

04/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-26-0110-1224 BARRINGTON PROPERTIES, LLC ETAL & 2620 S BARRINGTON PROPERTIES, LLC:**

**USE PERMIT** to allow a banquet facility in conjunction with an existing industrial complex on a portion of 4.3 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay.

Generally located east of Walnut Road and north of Cecile Avenue within Sunrise Manor. WM/lm/kh (For possible action)

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RELATED INFORMATION:

**APN:**

140-18-512-003 through 140-18-512-020

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3060 N. Walnut Road, Suites 130 & 140
- Site Acreage: 4.3 (total)
- Project Type: Banquet facility
- Square Feet: 11,799
- Parking Required/Provided: 130/170

Site Plan

The plan depicts 2 existing office/warehouse buildings divided into 16 suites. The proposed banquet facility occupies the combined southwest suites (130 & 140) in the northerly building (APN: 140-18-512-016 and 140-18-512-017). The proposed use is located outside of the APZ-2 Overlay and approximately 146 feet west of an RM18 zone multi-family complex subject to Residential Adjacency standards. Another multi-family complex is located to the northwest, separated by Walnut Road, a collector street.

Landscaping

There are no proposed or required changes to the existing landscaping.

Elevations

The photos show an existing industrial building with the main entry facing Walnut Road.

### Floor Plans

The proposed banquet facility is depicted with 11,799 square feet of lease space. Much of the space will be utilized for the banquet hall. The space includes a temporary stage, wet bar, offices and restrooms along with 2 mezzanine levels.

### Applicant's Justification

The applicant indicates that potential noise from the banquet facility will be minimized by the building's tilt-up concrete construction, along with intervening suites to the east separate the banquet facility from residential neighbors.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0534-12	Use permit and waiver of development standards for a minor automobile body shop	Approved by PC	December 2012
UC-0248-11	Use permit and waiver of development standards for a health club	Approved by PC	July 2011
UC-0667-09	Use permit for a banquet facility - expired	Approved by BCC	January 2010
UC-0707-08	Use permit for an auto repair facility	Approved by BCC	September 2008
TM-0480-06	One lot industrial subdivision	Approved by PC	January 2007
ZC-0401-06	Zone change from R-T to M-D with an office/warehouse complex	Approved by BCC	May 2006

Other approved applications for the site are available in the department records.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	IP (AE-75 & APZ-2)	Distribution center
South	Business Employment	RS3.3 (AE-75)	Single-family residential
East	Business Employment	RM18 (AE-75 & APZ-2)	Multi-family residential
West	Public Use	PF (AE-75)	Walnut Recreation Center

### **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**

##### Use Permit

Staff finds that the proposed use should not result in a substantial or undue adverse effect on adjacent properties, the character of the neighborhood or public health, safety and general welfare. The site was previously approved for a banquet facility, and no issues were associated

with that use. In addition, the doors face west, away from the residential development, and another suite separates the banquet facility from the residential development. Staff finds the banquet facility should not negatively impact the overall business park; therefore, staff recommends approval.

### **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**

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; 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; 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 (no loitering after hours).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AVRIOPOLIS BANQUET

**CONTACT:** LARRY SANCHEZ, SANCHEZ CIVIL ENGINEERING, 7844 SOARING BROOK STREET, LAS VEGAS, NV 89131