

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0242-LAMB LV, LLC:

USE PERMIT to allow a restaurant in conjunction with an existing office/warehouse and retail complex on a portion of 7.65 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay.

Generally located on the southwest corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. WM/jud/cv (For possible action)

RELATED INFORMATION:

APN:

140-18-711-002 through 140-18-711-018 ptn

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2797 N Lamb Blvd
- Site Acreage: 7.65 portion
- Project Type: Restaurant
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 4,369
- Parking Required/Provided: 159/275 (entire site)/ 59/64 (retail/restaurant building)

Site Plan

The plans depict a proposed restaurant within an existing 14,480 square foot in-line retail building in conjunction with an office/warehouse complex on 7.65 acres. The retail building is located on the northeast corner of the site, on parcel 140-18-711-006. A total of 275 parking spaces are available for the entire site. The proposed restaurant is located on the southern portion of the building. The patrons of the restaurant will access the site from entrances facing the east and south facades. Parking for the retail building is provided in an area separated from the industrial buildings by the site's main internal driveway. Access to the site is via Lamb Boulevard.

Landscaping

No changes to the landscaping are required or provided with this request.

Elevations

The plans depict an existing 28 foot high modern-designed retail building with exterior materials consisting of stucco, stone veneer, metal canopies and colored concrete columns provided on the south and east facades.

Floor Plans

The 4,369 square foot floor restaurant consists of a kitchen, restrooms, a dining and a bar area, and a gaming section. It also depicts a storage room and manager and clerk's offices.

Applicant's Justification

The applicant states there are no changes to the site including access, parking lot design, or landscaping. The improvements to the building are interior. The use permit would allow a restaurant which the applicant deems appropriate use in the IP zoned district. The applicant further states the proposed use is also appropriate as all four corners of the Lamb Boulevard and Alto Avenue intersection are planned and zoned for light industrial uses.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0456	Recreational vehicle repair facility	Withdrawn	
UC-1278-06 (WC-0105-15)	Waived the condition of a use permit requiring parking lot gates to remain unlocked during business hours	Approved by BCC	November 2015
WS-0692-09	Reduced landscaping and residential separations with attached sidewalks for an industrial and retail development	Approved by BCC	April 2010
UC-1278-06	Industrial and retail development with attached sidewalks	Approved by BCC	November 2006
VS-1271-06	Vacated and abandoned 5 feet of Lamb Boulevard and Alto Avenue for sidewalk - recorded	Approved by PC	October 2006
TM-0322-06	1 lot industrial subdivision	Approved by PC	September 2006
ZC-0563-06	Reclassified the site from R-E to M-D zoning for a future industrial development	Approved by BCC	June 2006
VC-1392-99	Outside storage of wood - expired	Approved by PC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-70 & 75)	Undeveloped
South	Business Employment	IP (AE-70)	Warehouse complex

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	IP (AE-70, AG-75 & APZ-2)	Warehouse complex
West	Business Employment	RS20 (AE-70 & 75)	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that even though the residential development to the west is 24 feet from the back of the proposed restaurant, there is no direct access between the adjacent residential use and the retail building, and the proposed restaurant does not have any outdoor seating area. Additionally, the proposed use supports Goal SM-5 and Policy 5-1 of the Master Plan, which encourage the protection and enhancement of Sunrise Manor's employment base as well as encourages the compatible development of businesses that provide an employment base near the residents of Sunrise Manor. Additionally, the site provides ample parking for the retail/restaurant building as well as the office/warehouse buildings to the south of the site. Staff finds that this use should not have any adverse impact on the adjacent residential or industrial uses and therefore, supports the 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**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: NEVADA RESTAURANT SERVICES, INC.

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135