

SUNSET FLEX
(TITLE 30)

SUNSET RD/SURREY ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500156-2151 SUNSET LLC:

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 2.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the southeast corner of Sunset Road and Surrey Street within Paradise. JG/lm/syp (For possible action)

RELATED INFORMATION:

APN:

177-02-501-035

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2151 Sunset Road
- Site Acreage: 2.4
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 2.4 acre site which is part of a proposed office/warehouse complex which includes a recreational facility. Access to the site is from Sunset Road and a shared driveway on Surrey Street.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0681	Recreational facility in conjunction with an office/warehouse complex	Approved by BCC	November 2023
ZC-22-0543	Reclassified 2.4 acres from C-2 to M-D zoning for an office/warehouse development	Approved by BCC	November 2022
WS-0860-07	Allowed commercial access to a minor residential collector street with a design review for a motel	Approved by PC	October 2007

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0990-01	Reclassified to C-2 zoning for a hotel and restaurants	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Harry Reid International Airport
South	Business Employment	C-2	Hotel
East	Business Employment	R-4	Multiple family residential
West	Business Employment	M-D	Office warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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; 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- No comment.

Comprehensive Planning - Addressing

- Streets shall have approved street names and suffixes.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: 2151 SUNSET, LLC

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