

10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0583-REMINGTON SUNSET, LLC:**

**USE PERMIT** for offices.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase retaining wall height; **2)** reduce buffering and screening; and **3)** reduce throat depth.

**DESIGN REVIEW** for a proposed office building 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

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase retaining wall height to 4 feet along the north property line where a maximum height of 3 feet is permitted per Section 30.04.03C (a 33.3% increase).
2.
  - a. Reduce the required landscape buffer width along the west property line to 10 feet where a 15 foot landscape buffer is required per Section 30.04.02C (a 33.4% reduction).
  - b. Allow a single row of large evergreen trees along the west property line where landscape buffers require a double row of evergreen trees with each row planted off-set from one another per Section 30.04.02C.
3. Reduce throat depth for a proposed driveway along Sunset Road to 28 feet where a minimum depth of 50 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 44% reduction).

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7280 W. Sunset Road
- Site Acreage: 2.08
- Project Type: Office building
- Number of Stories: 3
- Building Height (feet): 50
- Square Feet: 41,207

- Parking Required/Provided: 103/149 (per parking demand study)
- Sustainability Required/Provided: 7/7

### History & Request

The project site was reclassified to an IP (previously M-D) zone via ZC-22-0448 by the Board of County Commissioners in September 2022. A design review for warehouse buildings with waivers of development standards were also part of that request but have since expired. The applicant is now requesting a use permit for offices as a principal use with waivers of development standards to increase retaining wall height, reduce buffering and screening, and reduce throat depth with a design review for a proposed office building.

### Site Plans

The plans depict a proposed 3 story office building centrally located within the project site surrounded by a parking lot. The office building will be designed with the following setbacks: 1) 85 feet from the front property line along Sunset Road; 2) 57 feet from the west property line adjacent to an existing commercial complex; 3) 55.5 feet from the east property line adjacent to an undeveloped parcel; and 4) 132.5 feet from the north property line adjacent to an existing warehouse development. Access to the site is granted via a single, proposed driveway along Sunset Road which requires a waiver of development standards to reduce throat depth to 28 feet. The proposed development requires 103 parking spaces where 149 parking spaces are provided. 10 EV-capable and 3 EV-installed spaces are required and have been provided for the office building. A 5 foot wide detached sidewalk is proposed along Sunset Road, with a 5 foot wide pedestrian walkway connecting the sidewalk to the building. A waiver of development standards is also requested to increase the height of a proposed retaining wall up to 4 feet along the north boundary of the project site. Decorative screen walls, measuring 8 feet in height, are proposed along the west and east property lines adjacent to the existing commercial complex and undeveloped parcel, respectively.

### Landscaping

The plans depict a proposed street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Sunset Road. Medium trees are planted 20 feet on center along Sunset Road, in addition to the required shrubs and groundcover within the street landscape area. Thirteen trees are required within the street landscape area where 16 trees are provided. An 8.5 foot wide landscape strip with a single row of evergreen trees is provided along the north property line adjacent to the parking spaces. A total of 52 trees are provided within the interior parking lot where 34 trees are required. A 10 foot wide landscape strip, with a single-row of evergreen trees, is proposed along the west property line adjacent to an existing commercial complex, necessitating a waiver of development standards to reduce buffering and screening.

### Elevations

The plans depict a proposed 3 story office building, with varying rooflines, measuring up to 50 feet in height to the top of the parapet wall. The exterior of the building will consist of EIFS and aluminum framed windows. The south (front) elevation, oriented towards Sunset Road, will also feature a decorative stone accent base on the first floor of the building. All rooftop mounted

equipment will be screened from public view and the right-of-way by parapet walls. The exterior of the building will be painted with neutral colors consisting of a white and gray finish.

#### Floor Plans

The plans depict a proposed office building consisting of 3 floors. The first floor plan measures 13,357 square feet while the second and third floor plans each measure 13,925 square feet. The interior design of the floor plans will be determined at a future date based on the needs of the individual tenant(s).

