

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400115 (DR-23-0831)-SUNSET & DURANGO PARTNERS, LLC:

DESIGN REVIEW FIRST EXTENSION OF TIME for signage in conjunction with an approved shopping center on 6.5 acres in a CG (Commercial General) Zone.

Generally located north of Sunset Road and west of Durango Drive within Spring Valley.
JJ/my/cv (For possible action)

RELATED INFORMATION:

APN:

163-32-814-004 through 163-32-814-005

SIGN DESIGN REVIEW:

1.
 - a. Allow a freestanding sign with 750 square feet of electronic message unit, static where 100 square feet is the standard per Section 30.05.02.G.
 - b. Increase the height of project entrance signs to 6.5 feet where 5 feet is the standard per Section 30.05.02.N.
 - c. Allow up to 3 projecting signs per tenant where 1 is permitted per Section 30.05.02.O.

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8670 W. Sunset Road
- Site Acreage: 6.5 (Phase 1)
- Project Type: Sign package (Phase I only)

Site Plan

The Bend is a previously approved commercial development via WS-18-0093 and UC-22-0433 on 6.5 acres which features retail, office, and recreational development that features restaurants, live entertainment including a new recreational center known as Electric Pickle. Phase 1 is constructed, which is approximately 50,000 square feet of restaurants and retail among 5 buildings adjacent to Sunset Road.

Sign Plan

The applicant proposed 1 freestanding pylon sign with a static electronic message unit at the main entrance on Sunset Road. It is double facing and is visible east and west along Sunset Road. The size of the approved electronic message unit is 750 square feet, where Code allows for 100 square feet. In addition, 2 project entrance signs as well as tenants' storefront signage (projecting and canopy signs) were included in this sign package. The project entrance signs are 6 feet 6 inches tall, where Code allows for a height of no more than 5 feet tall. The proposed sign package also includes 41 tenants' storefront projecting signs and 1 canopy sign.

The applicant proposed the below signage for the overall site with the original request:

Type of Sign	Requested (sq. ft.)	# of Proposed Signs	Total (sq. ft.)
Freestanding	876*	1	876
Project Entrance	32	2	64
Projecting	32	41	1,312
Canopy	32	1	32
Overall		45	2,284

*750 square feet of the proposed sign will be electronic message unit, static.

Previous Conditions of Approval

Listed below are the approved conditions for SDR-23-0831:

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; approval of this application does not constitute or imply approval of any County issued permit, license, or approval; 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

- Applicant is advised that signs are not permitted within the right-of-way.

Applicant's Justification

The applicant states that the project has been delayed since they had to wait for the spaces to be released, revise permitted plans for the new leases, fund remaining buildouts, and fund the monument sign. The applicant states that they are nearing the completion of all tenant improvements and should be done within the first quarter of 2026, and that they seek to install the signage when all the tenant improvements are complete.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400090 (UC-22-0433)	Extension of time for a recreational facility	Approved by BCC	October 2025
AV-900094	Revised plans for WS-18-0093	Approved by ZA	March 2025
WS-24-0205	Waiver and design review to increase the building height of the garage	Approved by BCC	July 2024
DR-23-0831	Sign design review for sign package	Approved by PC	February 2024
UC-22-0433	Request for 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

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	The Bend Commercial Phase II
East	Corridor Mixed-Use	CG	Retail center
West	Corridor Mixed-Use	CG	Undeveloped
South	Entertainment Mixed-Use	CG	IKEA store

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.

Staff finds that the applicant has numerous tenant improvements that are either completed or are close to being completed. Since the applicant has stated that they are willing to install the signage immediately after the tenant improvements are completed, and that is expected to be within the first quarter of 2026, and given that this is the first extension of time, this request can be supported by staff.

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 February 6, 2028 to commence or the application will expire unless extended with an extension of time.
- Applicant is advised that 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; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: SUNSET & DURANGO PARTNERS, LLC

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