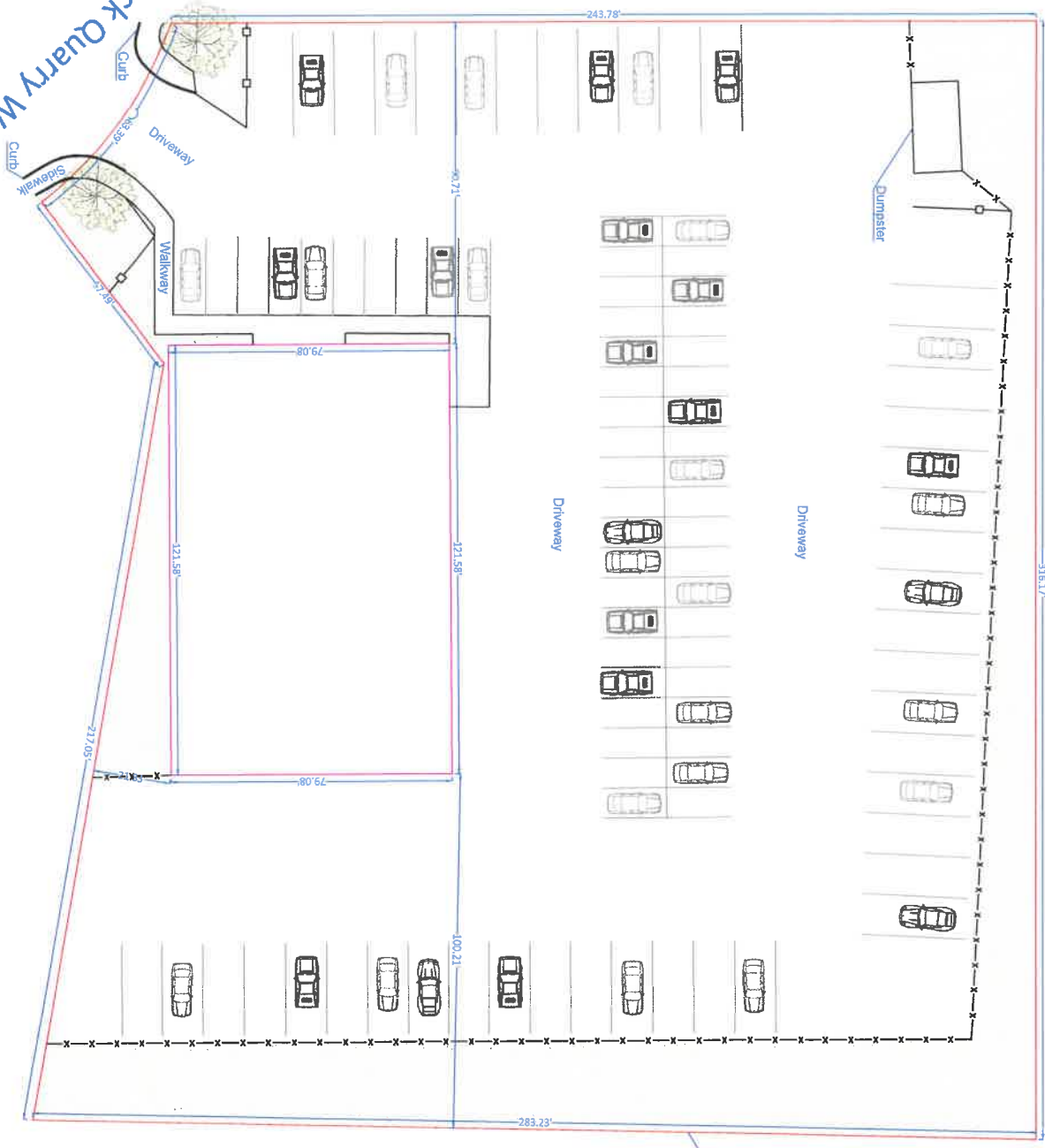
Thank you for your consideration.

