



Indian Springs Town Advisory Board

Indian Springs Community Center

715 Gretta Lane

Indian Springs, NV

October 15, 2020

6:30 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- **Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.**
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Lara Frank at 702-378-9744 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Mike Prettenhofer - Chair Matt Pinkerton – Vice Chair
 Celia Clifford Christina Mason Mike Nichlos

Secretary: Lara Frank, 702-378-9744, indianspringstab@gmail.coml

County Liaison: Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, 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 will be limited to three 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 Chair or the Board/Council by majority vote.
- III. Approval of Minutes for the meeting of September 10, 2020
- IV. Approval of Agenda for October 15, 2020 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
 LARRY BROWN - JAMES GIBSON - JUSTIN JONES - TICK SEGERBLOM
 YOLANDA KING, County Manager

V. 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 Clark County Parks and Rec. regarding activities and events (for discussion only)
7. Receive a report from High Desert Seniors regarding news and upcoming events (for discussion only)
8. Receive a report from Clark County Administrative Services regarding speed limit signs, Republic Services, and any other updates from Clark County (for discussion only)

VI. Planning & Zoning

1. **ZC-20-0372-DANE VIRGINIA FAMILY LTD PTNRSHP:**
ZONE CHANGE to reclassify 17.4 acres from R-A (Residential Agriculture) Zone to R-2 (Medium Density Residential) Zone for a single family residential subdivision.
WAIVERS OF DEVELOPMENT STANDARDS 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. Generally located on the south side of Boulder Lane, approximately 720 feet east of Harnedy Lane within Indian Springs (description on file). LB/sd/xx (For possible action) **11/04/20 BCC**

VII. General Business

1. Representatives from Stimulus Technologies will share information about the internet service they currently provide to the Indian Springs community and plans for future expansion (for discussion only)
2. Take public input and review/finalize requests for the upcoming budget cycle (For possible action)
3. Select a rep. to serve on the Clark County Community Development Advisory Committee (for possible action)
4. Applications are being accepted through November 12, 2020 for appointments by the Clark County Board of County Commissioners to serve on the Indian Springs TAB for a two year term beginning January 2021. All applicants, including current members, must submit an application to be considered. (for discussion only)

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three 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 Chair or the Board/Council by majority vote.

IX. Next Meeting Date: November 12, 2020

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Indian Springs Library, 715 Greta Ln, Indian Springs, NV 89018

Indian Springs School, 400 Sky Rd, Indian Springs, NV 89018

Indian Springs Post Office, 185 US 95, Indian Springs, NV 89018

Indian Springs Chevron Station, 148 MacFarland, Indian Springs, NV 89018

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - TICK SEGERBLOM
YOLANDA KING, County Manager

**ATTACHMENT A
INDIAN SPRINGS TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 6:30 P.M., OCTOBER 15, 2020**

11/04/20 BCC

1. **ZC-20-0372-DANE VIRGINIA FAMILY LTD PTNRSHIP:**
ZONE CHANGE to reclassify 17.4 acres from R-A (Residential Agriculture) Zone to R-2 (Medium Density Residential) Zone for a single family residential subdivision.
WAIVERS OF DEVELOPMENT STANDARDS 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. Generally located on the south side of Boulder Lane, approximately 720 feet east of Harnedy Lane within Indian Springs (description on file). LB/sd/xx (For possible action)

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

BOULDER LN/HARNEDY RD
(INDIAN SPRINGS)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0372-DANE VIRGINIA FAMILY LTD PTNRSHIP:

ZONE CHANGE to reclassify 17.4 acres from R-A (Residential Agriculture) Zone to R-2 (Medium Density Residential) Zone for a single family residential subdivision.

WAIVERS OF DEVELOPMENT STANDARDS 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.

Generally located on the south side of Boulder Lane, approximately 720 feet east of Harnedy Lane within Indian Springs (description on file). LB/sd/xx (For possible action)

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 (alignment) where required per Section 30.52.050.
2. a. Reduce the intersection off-set from Taylor Springs Street to Boulder Lane to 99 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 required (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 required (a 44% reduction).
- d. Reduce the intersection off-set from Mingo Falls Street to Hazel Springs Street to 27 feet where 125 feet is required (a 78% reduction).
- e. Reduce the intersection off-set from Mingo Falls Street to Madison Springs Street to 112 feet where 125 feet is required (an 11% reduction).