#### Applicant's Justification

A special use permit for an office use is appropriate for the following reasons: 1) there are existing office uses along Sunset Road between Durango Drive and Rainbow Boulevard, including numerous offices within the IP zoning district; 2) Sunset Road is a major commercial arterial road; and 3) the site has easy access to the 215 Beltway. Therefore, an office use is compatible and complimentary to the area. While the applicant is requesting to reduce the throat depth, the reduction will not create an unsafe stacking of vehicles in the right-of-way as the shoulder lane along Sunset Road can accommodate approaching traffic to the site. The neighboring property has a Master Plan category of Business Employment (BE) and is surrounded to the north and west with developed office and light warehouse uses. Based on the Master Plan and developed office and warehouse uses adjacent to the undeveloped property; it is highly unlikely the property will be developed for a residential use. Therefore, the proposed landscape buffer reduction along the west property line is appropriate as well as providing a single row of trees. Due to the existing topography of the site sloping from west to east, an increase in retaining wall is required. Allowing a retaining wall height of up to 4 feet will allow flexibility and does not negatively impact the surrounding area. The land use was reviewed for parking demands via an alternative methodology. Parking demands were obtained from the ITE publication entitled "Parking Generation - 6<sup>th</sup> Edition". The project parking demand was calculated for peak weekday (Monday through Friday) demand. Based upon the published rate in the ITE publication, 149 parking stalls are recommended for the project. Based upon this analysis, the number of parking stall provided for the project is justified.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
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 standard, 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

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
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>
TM-25-500149	A tentative map for a 1 lot commercial subdivision 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**

##### Use Permit

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.

The intent of the Business Employment (BE) land use category is to provide for concentrated areas of employment and ancillary commercial uses which include opportunities for stand-alone office parks or single-user campus facilities. The primary land uses associated with this land use category include, distribution centers, warehouse/flex space, technology, and light-industry with accessory office uses. Staff finds the request to allow offices as a principal use is compatible with the commercial and industrial development within the surrounding area. Furthermore, the proposed office development complies with Policy SV-1.5 of the Master Plan which encourages the development of neighborhood-oriented retail, office, and commercial services that allow Spring Valley residents to meet their daily needs (including health and childcare) and potentially work within close proximity of their homes. Therefore, staff recommends approval of this request.

##### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

The purpose of reviewing increased retaining wall height and fill is to ensure there are no negative impacts to the surrounding properties. The request to increase the retaining wall height will occur along the north boundary of the site, adjacent to an existing warehouse development. Staff finds the proposed retaining wall in this location should not have an impact on the adjacent property to the north; therefore, recommends approval.

#### Waiver of Development Standards #2

Staff typically does not support requests to reduce the required buffering and screening when adjacent to less intensive zoning districts. The intent of buffering and screening is to reduce the impacts of uses and activities on neighboring properties, reduce the heat island effect, and mitigate stormwater run-off. However, an existing commercial complex, zoned CG, is located immediately to the west of the proposed office building with IP zoning. The IP zoning district allows more intense land uses than the CG zoning district. However, staff finds the existing commercial complex to the west and the proposed office building are uses with comparable intensity. Reducing the landscape buffer along the west property line should have minimal to no impact on the adjacent commercial complex. Therefore, staff recommends approval of this request.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The design of the proposed office building includes varying rooflines which help to break-up the mass of the building. Landscape areas measuring 10 feet and 8.5 feet in width have been provided along the east and north property lines, respectively, where landscaping is not required per Title 30. The layout of the project site and parking lot is functional; however, staff is concerned with the lack of cross access to the undeveloped parcel immediately to the east. The intent of providing cross access is to promote public safety, efficient on-site vehicular circulation, shared parking with adjacent properties, and to minimize curb cuts along streets. While the property to the east has a planned land use of Business Employment and while it is difficult to anticipate the type of future development, or when development will occur, on the undeveloped parcel to the east, the parcel to the east of the undeveloped lot is developed with an office use which shows there is a trend for this type of use along Sunset Road. Considering there is ample room along the east portion of the site to provide a designated area for cross access, staff recommends a condition of approval be added to require the applicant to coordinate cross access with the parcel to the east if the adjacent lot is approved for and developed with an office use. With this, staff recommends approval of this request.

## **Public Works - Development Review**

### Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth for the Sunset Road commercial driveway. Although the throat depth does not comply with the minimum standard, staff finds that the reduction will still allow vehicles to safely exit the right-of-way to gain access to the site.

## **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**

- Coordinate cross access with the parcel to the east if said parcel is approved for and constructed with an office use;
- 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 approval of a Certificate of Compliance.
- Applicant is advised within 4 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**

- 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.

**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