

10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-25-400090 (UC-22-0433)-SUNSET & DURANGO PARTNERS PHASE 2, LLC:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** a recreational facility; **2)** live entertainment; **3)** reduce separation from on-premises consumption of alcohol establishments to a residential use; and **4)** reduce separation from outside dining to a residential use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce separation from outdoor live entertainment to a residential use; and **2)** increase building height.

**DESIGN REVIEWS** for the following: **1)** recreational facility (pickleball) with restaurants, retail, offices, and parking garage; and **2)** modifications to Phase 1 of this development on 9.7 acres in a CG (General Commercial) Zone.

Generally located on the north of Sunset Road and west of Durango Drive within Spring Valley.  
JJ/rk/kh (For possible action)

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RELATED INFORMATION:

**APN:**

163-32-814-002; 163-32-814-003

**USE PERMITS:**

1. Recreational facility consisting of a pickleball facility with multi-level indoor courts and grade level outside courts.
2. Live entertainment (e.g. live music, performances, single artist).
3. Reduce the required separation from on-premises consumption of alcohol establishments (supper clubs, taverns, and standalone small walkup bars) to a residential use to 37 feet where 200 feet is the standard per Table 30.44-1 (an 82% reduction).
4. Reduce the required separation from outside dining, drinking, and cooking establishments to a residential use to 37 feet where 200 feet is the standard per Table 30.44-1 (an 82% reduction).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the required separation from outdoor live entertainment (e.g. live music, performances, single artist) to a residential use to 37 feet where 500 feet is the standard per Table 30.44-1 (a 93% reduction).
2. Increase building height to 59 feet where a maximum of 50 feet is permitted per Table 30.40-4 (a 2% increase).

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 8700 W. Sunset Road
- Site Acreage: 9.7
- Project Type: Recreational facility, restaurants, retail uses, and office uses
- Number of Stories: Up to 3 (recreational/restaurant/retail/office)/5 levels (garage)
- Building Height (feet): Up to 59, up to 74 for parking garage shade structures
- Phase 2 (square feet): 47,701 (pickleball)/13,275 (restaurant)/19,700 (retail)/13,000 (office)
- Phase 1 (square feet): 57,544 (retail)
- Parking Required/Provided – Phase 2: 375/387/600/712 (Phase 1 & 2)

#### Site Plan

This site was originally proposed for a shopping center consisting of multiple retail buildings, including a luxury movie theater (Galaxy) and a subterranean parking garage. The project consists of 2 Phases. Phase 1 on the southern portion of the site is constructed. Phase 2 on the northern portion of the site is the subject of the use permits and waivers. The project is providing cross access to the properties on the east and west sides of the site. Access to the site is shown off Sunset Road and Durango Drive.

#### Phase 2

The approved use permits and waivers of development standards associated with the subject application apply to this phase of the project and do not extend to Phase 1 which consisted of the previously approved movie theater located on the northern portion of the site. The subject proposal consisted of 2 proposed multi-level buildings consisting of a recreational facility (pickleball) with indoor and outdoor courts, retail, restaurants including on-premises consumption of alcohol, live entertainment, offices, and a multi-level parking garage. Moreover, Building A will house the parking garage, retail uses, office uses, and the indoor pickleball courts. At ground level, this building will also provide a bar with some outside dining/drinking areas. Building B will have a restaurant and the remaining outside dining/drinking areas. Behind Building B and between both buildings is the outdoor uses such as seating areas, yoga lawn, stage, walkup bar, bocce court, and outdoor pickleball courts.

#### Phase 1

This phase consists of the previously approved shopping center and underground parking garage on the southern portion of the site. The approved plan consists of enlarging the sizes of the buildings and making slight shifts to the placement of the buildings on the site, in addition to removing the underground parking garage and associated driveway. The plans depicted 3 buildings fronting Sunset Road; with 1 of the buildings being a restaurant with drive-thru and two, 2 story retail buildings located near the center of the site. The 2 story retail buildings will have an extended central courtyard between the buildings where access to the subterranean parking garage was previously located. The buildings along Sunset Road will have patios and outside dining/drinking areas. Phase 1 construction has been completed.

## Landscaping

### Phase 2

Trees, shrubs, and groundcover will be located throughout the entire property. The project will also provide a landscape buffer with trees spaced 15 feet apart along the developed multi-family complex to the north.

### Phase 1

The plans depicted a 15 foot wide street landscape area with a detached sidewalk along Sunset Road. An extended central courtyard between the buildings where access to the subterranean parking garage was previously located now shows hardscape and sidewalks.

