

**ATTACHMENT A
INDIAN SPRINGS TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 6:30 P.M., NOVEMBER 14, 2019**

11/20/19 BCC

1. **ET-19-400129 (Nzc-0387-08)-INDIAN SPRINGS INVESTMENTS, LLC:**
ZONE CHANGE THIRD EXTENSION OF TIME to reclassify 15.8 acres from R-T (Manufactured Home Residential) Zone to R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** driveway length; and **2)** trash enclosures.
DESIGN REVIEW for an apartment complex. Generally located on the south side of Boulder Lane and the east side of Jet Street (alignment) within Indian Springs (description on file). LB/tk/jd (For possible action)

12/03/19 PC

2. **CP-19-900660:** Conduct a public hearing for an update to the Northwest County Land Use Plan, and after considering requests for changes, take appropriate testimony, and forward a recommendation to the Clark County Planning Commission. (For possible action)
3. **VS-19-0807-BEAZER HOMES HOLDINGS, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between MacFarland Avenue and Basin Falls Street (alignment), and between Boulder Lane and US Hwy 95 within Indian Springs (description on file). LB/jor/ja (For possible action)

APARTMENT COMPLEX
(TITLE 30)

BOULDER LN/JET ST
(INDIAN SPRINGS)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400129 (NZC-0387-08)-INDIAN SPRINGS INVESTMENTS, LLC:

ZONE CHANGE THIRD EXTENSION OF TIME to reclassify 15.8 acres from R-T (Manufactured Home Residential) Zone to R-3 (Multiple Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) driveway length; and 2) trash enclosures.

DESIGN REVIEW for an apartment complex.

Generally located on the south side of Boulder Lane and the east side of Jet Street (alignment) within Indian Springs (description on file). LB/tk/jd (For possible action)

RELATED INFORMATION:

APN:

059-08-701-059

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow driveway length to be zero feet where 8 feet is the standard (a 100% reduction).
2. Allow trash enclosures to be over 200 feet from a multi-family residential building.

LAND USE PLAN:

NORTHWEST COUNTY (INDIAN SPRINGS) - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.8
- Number of Units: 304
- Density (du/ac): 17.23
- Project Type: Apartment complex
- Number of Stories: 2
- Building Height (feet): 28 (Building types 1, 2, and 3)
- Square Feet: 14,924 (Building type 1)/16,096 (Building type 2)/19,380 (Building type 3)
- Parking Required/Provided: 564/580

History/Site Plan

The original application was a nonconforming zone change from R-T to R-3 zoning for an apartment complex along with waivers of development standards and a design review for an apartment complex. The approved plans depicted 304 apartment units distributed between 23 buildings with 3 different building types. In addition, detached garages are located throughout the complex. Access to the project is provided by a main entrance on Boulder Lane and a secondary access on Gretta Lane at the south end of the project. Pedestrian connections are located at Gretta Lane, Jet Street, and at the main entrance at Boulder Lane. In May of 2013 the Board of County Commissioners approved ET-0033-13, which gave the applicant until October 7, 2016 to complete the project, the applicant has yet to complete this project, therefore is requesting another extension of time.

Landscaping

Plans for the complex submitted with the original application show a 6 foot wide perimeter landscape strip with internal landscaping spaced throughout the parcel. Landscaping complies with all requirements of Title 30.

Elevations

All approved building types are 28 feet high with hip roofs covered with Spanish tile and earth tone painted stucco. The buildings also have stone accents, pop-out windows, and other architectural features to break-up the building mass. The stucco painted surface varies in tone, making them more appealing.

Floor Plans

The approved plans depict building Type 1 is 14,924 square feet with 14, one bedroom apartments per building. Building Type 2 has 16,096 square feet and provides 14, two bedroom units per building. Building Type 3 is 19,380 square feet consisting of 3, three bedroom units per building. There are 5 Building Type 1, 15 Building Type 2; and 3 Building Type 3 in the complex. Each building has garages with Building Types 1 and 2 having 6 single car garages, and Building Type 3 having 8, two car garages.

Signage

Signage was not a part of the original application, the first or second extension of time or this third extension of time request.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-0387-08 (ET-0134-16):

Current Planning

- Until October 7, 2019 to commence.
- Applicant is advised that 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)

- Applicant is advised that existing sewer is within 400 feet of the parcel; and that at time of development, submit a Point of Connection (POC) request to the CCWRD to ensure the location and capacity in the public collection system.

Below are conditions as approved with NZC-0387-08 (ET-0033-13):

Current Planning

- Until October 7, 2016 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Below are conditions as approved with NZC-0387-08:

Current Planning

- Provide legal description for Phase 1;
- A Development Agreement as agreed upon by the applicant to mitigate impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners including but not limited to on-site security, alignment of and improvements for Jet Street, off-sites on Boulder Lane, maximum density, signage and traffic calming devices, and phasing of project;
- Development Agreement as a public hearing to be heard by the Indian Springs Town Board and the Board of County Commissioners;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must be completed within 3 years of approval date or it will expire.