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: 17.4
- 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 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.

Landscaping

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

Elevations

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

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed zone change from R-A to R-2 for a 105 lot subdivision will be compatible with the immediate area. The overall density is below 8 dwelling units per acre with 6 units per acre for this development and compatible density with the development to the north. The requested waivers to allow for rural street standards along Boulder Lane, Old

Benn Road and Gretta Lane (alignment) will have consistency with the rural character of the immediate area. The applicant believes the proposed development for a zone change along with requested waivers for the subdivision is consistent with the Northwest County Land Use Plan.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
South & West	Residential Agriculture (1 du/ac)	R-A	Undeveloped
East	Public Facility	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

Zone Change

This request for a zone boundary amendment on the 17.4 acres conforms to the Northwest County Land Use Plan which designates this site as Residential Suburban and conforms to Goal 4 to provide opportunities for additional single family development and encourage appropriate site planning and architectural design. The development is compatible with the approved zone change (ZC-18-0656) for a residential subdivision of the same density located north of the applicant’s property; therefore, staff supports the zone change.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Review

The design of the subdivision is consistent and compatible with approved and planned land uses in the area and complies with Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans comply with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades.

Public Works

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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.

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.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: PETERSEN MANAGEMENT LLC

CONTACT: D C PETERSEN, 5052 S JONES BLVD., SUITE 110, LAS VEGAS, NV 89118



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF

DATE FILED: 8/31/20 APP. NUMBER: 20-20-0372
 PLANNER ASSIGNED: SWD TAB/CAC: Indian Springs
 ACCEPTED BY: SWD TAB/CAC MTG DATE: 10/15 TIME: 6:30
 FEE: 2,200 PC MEETING DATE: _____
 CHECK #: _____ BCC MEETING DATE: 11/4/20
 COMMISSIONER: LIR ZONE / AE / RNP: R-2
 OVERLAY(S)? _____ PLANNED LAND USE: R-2
 PUBLIC HEARING? (Y) N NOTIFICATION RADIUS: 1000 SIGN? Y / N
 TRAILS? Y (N) PFNA? Y (N) LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Virginia Dane Family LTD Partnership
 ADDRESS: 1501 CRESTVIEW WAY
 CITY: WOODLAND PARK STATE: CO ZIP: 80863
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____

APPLICANT

NAME: VISICON GROUP / PETERSEN MANAGEMENT LLC
 ADDRESS: 5052 S. JONES BLVD. SUITE 110
 CITY: LAS VEGAS STATE: NV ZIP: 89118
 TELEPHONE: 702 - 734 - 9393 CELL: 702 - 236 - 1802
 E-MAIL: dpetersen@visiconlv.com REF CONTACT ID #: 186247

CORRESPONDENT

NAME: RICHARD GALLEGOS
 ADDRESS: 6725 S. EASTERN AVE. SUITE 5
 CITY: LAS VEGAS STATE: NV ZIP: 89119
 TELEPHONE: 702 - 524 - 0054 CELL: 702 - 524 - 0054
 E-MAIL: richardg@pacdesignconce REF CONTACT ID #: 168799

ASSESSOR'S PARCEL NUMBER(S): 059 - 09 - 301 - 017
 PROPERTY ADDRESS and/or CROSS STREETS: west side of OLD BENN between BOULDER and GRETTA
 PROJECT DESCRIPTION: Proposed R-2 zoning for a 10⁵ lot single family residential subdivision on 17.38 ac.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature)*
 STATE OF Colorado
 COUNTY OF Teller

 Timothy L Dane General Partner
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON March 10, 2020 (DATE)
 By Timothy L Dane
 NOTARY PUBLIC: M. Glover

MARILYN J GLOVER
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20154023361
 MY COMMISSION EXPIRES JUNE 15, 2023

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

DC PETERSEN, LLC
5052 S. Jones Blvd, Suite 110., las vegas, nv 89118 (702) 524-0054

April 13, 2020 *Revised August 20, 2020

Clark County Current Planning
500 Grand Central Parkway 1st Floor
Las Vegas, NV 89101

Attn: Steve DeMerritt - Principal Planner

**RE: NORTHERN LIFE RESIDENTIAL - DIAMOND INDIAN SPRINGS
CONFORMING ZONE CHANGE, DESIGN REVIEW &
WAIVER OF DEVELOPMENT STANDARDS
JUSTIFICATION LETTER
APN- 059-09-301-017**

Dear Steve,

We respectfully request favorable consideration for the above referenced project application for a Conforming Zone Change and Design Review.

