

10/08/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500149-REMINGTON SUNSET, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 2.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Sunset Road and east of Tenaya Way within Spring Valley.  
MN/md/kh (For possible action)

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RELATED INFORMATION:

**APN:**

163-34-801-013

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7280 W. Sunset Road
- Site Acreage: 2.08
- Project Type: Commercial subdivision
- Number of Lots: 1

Project Description

The plans depict a proposed 1 lot commercial subdivision located on the north side of Sunset Road and 300 feet east of Tenaya Way. Access to the site is granted via a single proposed driveway along Sunset Road. A 5 foot wide detached sidewalk will also be provided along Sunset Road. The tentative map will facilitate the development of the proposed office building on the project site.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date           |
|--------------------|--|-----------------|----------------|
| VS-23-0012         | Vacated patent easements - recorded  | Approved by PC  | March 2023     |
| ZC-22-0448         | Reclassified the subject parcel to IP with a waiver of development standards and design review for warehouse buildings - waiver of development standards and design review - expired | Approved by BCC | September 2022 |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b> | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b> |
|-------|----------------------------------|----------------------------------|--------------------------|
| North | Business Employment              | IP (AE-60)                       | Warehouse                |
| South | Business Employment              | RM18 (AE-60)                     | Multi-family residential |
| East  | Business Employment              | RS20 (AE-60)                     | Undeveloped              |
| West  | Business Employment              | CG (AE-60)                       | Commercial complex       |

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| UC-25-0583                | A use permit, waivers of development standards, and design review for an office building is a companion item on this agenda. |
| VS-25-0584                | A vacation and abandonment for easements is a companion item on this agenda.   |

**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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

**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 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking 0192-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** REMINGTON SUNSET

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