Civil Engineering

- Right-of-way dedication to include 30 feet for Gretta Lane, 30 feet for Jet Street, and associated spandrel;
- Construct full off-sites;
- Drainage study and compliance;
- Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering Division approval;
- Right-of-way dedication to include 30 feet for Fisher Lane or apply for and have approved a vacation of Fisher Lane, if Fisher Lane is vacated then right-of-way

dedication to include a Clark County approved turn around at the westerly terminus of Fisher Lane or at the northerly terminus of Helen Street;

- If project is gated, queuing analysis and/or gate/callbox location to be approved by Civil Engineering prior to tentative map approval.

Applicant's Justification

The applicant states, that since the original approval the project has been stalled and waiting on construction due to the long needed viable services and amenities. A family dollar and Terrible Herbst fuel depot are under construction after being delayed from drainage issues. This request will not have a negative effect on the environment or the surrounding neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0387-08 (ET-0134-16)	Second extension of time to reclassify 15.8 acres from R-T to R-3 zoning with waivers of development standards and a design review for an apartment complex	Approved by BCC	November 2016
NZC-0387-08 (ET-0033-13)	First extension of time to reclassify 15.8 acres from R-T to R-3 zoning with waivers of development standards and a design review for an apartment complex	Approved by BCC	May 2013
NZC-0387-08	Original application to reclassify 15.8 acres from R-T to R-3 zoning with waivers of development standards and a design review for an apartment complex	Approved by BCC	October 2009
DR-1103-03	Mobile home park - expired	Approved by PC	August 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Indian Springs School
South	Public Facilities	P-F	Park
East	Residential Suburban (up to 8 du/ac) & Public Facilities	R-T & C-1	Undeveloped residential & developed commercial
West	Public Facilities	R-U	Undeveloped

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. Since the original approval, a Family Dollar Store along with a Terrible Herbst Fuel Depot are being constructed. After experiencing drainage issues, the applicant for this apartment complex has been delayed due to not having viable amenities that are needed and now that they are in place, staff feels the applicant has had sufficient time to begin the physical construction. Therefore, staff cannot support this extension of time request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Denial.

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

If approved:

- Until November 2, 2020 to commence;
- 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; 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:

APPROVALS:

PROTEST:

APPLICANT: INDIAN SPRINGS INVESTMENTS, LLC

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV
89102

DRAFT

INDIAN SPRINGS TOWN ADVISORY BOARD

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

PETITIONER:	Nancy A. Amundsen, Director, Department of Comprehensive Planning
RECOMMENDATION:	CP-19-900660: Conduct a public hearing for an update to the Northwest County Land Use Plan, and after considering requests for changes, take appropriate testimony, and forward a recommendation to the Clark County Planning Commission. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

The Board directed staff to update the Northwest County Land Use Plan during the 2018-2019 calendar year.

During the update process, staff held two meetings in conjunction with the Indian Springs Town Advisory Board. These meetings allowed area residents and property owners a chance to comment on the issues, opportunities, and proposed map changes to the Northwest Land Use Plan for the Indian Springs area.

Staff recommends that the Indian Springs Town Advisory Board conduct a public hearing for an update to Northwest County Land Use Plan, and after considering requests for changes, take appropriate testimony, and forward a recommendation to the Clark County Planning Commission.

DRAFT

12/03/19 PC AGENDA SHEET

EASEMENT
(TITLE 30)

BOULDER LN/BASIN FALLS ST
(INDIAN SPRINGS)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0807-BEAZER HOMES HOLDINGS, LLC:

VACATE AND ABANDON easement of interest to Clark County located between MacFarland Avenue and Basin Falls Street (alignment), and between Boulder Lane and US Hwy 95 within Indian Springs (description on file). LB/jor/ja (For possible action)

RELATED INFORMATION:

APN:
059-09-211-043

LAND USE PLAN:
NORTHWEST COUNTY (INDIAN SPRINGS) - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plan depicts an existing public drainage easement located along the west property line of the previously approved subdivision. The drainage easement has a total area of 40,395 square feet. Per the applicant, vacating the existing drainage easement will accommodate a new public drainage easement that is consistent with the most recently approved drainage study and will be dedicated with a new amended final map.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400094 (WS-0145-14)	Second extension of time to commence full off-site improvements	Approved by BCC	June 2018
ET-0034-16 (WS-0145-14)	First extension of time to commence full off-site improvements	Approved by BCC	May 2016
WS-0145-14	Waived full off-site improvements (partial paving, curb, gutter, and streetlights) along Boulder Lane in conjunction with a single family residential subdivision	Approved by BCC	April 2014
TM-0193-13	Single family residential development	Approved by PC	May 2014
ET-0272-09 (VS-1209-05)	Third extension of time until October 4, 2011 to record - recorded	Approved by BCC	November 2009

