



Indian Springs Town Advisory Board

Indian Springs Community Center

715 Gretta Lane

Indian Springs, NV 89018

May 14, 2026

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: Dean Brooks, Chairperson
 Traci Hess, Vice Chairperson
 Christen Singer
 Kanani Pinkerton
 Luke Pearson

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): Michelle Baert, 702-455-5882, Michelle.Baert@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 – APRIL BECKER – 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 April 16, 2025. (For possible action)
- IV. Approval of the Agenda for May 14, 2026, and Hold, Combine, or Delete any Items. (For possible action)
- 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 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. (for discussion only)

Planning and Zoning: TM-26-500060-DIAMOND INDIAN SPRINGS III, LLC:TENTATIVE MAP consisting of 123 multi-family residential units and common lots on 6.84 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Boulder Lane and east of MacFarland Avenue within Indian Springs. AB/rr/kh (For possible action)

- VI. General Business:
- VII. 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.
- VIII. Next Meeting Date: June 11, 2026.
- IX. Adjournment.

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

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

INSERT PRINCIPAL OFFICE OF PUBLIC BODY.
<https://notice.nv.gov>

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



Indian Springs Town Advisory Board

Indian Springs Community Center

715 Gretta Lane

Indian Springs, NV 89018

March 12, 2026

6:30pm

Minutes

Board/Council Members: Dean Brooks - Chairperson
Traci Hess- Vice Chairperson
Christen Singer
Kanani Pinkerton
Luke Pearson

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

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- III. Approval of the agenda for April 16, 2026 (Traci Hess approved)
- IV. Approval of the minutes for March 12, 2026 (Christen Singer approved voted 4-0)
- V. Informational Items
 1. Receive a report from Principal Welch and Associate Superintendent Scarlett Perryman regarding the new school building.
 2. Receive a report from Olivia Berns from Environment Sustainability through Powerpoint.

3. Receive a report from Indian Springs Library about events offered to the community including open position for hire. More info is available at the library.
4. Receive a report from Indian Springs VFD (Gary Judd)- Emphasized the need for more staff and gave YTD stats
5. Receive a report from Metro. Sargent – Provided a report on Metro activities, including total events, proactive events, and traffic reports.
6. Received presentation from Creech AFB- Not present
7. Receive a report from Nevada Highway Patrol- Not present
8. Receive a report from Creech Air Force Base Fire Department: Not present.
9. Receive a report from Clark County Parks and Recreation regarding activities and events to include the annual youth baseball. More info can be found at the community center.
10. Receive a report from Clark County Administrative Services- Gave report on upcoming events and answered questions from residents.

VI. Planning & Zoning: ET 26-400017 (ZC-23-0935) Diamond Indian Springs III, LLC WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME Jennifer Lazovich (approved by Christen)

I. General Business- EDF renewables gave update on Bonanza Solar Project

Next Meeting Date: May 14, 2026.

Adjournment 8:47pm.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
INSERT PRINCIPAL OFFICE OF PUBLIC BODY.
<https://notice.nv.gov>

ATTACHMENT A
INDIAN SPRINGS TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 6:30 P.M., MAY 14, 2026

05/19/26 PC

1. **TM-26-500060-DIAMOND INDIAN SPRINGS III, LLC:**
TENTATIVE MAP consisting of 123 multi-family residential units and common lots on 6.84 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Boulder Lane and east of MacFarland Avenue within Indian Springs. AB/rr/kh (For possible action)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500060-DIAMOND INDIAN SPRINGS III, LLC:

TENTATIVE MAP consisting of 123 multi-family residential units and common lots on 6.84 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located north of Boulder Lane and east of MacFarland Avenue within Indian Springs. AB/r/r/kh (For possible action)

RELATED INFORMATION:

APN:
059-09-201-012

LAND USE PLAN:
NORTHWEST COUNTY (INDIAN SPRINGS) - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.84
- Project Type: Multi-family (condominium) development
- Number of Units: 123
- Density (du/ac): 17.98

Project Description & History

The site was previously reclassified to RM18 zoning via ZC-23-0935 for a multi-family residential development. An extension of time, ET-26-400017 (ZC-23-0935), is currently in process to extend the associated waivers of development standards and design review for 2 years. The applicant is proposing a tentative map for condominiums units, and the layout matches the approved site plan with ZC-23-0935. The tentative map depicts 15 residential buildings which are 2 story and 1 residential building is single story. There are 13 residential buildings centrally located on the site with 3 residential buildings along the west side of the property. The clubhouse is located near the west entrance to the development with the pool located to the southeast of the clubhouse. The site also contains 5 garage buildings located along the northern and eastern property lines of the site.

Driveway access is granted along the west property line from MacFarland Avenue with an exit-only driveway along the south property line adjacent to Boulder Lane. Internal circulation within the development consists of 25 foot to 30 foot wide drive aisles. Parking will consist of a garage and surface parking spaces for both residents and visitors. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and

passive open space areas with sidewalks connecting all buildings, the clubhouse and pool areas. The overall site and landscape design is not proposed to change from that approved under ZC-23-0395.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|------------|
| ET-26-400017 (ZC-23-0935) | First extension of time for waivers of development standards and a design review for a 123 unit multi-family development | Approved by BCC | April 2026 |
| ZC-23-0935 | Zone change from R-T to R-3 with waivers of development standards and a design review for a 123 unit multi-family development | Approved by BCC | April 2024 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|--|---------------------------|---|
| North & West | Compact Neighborhood (up to 18 du/ac) | RS5.2 | Manufactured home park |
| South | Edge Neighborhood (up to 1 du/ac); Mid-Intensity Suburban Neighborhood (up to 8 du/ac); & Public Use | RS40, RS5.2, & PF | Undeveloped & single-family residential |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 | Single-family residential subdivision |

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

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

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

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property

included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Building Department - Addressing

- The unit numbers will be finalized during the final map review.

Fire Prevention Bureau

- 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.

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 #0527-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND INDIAN SPRINGS III, LLC

CONTACT: RICHARD GALLEGOS, DC PETERSEN PROFESSIONAL CONSULTANTS,
5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118