

OFFICE/RESTAURANTS  
(TITLE 30)

GRIER DR/SUNSET RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400105 (UC-19-0241)-TEN15 SUNSET GRIER, LLC:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** office as a principal use; and **2)** restaurants (food court).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow encroachment into airspace; **2)** increased building height; **3)** reduced parking; and **4)** reduced throat depth.

**DESIGN REVIEW** for a proposed office building with a parking garage on 3.1 acres in an M-D (Design Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-65 & AE-70) Zone.

Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise. JG/lm/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-03-110-006

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Encroachment into airspace.
2. Increase the proposed building height to 100 feet where 50 feet is the maximum per Table 30.40-5 (a 100% increase).
3. Reduce the number of parking stalls to 554 parking stalls where 605 parking stalls are required per Chapter 30.60 (an 8% decrease).
4. Reduce the throat depth to 34 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 341% decrease).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 700 Grier Drive
- Site Acreage: 3.1
- Project Type: Office building with restaurants (food court) and a parking garage
- Number of Stories: 6 (office building)/4 (parking garage)
- Building Height (feet): 100 (office building)/40 (parking garage)

- Square Feet: 105,110 (office lease space)/200,003 (parking garage)/10,728 (food court)/28,147 (common space)
- Parking Required/Provided: 605/554

### Site Plans

The approved plans depict the subject property is a 3.1 acre site located on the southeast corner of Sunset Road and Grier Drive. Access to the site is provided by 1 driveway along the north property line adjacent to Sunset Road and a second driveway along the south property line along Grier Drive. Existing 5 foot wide attached sidewalks are located along the north, west, and south property lines. A centrally located 26 foot wide drive aisle divides the site layout and features the applicant's proposed office building with a food court on the west half of the site and a proposed parking garage on the east half of the subject property.

The approved site plan also includes the following schematic design elements: a loading area adjacent to the driveway along Sunset Road, bicycle racks on the west side of the parking garage, outdoor patio space along the north and west sides of the office building, a pedestrian walkway in between the parking garage and the office building, trash enclosures on the southeast corner of the parcel, and lastly, the entry plaza and lobby are located on the south side of the office building adjacent to Grier Drive.

### Landscaping

Per the approved landscape plan, the applicant is proposing a desert contemporary streetscape which entails large decorative boulders, landscape mounding, accent agaves, yuccas, and fountain shrubs. The plan also depicts decorative river rocks adjacent to large shade trees, accent grasses, and decorative landscape rocks. Existing trees located along the north, west, and south property lines will be integrated with the proposed landscaping.

### Elevations

The approved overall height of the office building is 100 feet, and the attached garage has an overall height of 40 feet. The office building features architectural elements which include glazed window wall systems with clear anodized aluminum mullions. The window wall systems accentuate the height, mass, and scale of the building by creating a vertical linear patterns on the north and south facing elevations. The east and west facing elevations display a juxtaposed diamond-shaped pattern across the exterior of the building created by the proposed installation of perforated and dimpled aluminum sheet metal panels over the window wall system. The attached parking garage exterior elevation also features horizontal dimpled aluminum sheet metal to complement the office building's exterior. Existing trees and proposed landscaping helps soften the clean lines and modern architecture proposed on-site.

### Floor Plan

The approved plan depicts a basement level for the parking garage and this feature will span the entire length and width of the office building and parking garage footprint. The first level of the office building includes the food court and the office lobby, and immediately to the east of the office building is the first level of the parking garage (accessed by the pedestrian walkway). Level 2 of the office building will feature lease spaces, fitness center, storage room, data room, and the second level to the parking garage is connected to the office building. Level 2.5 will

consist of the parking garage only and is not attached to the office building. Level 3 will consist of additional lease spaces, an elevated deck area on the northwest corner of the building, electrical and data rooms, and this level of the office building is attached to the third level of the parking garage. Levels 4, 5, and 6 consist of additional lease spaces and the electrical and data rooms and are not attached to the parking garage. Restrooms and the elevators are centrally located within the office building. The office lease spaces have an overall area of 105,110 square feet with a centrally located food court which feature 10,728 square feet of restaurants and dining space. The parking garage has an overall area of 200,003 square feet and provides 554 parking stalls.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0241:

#### Current Planning

- Design review as a public hearing for significant changes to the plans;
- Design review as a public hearing for lighting;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- Per revised plan requiring a driveway on Sunset Road and a driveway on Grier Drive;
- Drainage study and compliance;
- Traffic study and compliance;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Nevada Department of Transportation approval.

#### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to request a meeting with Fire Prevention and contact Neil Hutzol at [neil.hutzol@clarkcountynv.gov](mailto:neil.hutzol@clarkcountynv.gov) to schedule a time.

**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 #0163-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The correspondent indicates that the applicant has been in the process of addressing site constraints and fully intends to move forward with the project. Additionally, the applicant indicates that there have been no substantial changes in circumstances in the immediate area or the property, including laws or policies affecting the subject property.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-19-0241	Allowed an office as a principal use and restaurants (food court), waived encroachment into airspace, increased building height, reduced parking, and reduced throat depth for an office building	Approved by BCC	June 2019
UC-0055-08	Allowed a hotel, increased building height, waiver for alternative landscaping, and a design review for the hotel - expired	Approved by PC	February 2008
ADR-0204-04	Allowed off-premises advertising sign (billboard) - expired	Approved by ZA	September 2004

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0817-02	Allowed an off-premises advertising sign (billboard) and a waiver to reduce the separation requirements for billboards on the same side of the street - expired	Approved by BCC	October 2002
ZC-223-88 (ET-0265-90)	First extension of time of a zone change which reclassified a portion of the site from R-E to M-1 and M-D zoning	Approved by BCC	October 1990
ZC-223-88	Reclassified a portion of the site from R-E to M-1 and M-D zoning for all of Hughes Airport Center Phase II and the ROI was valid until September 7, 1990	Approved by BCC	September 1988
ZC-182-82 (ET-0453-91)	First extension of time of a zone change	Withdrawn	Withdrawn
ZC-223-88 & ZC-182-82	Reclassified the site from R-E, M-1 and R-D to M-1 zoning, with waived conditions on a previously approved zone change (ZC-182-82) requiring residential lots along White Avenue to construct and maintain a commercial/industrial complex	Denied by BCC	June 1989
ZC-182-82	Second extension of time to reclassify a portion of the site from R-E to M-1 and M-D zoning to construct an industrial complex with a variance to reduce the front and side setback from 50 feet to 20 feet in the M-D zone, reclassified a portion of the site from R-E to R-D zoning to construct and maintain 10,000 square foot minimum single family residential lots	Approved by BCC	December 1989
ZC-182-82 & VC-390-82	First extension of time to reclassify a portion of the site from R-E to M-1 and M-D zoning to construct an industrial complex with a variance to reduce the front and side setback from 50 feet to 20 feet in the M-D zone, reclassified a portion of the site from R-E to R-D zoning to construct and maintain 10,000 square foot minimum single family residential lots	Approved by BCC	December 1988

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-182-82 & VC-390-82	The original Hughes Airport Center zone change to reclassify a portion of the site from R-E to M-1 and M-D zoning to construct an industrial complex with a variance to reduce the front and side setback from 50 feet to 20 feet in the M-D zone, reclassified a portion of the site from R-E to R-D zoning to construct and maintain 10,000 square foot minimum single family residential lots - ROI valid until December 7, 1989	Approved by BCC	December 1982

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Facility	P-F	McCarran International Airport
South	Industrial	M-1	Office warehouse
East	Business and Design/Research Park	M-D	Office building & airport connector ramps
West	Business and Design/Research Park	M-D	Office building complex

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff finds that no technical studies or permits have been submitted for the offices. However, staff has no practical issue with the request and can support the extension of time as there have been no changes in the area.

**Public Works - Development Review**

There have been no significant changes in this area. 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Until June 19, 2023 to commence.
- Applicant is advised that 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 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**

- Compliance with previous conditions.

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

- No comment.

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

**APPROVALS:**

**PROTEST:**

**APPLICANT:** TEN15 SUNSET GRIER, LLC

**CONTACT:** DIONICIO GORDILLO, 985 WHITE DRIVE, SUITE 100, LAS VEGAS, NV 89119