

06/04/24 PC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-24-0137-PSI WARM SPRINGS, LLC:**

**USE PERMIT** for an office on 4.36 acres in an IP (Industrial Park) Zone.

Generally located on the north side of Warm Springs Road and the west side of Belcastro Street within Spring Valley. MN/rr/ng (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-03-813-002 through 176-03-813-004

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7225 Belcastro Street
- Site Acreage: 4.36
- Project Type: Office
- Number of Stories: 2
- Building Height (feet): 34
- Square Feet: 47,826 (Building 1)/26,922 (Building 2)/1,200 (proposed office in Building 2)
- Parking Required/Provided: 112/154

**Site Plan**

The plan shows 2 existing office/warehouse buildings on the site. The buildings are surrounded by existing parking areas with access provided by 2 driveways on Belcastro Street to the east and 1 driveway on Warm Springs Road to the south. Building 1 is located on the southern portion of the site near Warm Springs Road. Building 2 is located north of Building 1. The proposed office will be located within a portion of the east side of Building 2 which will require tenant improvements with no exterior changes proposed.

**Landscaping**

Photos have been provided showing existing landscaping around Building 2 and within the surrounding parking areas. No changes to the existing landscaping are proposed.

### Elevations

Photos have been provided of the existing elevations of Building 2 showing all 4 sides of the building. The 2 story building is 34 feet in height with a modern architectural articulated design with storefront windows and recessed entries. No changes to the exterior of the building are proposed.

### Floor Plans

The plans indicate that the proposed offices will utilize a 330 square foot conference room on the ground floor. On the second floor there will be 3 offices ranging from 130 square feet to 306 square feet, a 42 square foot kitchenette adjoining an open area that is 180 square feet and a restroom. The overall square footage of the proposed office is 1,200 square feet.

### Applicant's Justification

The applicant states they are requesting to have an office as a primary use in the IP zone which requires a use permit. Their business is a management services company which intends to occupy 1,200 square feet of an existing building. The business will use 3 offices, an open area with seating and kitchenette, 1 restroom, and 1 conference room. The hours of operation will be Monday through Friday from 8:00 a.m. to 4:00 p.m. with 3 employees in the office. The applicant states the existing parking is sufficient for the proposed use along with existing uses on the subject site.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DA-22-900169	Development Agreement - adopted	Approved by BCC	May 2022
TM-21-500091	1 lot commercial subdivision	Approved by BCC	September 2021
VS-21-0289	Vacated and abandoned patent easements - recorded	Approved by BCC	September 2021
NZC-21-0290	Reclassified the site from R-E to M-D zoning with waivers for setbacks, landscaping, and driveway geometrics for an office/warehouse complex	Approved by BCC	September 2021

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	IP	Office/warehouse complex
South	Compact Neighborhood (up to 18 du/ac) & Neighborhood Commercial	RM18 & CG	Single-family residential & commercial retail center
East	Public Use	PF	Water reservoir & pump station
West	Neighborhood Commercial	CP	Office building

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**

##### 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 proposed offices appear to be compatible with the IP zone which is intended to accommodate low-intensity industry, processing, wholesaling, research and development and supporting offices. The location is accessed from an arterial street, Warm Springs Road, and a local street, Belcastro Street. These streets are fully improved and should be able to accommodate any minor increase in traffic generated by the proposed use. Existing parking is more than adequate to serve the proposed use as well as existing and future uses on the site which share the parking areas. It does not appear that the proposed use will have any adverse effects on the surrounding properties nor impose an undue burden on the existing infrastructure. Therefore, staff can support this request.

#### **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**

- 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; 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**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PARTING SEAS

**CONTACT:** PARTING SEAS, 7225 BELCASTRO STREET, SUITE 100, LAS VEGAS, NV  
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