

09/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-25-400081 (ZC-0769-01)-SUNSET ROAD COMPANY, LLC:**

**WAIVER OF CONDITIONS** of a zone change requiring the recording of a reciprocal, perpetual cross access, ingress/egress, and parking agreements in conjunction with a proposed office/warehouse on 1.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/mh/kh  
(For possible action)

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RELATED INFORMATION:

**APN:**

162-36-801-013

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3010 E. Sunset Road
- Site Acreage: 1.06
- Project Type: Office/warehouse and retail (original)/warehouse (proposed)
- Number of Stories: 2 (original)/2 (proposed)
- Building Height (feet): 42 (original project)/40 (proposed)
- Square Feet: 41,000 (original)/24,353 (proposed)

History & Request

The site was previously approved for a zone change and use permit for an office/warehouse building and retail building in July 2001 via ZC-0769-01. The zone change was from R-E to M-D, which is now IP, subject to a condition of approval requiring the recording of reciprocal, perpetual cross access, ingress/egress, and parking agreements. The approved project was never constructed. The applicant is now requesting a design review and waivers of developments standards via WS-25-0509, which is a companion item on this agenda for a proposed office/warehouse development. The applicant is requesting to waive the condition of approval requiring the recording of reciprocal, perpetual cross access, ingress/egress, and parking agreements since the adjacent properties are now developed and do not provide cross access to the subject site.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0769-01:

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning; recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements; traffic study and compliance; Nevada Department of Transportation approval; with Public Works approval, this project may qualify for an exception to the traffic analysis as allowed in Title 30.52; full off-site improvements; incorporating an exterior to interior noise level reduction of 25 decibels into the building construction as required by Table 30.48 of the Clark County Unified Development Code; and all applicable standard conditions for this application type. Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit.

Applicant's Justification

The applicant states the properties to the west, north, and east of the subject site are already constructed. The existing properties do not provide cross access to the subject site, so the provision of cross access is no longer applicable.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0769-01	Reclassified from R-E (AE-70) to M-D (AE-70) zoning for an office/warehouse building in conjunction with a proposed retail building and a use permit for an office and retail building	Approved by BCC	July 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Business Employment	IP (AE-65 & AE-70)	Office/warehouse
South	Neighborhood Commercial	CP (AE-65)	Retail & office building
West	Business Employment	CG (AE-65 & AE-70)	Mini-warehouse

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0509	Waivers of development standards and a design review for a warehouse is a related 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**

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff finds the request to remove the requirement to record reciprocal, perpetual cross access, ingress/egress, and parking agreements is appropriate given the adjacent parcels are developed and do not provide cross access to the subject parcel. Existing walls and buildings on the adjacent parcels also prevent the provision of cross access between the sites. Staff does not anticipate any adverse effects resulting from the waiver of this condition. Therefore, staff can support this request.

### **Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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:**

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

- No comment.

#### **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 #0127-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** KAYLEE B. CHO

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