

PSI WARM SPRINGS @ BELCASTRO
(TITLE 30)

WARM SPRINGS RD/BELCASTRO ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500091-LHSFS WARM SPRINGS HOLDINGS, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 5.0 acres in M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the northwest corner of Warm Springs Road and Belcastro Street within Spring Valley. MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:

176-03-801-008

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 1
- Project Type: Office/warehouse complex

The plans depict a 1 lot commercial tentative map. Access is provided by 2 driveways on Belcastro Street and 1 driveway on Warm Springs Road. Landscaping along Warm Springs Road includes a 5 foot wide landscape strip, a detached sidewalk, and a 10 foot wide landscape strip. Along Belcastro Street, landscaping ranges in width from 5 feet to 23 feet behind an attached sidewalk. An 8 foot wide landscape strip is provided along the north property line, and a 7 foot wide landscape strip is provided along the west property line.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse complex
South	Residential High (8 du/ac to 18 du/ac)	R-3 & C-2	Single family residential & commercial complex
East	Public Facilities	P-F	Water reservoir & pump station
West	Office Professional	C-P	Office building

The subject site and surrounding properties are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-21-0290	A nonconforming zone boundary amendment to an M-D zone for an office/warehouse complex is a companion item on this agenda.
VS-21-0289	A request to vacate and abandon government patent easements 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**Current Planning**

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

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: August 3, 2021 – APPROVED – Vote: Unanimous
Absent: Frasier

Current Planning

- 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; 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

- 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road, 30 feet for Belcastro Street, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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.

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 #0254-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: PARTING SEAS INVESTMENTS, LLC

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