Sincerely,

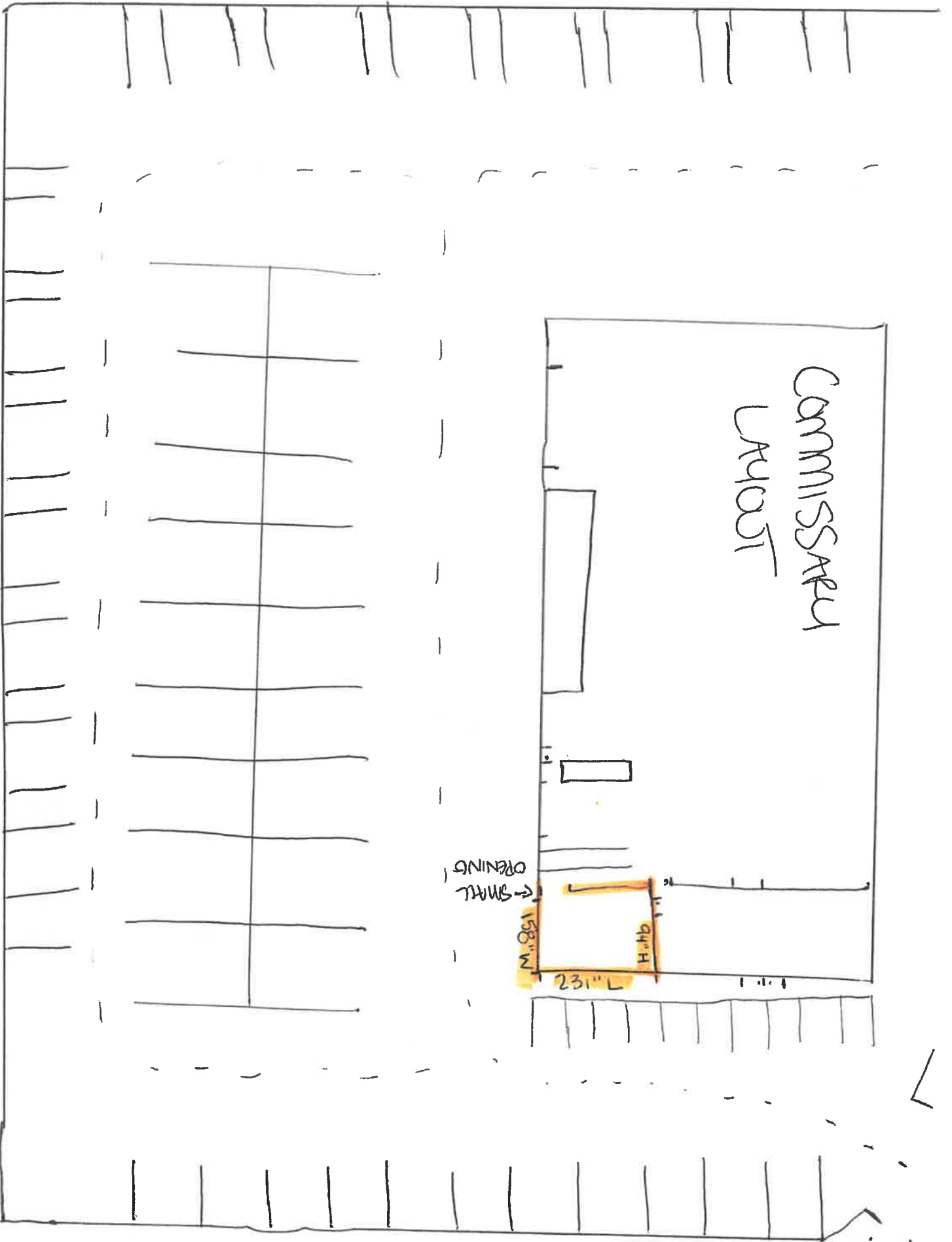
A handwritten signature in black ink, appearing to read 'Chi Hang Tang', with a stylized flourish extending to the right.

