



# Indian Springs Town Advisory Board

Indian Springs Community Center

715 Gretta Lane

Indian Springs, NV 89018

December 12, 2024

6:30pm

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
  - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Christina Mason, Chairperson  
 Traci Hess, Vice Chairperson  
 Dean Brooks  
 Celia Clifford  
 Christen Singer

Secretary: Jami Reid, 702-378-8028, JamiLReid@gmail.com  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Marcello Erosa, 702-250-0907, Marcelo.Erosa@clarkcountynv.gov  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

BOARD OF COUNTY COMMISSIONERS  
 TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
 JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT  
 KEVIN SCHILLER, County Manager

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for November 2024. (For possible action)
- IV. Approval of the Agenda for December 12, 2024, and Hold, Combine, or Delete any Items. (For possible action)

VI Informational Items

- 1. Receive a report from the Indian Springs Library on upcoming activities and events (for discussion only)
- 2. Receive a report from Indian Springs Volunteer Fire Department regarding calls for service during the past month and other fire prevention issues (for discussion only)
- 3. Receive a report from Metro regarding activity during the past month and area concerns (for discussion only)
- 4. Receive a report from Nevada Highway Patrol regarding activity and statistics during the past month and other public safety concerns (for discussion only)
- 5. Receive a report from Creech Air Force Base concerning current activities at the facility (for discussion only)
- 6. Receive a report from Creech AFB Fire Department, update on activity on base. (for discussion only)
- 7. Receive a report from Clark County Parks and Recreation regarding activities and events (for discussion only)
- 8. Receive a report from Clark County Administrative Services, Discussion on budget for the upcoming year (for discussion only)

- V. Planning & Zoning- ET-24-400133 (ZC-20-0372)-DIAMOND INDIAN SPRINGS, LLC: WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving); and 2) reduce intersection off-set. DESIGN REVIEW for a proposed single-family residential development on 17.33 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Boulder Lane, 720 feet east of Harnedy Road within Indian Springs. RM/tpd/kh (For possible action)

- VI. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

VII. Next Meeting Date: January 16, 2025.

VIII. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
INSERT PRINCIPAL OFFICE OF PUBLIC BODY.

**CLARK COUNTY  
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL  
RECOMMENDATION**

Application Number: **ET-24-400133**

PC/BCC Meeting Date: **01-08-2025**

Commission District: C

TAB/CAC: INDIAN SPRINGS

TAB/CAC Meeting Date: 12-12-2024

Project Type: Residential - Single Family Residence and/or accessory structure

Property Owner: DIAMOND INDIAN SPRINGS L L C

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Text Amendment                  | <input type="checkbox"/> Design Review            | <input type="checkbox"/> Clarification of Conditions  |
| <input type="checkbox"/> Rezone                          | <input type="checkbox"/> Sign Design Review       | <input checked="" type="checkbox"/> Extension of Time |
| <input type="checkbox"/> Planned Unit Development        | <input type="checkbox"/> Street Name Change       | <input type="checkbox"/> Revocation                   |
| <input type="checkbox"/> Use Permit                      | <input type="checkbox"/> Street Numbering Change  | <input type="checkbox"/> Waiver of Conditions         |
| <input type="checkbox"/> Variance                        | <input type="checkbox"/> Annexation Request       | <input type="checkbox"/> Ordinance                    |
| <input type="checkbox"/> Waiver of Development Standards | <input type="checkbox"/> Vacation and Abandonment | <input type="checkbox"/> Agenda Item                  |
| <input type="checkbox"/> Waiver of Title                 | <input type="checkbox"/> Tentative Map            | <input type="checkbox"/> Other _____                  |
|  | <input type="checkbox"/> Application Review       |   |

Motion By: \_\_\_\_\_ Vote: \_\_\_\_\_ Approval / Denial / No Comment

Hold (including To Date and Reason) \_\_\_\_\_

# of Neighbors Present \_\_\_\_\_ # of Neighbors For \_\_\_\_\_ # of Neighbors Against \_\_\_\_\_ # of Neighbors Undecided \_\_\_\_\_

Brief synopsis of COMMENTS, DISCUSSION, REASONING: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Conditions of Approval: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name of Applicant/Representative \_\_\_\_\_

Applicant agreed to conditions \_\_\_\_\_ Yes \_\_\_\_\_ No

Neighborhood meeting held? \_\_\_\_\_ Yes \_\_\_\_\_ No

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title (Secretary or Chair)

**ATTACHMENT A  
INDIAN SPRINGS TOWN ADVISORY BOARD  
ZONING AGENDA  
THURSDAY, 6:30 P.M., DECEMBER 12, 2024**

01/08/25 BCC

1. **ET-24-400133 (ZC-20-0372)-DIAMOND INDIAN SPRINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving); and 2) reduce intersection off-set.  
**DESIGN REVIEW** for a proposed single-family residential development on 17.33 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Boulder Lane, 720 feet east of Harnedy Road within Indian Springs. RM/tpd/kh (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-24-400133 (ZC-20-0372)-DIAMOND INDIAN SPRINGS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving); and 2) reduce intersection off-set.

