

05/03/23 BCC AGENDA SHEET

OFFICE/WAREHOUSE DEVELOPMENT  
(TITLE 30)

HELM DR/SPENCER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-23-0095-FUSION GROUP NEVADA, LLC:**

**DESIGN REVIEWS** for the following: **1)** office/warehouse building; and **2)** finished grade on 0.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the south side of Helm Drive, 530 feet east of Spencer Street within Paradise. JG/rk/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-02-601-004

**DESIGN REVIEWS:**

1. Office/warehouse complex.
2. Increase finished grade to 54 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 50% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Project Type: Office/warehouse Development
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 13,464
- Parking Required/Provided: 22/25

Site Plans

The plans depict a 1 story, 13,464 square foot office/warehouse building located near the center of the site. This property is surrounded by existing or planned industrial uses. The proposed building is oriented in a north/south direction, with 2 future tenant spaces shown on plans. Each tenant will have a storefront entrance and grade level overhead roll-up doors. The overhead roll-

up doors are on the south, east, and west sides of the building. Parking for the facility is located on the north and south sides of the property. The building is set back 86 feet from Helm Drive to the north, 25.5 feet from the east and west property lines, and 47 feet from the south property line. Access to the project site will be provided by 1 commercial driveway proposed along Helm Drive. The office/warehouse building requires 22 parking spaces where 25 parking spaces are provided.

Landscaping

Street landscaping is shown at approximately 18.5 feet in width with a detached sidewalk. Along a portion of the south property line, the project will provide a 6.5 foot wide landscape buffer with trees spaced 20 feet apart. Interior to the site, an ample amount of landscaping is distributed throughout the parking lot and around portions of the building footprint.

Elevations

The plans depict two, 1 story, 28 foot high office/warehouse buildings constructed of concrete tilt-up panels and a flat roof with parapet walls. The elevations also show glass storefront windows, decorative horizontal reveal bands, and metal canopies. The overhead roll-up doors are on the south, east, and west sides of the building.

Floor Plans

The office/warehouse building has a total area of 13,464 square feet and will be constructed with an open floor plan for 2 future tenants. The plan also shows mezzanine levels near the front portion of building.

Signage

Signage is not a part of this request.

Applicant’s Justification

The site has been designed to be compatible with the surrounding area and meet all Title 30 regulations. Furthermore, the applicant believes that this new office/warehouse development will fit harmoniously with the surrounding warehouse buildings in the area and create employment opportunities for the community.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0433-14	Medical cannabis (dispensary)	Denied by BCC	December 2014
UC-0436-14	Medical cannabis establishment (cultivation) - expired	Approved by BCC	June 2014
UC-0438-14	Medical cannabis establishment (production) - expired	Approved by BCC	June 2014
ZC-2144-04	Reclassified the subject site to M-D zoning for an office/warehouse development	Approved by BCC	January 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	R-E & M-D	Undeveloped & distribution building
South, East, & West	Business Employment	M-D	Office/warehouse developments

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WC-23-400021 (ZC-2144-04)	A request to waive a condition of a zone change requiring landscape plans on file is a companion item on this agenda.
VS-23-0096	A request to vacate a right-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**Design Review #1

The proposed development is in an area that is surrounded by either planned or zoned industrial uses. Staff finds that the proposed warehouse buildings are compatible with existing and planned uses in the surrounding area. Furthermore, the project is consistent with the Master Plan that encourages diversification of the economic base; therefore, staff can support this requests.

**Public Works - Development Review**Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

**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**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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; 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**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

### **Fire Prevention Bureau**

- 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 and reference POC Tracking #0076-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** FUSION GROUP NEVADA, LLC

**CONTACT:** SCA DESIGN, 2525 W. HORIZON RIDGE PKWY., STE 230, HENDERSON, NV 89052