Chi Hang Tang
C.E.O Mobi Munch, Inc

Rock Quarry Way



439 Rock Quarry Way
North Las Vegas, NV 89032
Scale: 1"=30'



COMMISSARU
LAKOST

SMALL
OPENING

158" W
231" L
94" H







Done

38 of 1,880

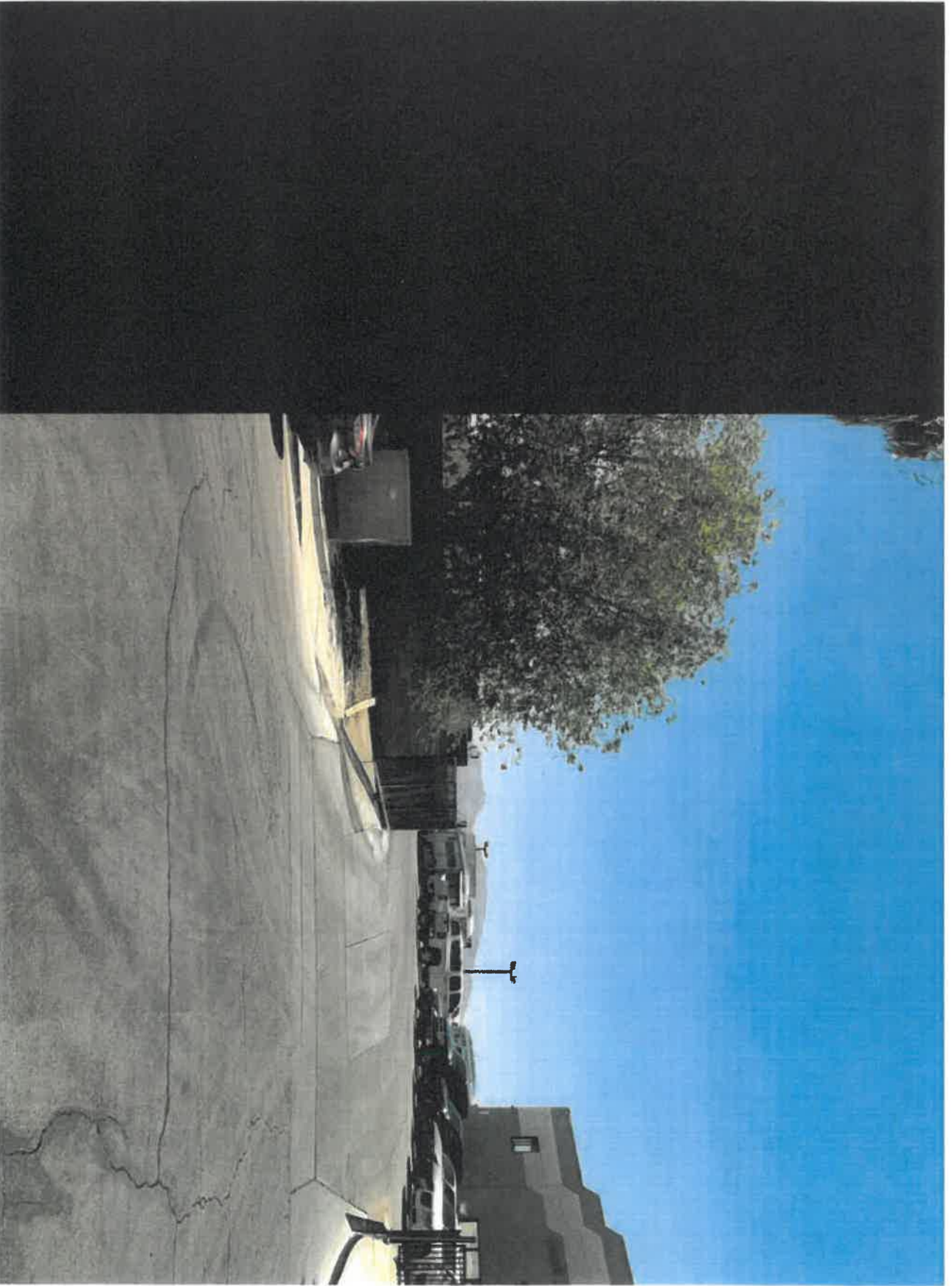


Done

35 of 1,880







This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE WHEN MAP REDUCED FROM 11x17 ORIGINAL