**DESIGN REVIEW** for a proposed single-family residential development on 17.33 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Boulder Lane, 720 feet east of Harnedy Road within Indian Springs. RM/tpd/kh (For possible action)

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RELATED INFORMATION:

**APN:**

059-09-301-017

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Boulder Lane where required per Section 30.52.050.
  - b. Waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Old Benn Road where required per Section 30.52.050.
  - c. Waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Gretta Lane where required per Section 30.52.050.
2.
  - a. Reduce the intersection off-set from Taylor Springs Street to Boulder Lane to 98 feet where 125 feet is the minimum distance per Section 30.52.052 (a 21% reduction).
  - b. Reduce the intersection off-set from Private Street to Madison Springs Street to 69 feet 9 inches where 125 feet is the minimum distance per Section 30.52.052 (a 44% reduction).
  - c. Reduce the intersection off-set from Private Street to Hazel Springs Street to 69 feet 9 inches where 125 feet is the minimum distance per Section 30.52.052 (a 44% reduction).
  - d. Reduce the intersection off-set from Mingo Falls Street to Hazel Springs Street to 27 feet where 125 feet is the minimum distance per Section 30.52.052 (a 78% reduction).
  - e. Reduce the intersection off-set from Mingo Falls Street to Madison Springs Street to 112 feet where 125 feet is the minimum distance per Section 30.52.052 (an 11% reduction).
  - f. Reduce the intersection off-set from Gretta Lane to Rose Springs Street to 96 feet where 125 feet is the minimum distance per Section 30.52.052 (a 23% reduction).

**LAND USE PLAN:**

NORTHWEST COUNTY (INDIAN SPRINGS) - MID-INTENSITY SUBURBAN  
NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:****Project Description**

## General Summary

- Site Address: N/A
- Site Acreage: 17.33
- Number of Lots/Units: 105
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 5,320/10,868
- Project Type: Single-family residential
- Number of Stories: 1
- Building Height (feet): Up to 24
- Square Feet: 1,343 (minimum)/1,696 (maximum)

Site Plans

The approved plans show 105 single family lots that range in size from a minimum of 5,320 square feet to 10,868 square feet. The subdivision has access from Boulder Lane through Mingo Falls Street and Gretta Lane (alignment) by a private street. The lots are served by a 43 foot wide private street with sidewalks on both sides of the street (unnamed within the subdivision).

Landscaping

The approved plans depict a 15 foot wide landscape area along Boulder Lane and a 6 foot wide area along Gretta Lane (alignment). The landscaping includes 24 inch box Mondel Pine trees, 15 gallon Fan Tex Ash Shrubs, and Evergreen Euonymus.

Elevations

The approved plans show 3 single story residential homes with a pitched roofline with concrete tiles, stucco finish, and vinyl windows. The overall maximum height for all models is 24 feet.

Floor Plans

The approved plans show 1 story homes that vary in size between 1,343 square feet to 1,696 square feet. The floor plans include a 2 car garage, 2 to 4 bedrooms, bathroom, great room or dining room, and kitchen.

Signage

Signage was not a part of the original application.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400130 (ZC-20-0372):

## Current Planning

- Until November 4, 2024 to commence.

- 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; 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.

Listed below are the approved conditions for ZC-20-0372:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Stand alone disclosure statement to all buyers notifying them that there is property in the surrounding area that is allowed to have livestock and other animals which may cause noise and odor;
- 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; 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 waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Low level streetlighting to be installed at the entrances;
- No internal streetlights;
- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Boulder Lane, 30 feet for Gretta Lane, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall apply and obtain a Bureau of Land Management (BLM) grant for the entire Old Benn Road alignment adjacent to the site.

Building Department - Fire Prevention

- Entrances into project should be reviewed to ensure no islands or gates will be added in the future or as part of this portion of the project;
- If islands or gates are added, a minimum of (2) 24 foot fire lanes are required on each side of the island and each side of the gates; only the opening through the gates are permitted to be 20 feet wide.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.



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 #0370-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they have been working with the water supplier to this area for the last 2 years. The lack of communication has caused the applicant to file a complaint with the Public Utilities Commission of Nevada. The applicant expects a resolution to be reached within the next 90 days.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-22-400130 (ZC-20-0372)	First extension of time for waivers of off-site improvements and reduced street intersection offset in conjunction with a design review for a single-family residential development	Approved by BCC	February 2023
TM-21-500031	105 lot single-family residential development	Approved by PC	May 2021
ZC-20-0372	Reclassified to R-2 zoning with a design review for a single-family residential subdivision	Approved by BCC	November 2020

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Edge Neighborhood (up to 1 du/ac)	RS40	Undeveloped & single-family residential
East	Open Lands	RS3.3	Undeveloped
West	Edge Neighborhood (up to 1 du/ac)	RS5.2	Undeveloped

**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**

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property.

Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has diligently worked to commence the project as approved. The applicant claims that commencement has been delayed because of issues with the water supplier to this area. Research indicates that the applicant has several applications in process with the Department of Public Works. A drainage study (PW21-12080) was approved for this site in September of 2021 and preliminary approval was given for a geo-soils study (PW23-15369) in July of 2023. A traffic study (PW21-14798) was approved in July of 2021. Additionally, it appears that a major subdivision map (21-500207) is still awaiting approval for the off-sites permit (PW21-18708). While the off-sites permit is still awaiting payment of the mitigation fees to the traffic study (PW21-14798). The applicant is advised that staff may not be able to support future extension of time requests if satisfactory progress is not made towards obtaining building permits.

#### **Public Works - Development Review**

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

#### **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**

- Until November 4, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

##### **Public Works - Development Review**

- Compliance with previous conditions.

##### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

**APPLICANT:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC  
**CONTACT:** KATHINA PRUETT, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

**DRAFT**