Application Number	Request	Action	Date
DR-1208-05 (ADET-1116-09)	Third extension of time until October 4, 2011 to commence - expired	Approved by ZA	October 2009
ZC-0408-05 (ADET-1115-09)	Second extension of time until October 4, 2011 to complete - expired	Approved by ZA	October 2009
VS-1209-05 (ADET-1711-08)	Second extension of time until October 4, 2009 to record	Approved by ZA	December 2008
DR-1208-05 (ADET-1541-08)	Second extension of time until October 4, 2009 to commence - expired	Approved by ZA	November 2008
ZC-0408-05 (ADET-1540-08)	First extension of time until October 4, 2009 to complete - expired	Approved by ZA	November 2008
TM-0238-07	178 single family residential lots - expired	Approved by PC	October 2007
VS-1209-05 (ADET-1243-07)	First extension of time until July 8, 2008 to record	Approved by ZA	September 2007
DR-1208-05 (ADET-1242-07)	First extension of time until July 8, 2008 to commence - expired	Approved by ZA	September 2007
TM-0428-05	180 single family residential lots - expired	Approved by BCC	September 2005
VS-1209-05	Vacated and abandoned a portion of right-of-way being Ridge Summit Drive	Approved by BCC	September 2005
DR-1208-05	Single family residential subdivision - expired	Approved by BCC	September 2005
ZC-0408-05	Reclassified the site and the lots to the west from R-T to R-2 zoning - a maximum of 5 dwelling units per acre; design review as a public hearing; and a resolution of intent for 3 years - expired	Approved by BCC	January 2005
ZC-0860-04	Reclassified the site and the properties to the north, east, and west from R-T & H-2 zoning to R-T, R-3, M-D, & M-1 zoning for future development - development within the R-T zone to be stick-built with a maximum of 5 dwelling units per acre and for sale only	Approved by BCC	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	R-3	Undeveloped
South	Residential Agricultural (up to 1 du/ac)	R-A	Undeveloped
East	Residential Suburban	R-T	Undeveloped manufactured home & residential
West	Residential High (up to 8 to 18 du/ac)	R-T	Manufactured home & residential development

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

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

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Comply with drainage study PW19-12953;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES HOLDINGS, LLC

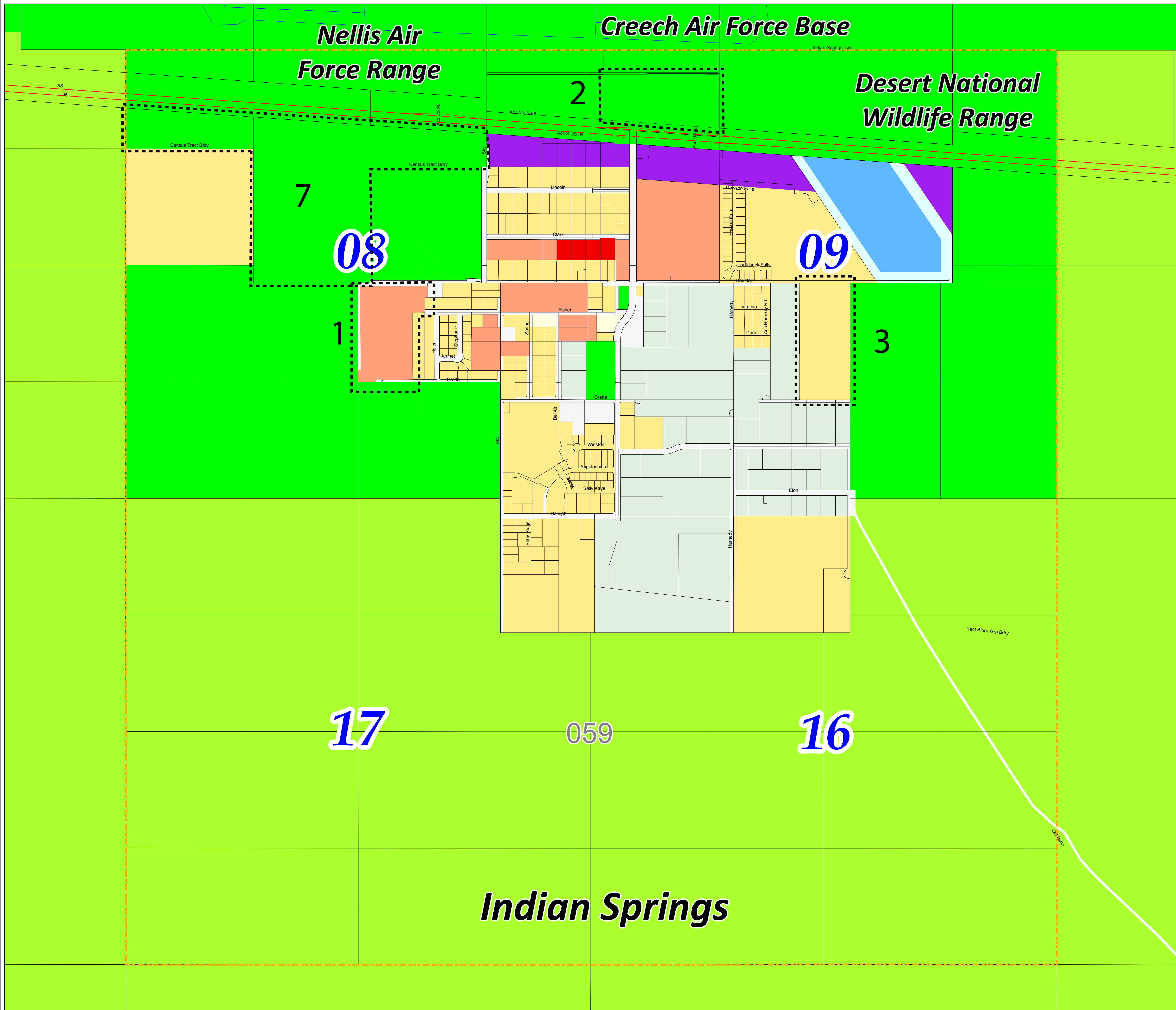
CONTACT: SONIA MACIAS, THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET #200, LAS VEGAS, NV 89119