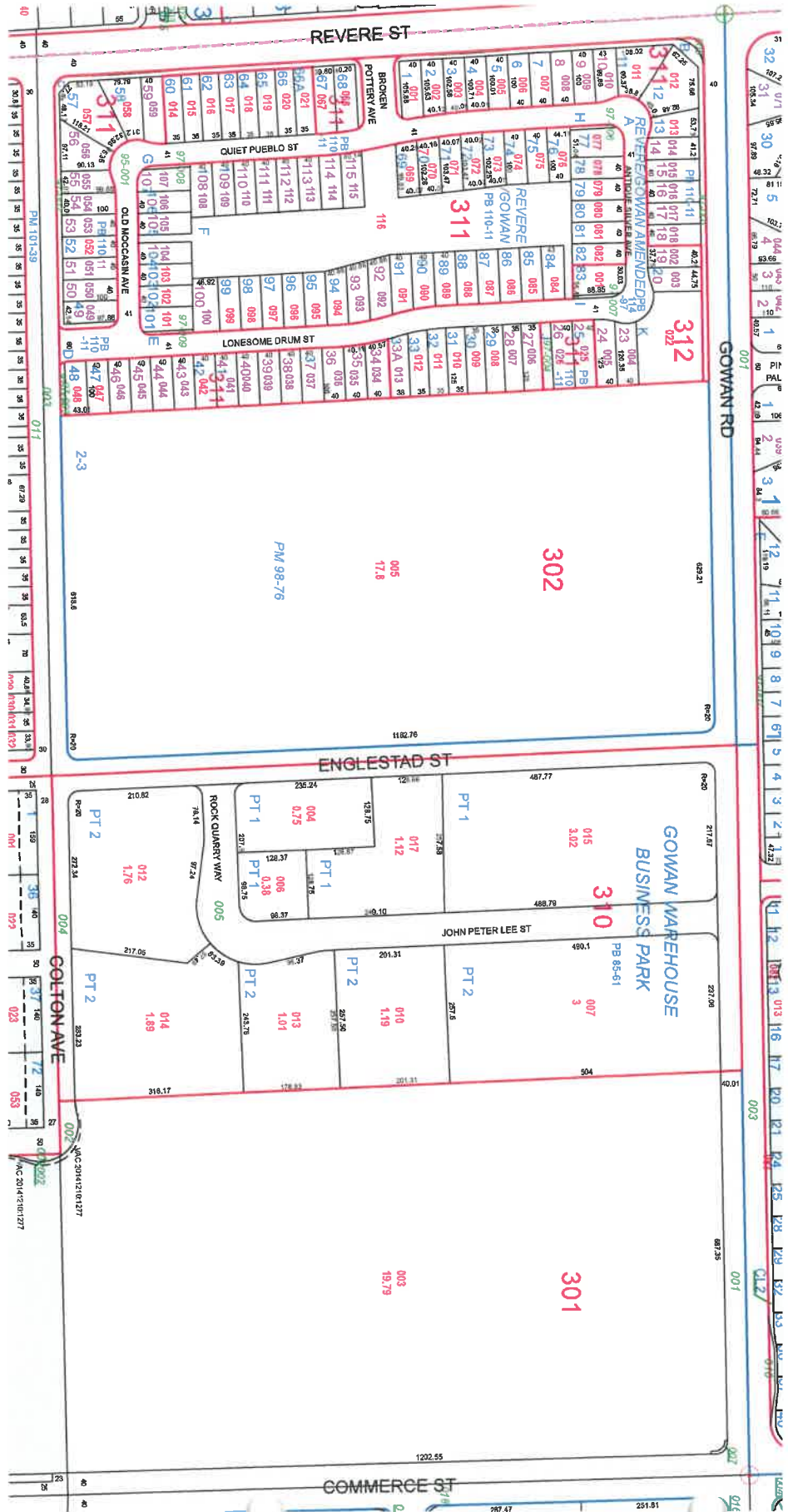
MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SURVEY NUMBER
- P9 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 015 GOV. LOT NUMBER
- 007 AIR SPACE POL.
- 001 RIGHT OF WAY POL.
- 002 SUB-SURFACE POL.
- 003 CONDOMINIUM UNIT
- 004 SUB-SPACE POL.
- 005 RIGHT OF WAY POL.
- 006 SUB-SURFACE POL.
- 007 HISTORIC P/MLD BOUNDARY

T20S R61E	10	N 2 SW 4	139-10-3
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Scale: 1" = 200'	Rev: 7/3/2019
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125	124	123	138	139	140	163	162	161
1	2	3	4	5	6	7	8	9
10	11	12	13	14	15	16	17	18
19	20	21	22	23	24	25	26	27
28	29	30	31	32	33	34	35	36



TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Chi Hang Tany
Application Type: Special Use Permit
Request: To Allow a Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot (Outdoor).
Project Info: 439 Rock Quarry Way
Case Number: SUP-25-2022

7/14/2022