The proposed Conforming Zone Change is to rezone from RA to R-2 for a 105 lot single family (detached) residential subdivision. The Land Use Plan designation is RS. The proposed density is approximately 6.04 units per acre, well below the allowable 8 units per acre and compatible with the density of the Development to the north across Boulder Lane. The proposed development will provide the 15 foot wide landscape planter along Boulder Lane which will match with the development currently under construction to the north. The surrounding development to the east of the site is a large undeveloped P-F zoned parcel that is adjacent to other P-F zoned or open land designated parcels and to the south across Gretta are 3 developed single family residences in a RA zone. Gretta Lane dead ends to the west therefore making the south access of this development mainly viable only for the use of emergency services and adjacent to the west is an undeveloped 10 acre RA zoned parcel which is adjacent to a RS planned land use parcel.

The Design Review is for 3 model homes. The homes are single story ranging in size from 1,343 sq. ft. to 1,694 sq. ft. all with a 2 car garage. The homes are approximately 24 feet in height and have exterior plaster finish with pop-outs and a minimum of 2 colors with concrete tile roof covering. Two roof styles have been provided. The homes have 3 and 4 bedrooms with 2 baths.

There is a demand for attainable housing in the Indian Springs area with the consistent growth of Creech Air Force Base and the ever expanding growth in the Northwest County makes the location very desirable.

The Waiver of Development Standards #1 is to allow the rural standard street section for Boulder Lane, Old Benn Rd and Gretta Lane. To maintain consistency with the rural character of the surrounding streets and specifically with the development to our north that has established Boulder Lane using street section as per CCUSD 209, with the limited use of the streets, rural standard design is appropriate.

The interior streets of the development will be fully improved per the street sections shown on plans.

The Waiver of Development Standards #2 is to allow a street off set length of 69'-6" from the Private Street to Madison Springs and from the Private Street to Hazel Springs where 125 feet is required. Also to allow a length of 27 feet from Mingo Falls to Hazel Springs and a length of 112 feet from Mingo Falls to Madison Springs where a 125 feet is required. Also to allow a length of 98'-9" where 125 feet is required from Boulder Lane to Taylor Springs and to allow a length of 96'-0" from Gretta Lane to Rose Springs where 125 feet is required. We believe due to low volume and speed limits the off sets are reasonable.

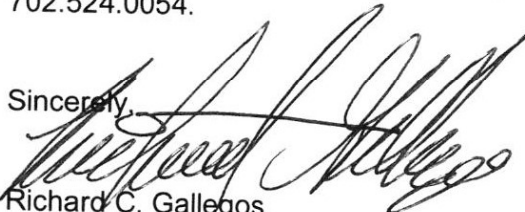
Justification Letter

This proposal is based on the following finding of the facts;

1. The proposal is generally consistent with the Northwest County Land Use Plan, as amended or reflects conditions that have changed since the adoption of this amendment.
2. There will be capacity to provide adequate public facilities and services, including but not limited to transportation, utility, sewer, water, police, and fire service, to accommodate development permitted under the proposal
3. The proposal complies with and forwards the capital improvement planning efforts in the County.
4. The proposal will not significantly impact the natural environment including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
5. The proposal will result in a logical and orderly development pattern.
6. The proposal including but not limited to the intensity, scale, height, and operations, is harmonious and compatible with existing and planned development on adjacent properties and in the surrounding area or neighborhood: shall not be unsightly, undesirable, or noxious; and/or includes measures that will be taken to adequately buffer or otherwise mitigate any incompatibility.
7. The proposal is consistent with the standards and purposes of enumerated in the plan, Title 30 and/or NRS will not waive the building codes, fire codes, business license requirements, or any other requirement imposed by County, State or Federal regulations law.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,


Richard C. Gallegos
Project Director