## Elevations

### Phase 2

The approved plans have combinations of 2 story and 4 story buildings ranging in height from 14 feet to 59 feet to the top of Building A. Both buildings will have a contemporary/modern architectural style with a variety of architectural elements. The exterior of the buildings will consist of a combination of stucco siding, metal and faux wood panels, reveal lines, and glass store fronts and windows. On top of Building B (above the restaurant) is a rooftop deck with outside dining and drinking. A subsequent application (WS-24-0205) was approved for shade structures on the roof top of the parking garage for a maximum height of 74 feet.

### Phase 1

The shopping center has a combination of 1 story and 2 story buildings. All buildings have a contemporary/modern architectural style with a variety of architectural elements. The exterior of the building consists of a combination of stacked CMU, decorative metal accents, smooth coat stucco finish, and glass store fronts and windows.

## Floor Plans

### Phase 2

The 2 buildings and outdoor pickleball court area total 93,676 square feet. More specifically, Building A will house the parking garage, retail uses, office uses, and the indoor pickleball courts, and totals 45,900 square feet (does not include the parking garage square footage). Building B will have a restaurant, the remaining outside dining areas, and totals 13,275 square feet. The outdoor uses such as seating areas, yoga lawn, stage, walkup bar, bocce court, and outdoor pickleball courts total 34,501 square feet.

### Phase 1

Three buildings are fronting Sunset Road, with 1 of the buildings being a restaurant with drive-thru; and two, 2 story retail buildings located near the center of the site. All 5 buildings total 57,544 square feet.

## Signage

Signage was not a part of the original request.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0433:

#### Current Planning

- 2 years to commence;
- 2 years to review live entertainment and sound attenuation as a public hearing;
- Live entertainment not to start before 10:00 a.m. or extend past 10:00 p.m.;
- All outdoor live entertainment to be restricted to the proposed stage area;
- Construction of stage to include sound mitigation materials;
- Increase landscaping along northern boundary wall to help shield adjacent residential from sound;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

#### 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0305-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### Applicant's Justification

The applicant indicates that with the first phase of The Bend opened in January 2025 they have seen a lot of visitors to the establishments that are now open for business. Furthermore, the applicant states since the original land use approval, technical studies, and permits have been submitted to the various County departments. According to the applicant, on-site construction activity for Phase 2 is expected to begin in the near future.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-24-0205	Increased building height in conjunction with an approved parking garage	Approved by BCC	July 2024

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
SDR-23-0381	Signage in conjunction with an approved shopping center	Approved by PC	February 2024
UC-22-0433	Original request for a recreational facility, retail, and office use	Approved by BCC	September 2022
ET-21-400037 (VS-19-0025)	Extension of time for the vacation and abandonment of right-of-way for portions of Durango Drive and Sunset Road	Approved by PC	May 2021
ET-20-400084 (VS-18-0435)	Extension of time for the vacation and abandonment of easements	Approved by PC	September 2020
WS-19-0371	Comprehensive sign plan - expired	Approved by PC	July 2019
VS-19-0025	Vacated and abandoned right-of-way for portions of Durango Drive and Sunset Road - recorded	Approved by PC	March 2019
VS-18-0435	Vacated and abandoned easements - recorded	Approved by PC	July 2018
TM-18-500094	1 lot commercial subdivision	Approved by PC	July 2018
WS-18-0093	Shopping center consisting of multiple buildings, a movie theater, and subterranean parking garage	Approved by BCC	March 2018
ZC-0081-17	Reclassified the site to C-2 zoning for future commercial development	Approved by BCC	March 2017

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
East	Corridor Mixed-Use	CG	Retail center
West	Corridor Mixed-Use	CG	Undeveloped
South	Entertainment Mixed-Use	CG	Retail

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

**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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant has demonstrated a significant amount of progress towards the commencement of the project. Phase 1 is now fully developed and technical studies and permits are in process for Phase 2. For these reasons, staff can support the extension of time request.

#### **Public Works - Development Review**

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

#### **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**

- Until September 21, 2027 to commence and review or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of 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 objection.

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

- No comment.

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

**APPROVALS:**

**PROTEST:**

**APPLICANT:** STARR MERMEJO

**CONTACT:** SUNSET & DURANGO PARTNERS PHASE 2, LLC, 5030 PARADISE ROAD, C-214, LAS VEGAS, NV 89119