

JUSTIFICATION LETTER

To whom it may concern, IBARRA'S Commissary LLC is submitting this Justification Letter for the proposed Special Use Permit of address 634 N. Eastern Ave, Las Vegas, 89101 as a secondary location for the expansion of our business for parking, storage, waste disposal services and commissary kitchen for food trucks and food trailers.

This location will host 38 total parking spaces on the interior lot for food trucks and food trailers, each of these parking spots will be 26'L X 11'W, the area for parking and storage of these vehicles are paved with asphalt as required. There will be 9 total parking spaces, 2 of which will be for handicapped parking, on the exterior portion of the location and in front of the building. There will be no vehicle wash stations on site and all other ancillary services will be out of the right of way of vehicular traffic throughout the site.

The proposed location for the 1,500/gal grease trap and gray water disposal will not be located within the drive aisle of the front gate/ fence and will be located within the property lines and out of the way of vehicular traffic as indicated on the site plan attached to this Special Use Permit application.

The building on site will be used for the sole purpose of food preparation and food storage, there will be no cooking or cooking equipment such as gas stoves, flat tops etc on site. The building features an interior office and restroom, available to all vendors always. There will be fire access roads with a minimum width of 24', one at the front of the building closest to N. Eastern Ave and an exit to the north of the lot that exits out onto E. Poppy Lane.

IBARRA'S Commissary LLC will also be proposing the special use of renting a space for an open-air vendor to operate on site in front of the entrance to the building as indicated on the site plan. The proposed use for the open-air vendor will comply with required building setbacks of being 10' from property lines of the front and side yard setback. A Special Use Permit is requested for the operational hours to be outside the required 10am and 8pm open/close hours – all other Conditional Use Regulations will be adhered to.

The proposed Special Use Permit will assist with the continuous growth of the food truck industry in Las Vegas in this instance, as the demand for food trucks and food trailers continues to grow. Having a commissary in this location will add to the commercial flow of new and current customers to the N. Eastern Ave area.

Thank you for your time and consideration.

24-0650
12/19/2024