Northwest Clark County Land Use Plan Update - 2019

District	Map & Change #	APN	Address	Zoned	Acres	Plan		Staff	TAB	PC	BCC	Notes
						Current	Request					
LB	Indian Springs 1	059-08-701-059	South side of Boulder Lane, approx. 2,270' west of MacFarland Ave	R-T (ROI to R-3)	16.44	RS	RH					Indian Springs Investments LLC / Mason Harvey: To match approved zoning on site.
LB	Indian Springs 2	059-09-101-001; 110-002 thru 006	North side of Highway 95, north of MacFarland Ave	C-2 & H-1	16.86	CT	PF					Staff: Now part of Creech Air Force Base.
LB	Indian Springs 3	059-09-301-017	South side of Boulder Lane, approx. 1,860' east of MacFarland Ave	R-A	17.33	RA	RS					Dane Virginia Family Ltd Ptnrshp / Richard Gallegos - Pacific Design Concepts: Need for attainable housing.
LB	Indian Springs 7	059-08-101-002; 201-002, 201-001 ptn	SW corner of Highway 95 and Sky Rd	R-U & H-2	81.9	RH	PF					Creech AFB: After the last open house Creech requested that this area, which in the past was base housing, be designated as PF to match the rest of the base.

	Approval
	Denial
	Change from Requested land use designation

**Comprehensive Planning
Northwest County Planning Area
Planned Land Use
Indian Springs Detail Area
Adopted June 19, 2013**



- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Office Professional |
| Residential Agricultural
Up to 1 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial General |
| Rural Neighborhood
Up to 2 du/1 ac | Commercial Tourist |
| Residential Low
Up to 3.5 du/1 ac | Business and Design
Research Park |
| Residential Suburban
Up to 8 du/1 ac | Industrial |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Heavy Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Public Facilities |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Institutional |
| Cooperative Management Area | Major Development Projects |
| Community Districts | Planning Area Boundary |
| Airport Arrival RPZ | Incorporated Cities
Tribal Lands |
| Airport Arrival and Departure RPZ | Noise Environs AE-60 |
| Airport Departure RPZ | Noise Environs AE-65 |
| Military Facilities | Noise Environs AE-70 |
| | Noise Environs AE-75 |

- | | |
|-------------------------|-----------------------------|
| CCSD = School District | L = Library |
| E = Elementary | P = Park |
| M = Middle | W = Place of Worship |
| H = High | SS = Electrical Sub-Station |
| G = Government Facility | PW = Public Works |
| GC = Golf Course | WD = Water District |
| F = Fire Station | U = Utility |

Maps are available for overall Northwest County and these detail Areas:

Blue Diamond, Calico Basin, Cold Creek, Indian Springs,
Kyle Canyon, Lee Canyon, Lower Kyle Canyon, Mountain Springs

For detailed Land Use information, see Adopted Land Use Plans.



Map Created On: September 17, 2015

This information is for display purposes only.
No liability is assumed as to the accuracy of the data delineated hereon.
Categories denoted in the legend may not apply to a particular Planning Area.

