



Indian Springs Town Advisory Board

Indian Springs Community Center

715 Gretta Lane

Indian Springs, NV 89018

October 16, 2025

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

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 September 11, 2025. (For possible action)
- IV. Approval of the Agenda for October 16, 2025, 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)
- VI. Planning and Zoning: ET-25-400102 (NZC-22-0351)-DIAMOND INDIAN SPRINGS II, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 10.1 acres from an R-A (Residential Agricultural) Zone to an R-1 (Single-Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) off-site improvements; and 3) waive knuckles on interior streets.

DESIGN REVIEW for a single-family residential development. Generally located on the south of Boulder Lane and east of Harnedy Road within Indian Springs. AB/al/cv (For possible action)
- VII. General Business: Indian Springs Overlay Protection Plan
- VIII. 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.

IX. Next Meeting Date: November 13, 2025.

X. Adjournment.

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., OCTOBER 16, 2025**

10/22/25 BCC

1. **ET-25-400102 (NZC-22-0351)-DIAMOND INDIAN SPRINGS II, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 10.1 acres from an R-A (Residential Agricultural) Zone to an R-1 (Single-Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** off-site improvements; and **3)** waive knuckles on interior streets.
DESIGN REVIEW for a single-family residential development. Generally located on the south of Boulder Lane and east of Harnedy Road within Indian Springs. AB/al/cv (For possible action)

10/22/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400102 (NZC-22-0351)-DIAMOND INDIAN SPRINGS II, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 10.1 acres from an R-A (Residential Agricultural) Zone to an R-1 (Single-Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** off-site improvements; and **3)** waive knuckles on interior streets.

DESIGN REVIEW for a single-family residential development.

Generally located on the south of Boulder Lane and east of Harnedy Road within Indian Springs.
AB/al/cv (For possible action)

RELATED INFORMATION:

APN:

059-09-301-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front yard setback to a minimum of 10 feet where a minimum of 20 feet is required per Table 30.40-2 (a 50% reduction).
b. Reduce the rear yard setback to a minimum of 10 feet where a minimum of 20 feet is required per Table 30.60-2 (a 50% reduction).
2. Waive off-site improvements (curbs, gutters, streetlights, sidewalks, and reduced width paving) where off-site improvements are required per Section 30.52.050.
3. Waive the requirement for knuckles on the corners of interior streets within the proposed subdivision where knuckles are required per Uniform Standard Drawing 211.1.S1.

LAND USE PLAN:

NORTHWEST COUNTY (INDIAN SPRINGS) - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.1
- Project Type: Single-family residential development
- Number of Lots: 48
- Density (du/ac): 4.8
- Minimum/Maximum Lot Size (square feet): 5,200/9,600
- Number of Stories: 1

- Building Height (feet): 16
- Square Feet: 1,772 to 2,369

Site Plans

The previously approved plans depict a single-family residential development consisting of 48 lots on 10.1 acres with a density of 4.8 dwelling units per acre. The parcel is a narrow property approximately 330 feet in width. The site has frontage along Boulder Lane on the north side and Gretta Lane along the south side, and the plan depicts access to the development from both of these streets located in the approximate center of the street frontages along the northern and southern boundaries of the site. None of the proposed lots will have direct access to Boulder Lane or Gretta Lane. Access within the subdivision will be provided by 45 foot wide private streets which will not have sidewalks. Due to the narrowness of the site and the proposed street configuration within the development, the proposed lots will be between 59 feet and 60.5 feet in length. Due to the narrowness of the depth of the lots, portions of the proposed residences will encroach into the front and rear yards of the lots. The residences will be set back a minimum of 10 feet from the front and rear property lines. The garages will be set back 20 feet from the front property line, a minimum of 5 feet from the interior side property lines, and a minimum of 10 feet from the side street (corner) property line. The Indian Springs community is located in a rural area with few fully improved public rights-of-way; therefore, the applicant has included a request to waive full off-site improvements to maintain the rural character of the area.

Landscaping

The previously approved plans depict a minimum 6 foot wide landscape area along Boulder Lane and Gretta Lane consisting of trees, shrubs, and groundcover. To help mitigate the front yard setback reduction, the plans depict 2 trees to be planted in the front yard area of each lot.

Elevations

Plans were submitted for 3 home models with each model being 1 story with a maximum height of approximately 16 feet. Each of the homes has a pitched roof with a composite shake roofing material designed to have the appearance of wooden shake shingles. The exterior of the homes will be a combination of a stucco finish with vinyl siding in vertical and horizontal patterns. The homes will have an earthtone color scheme. The plans depict various window fenestrations including shutters.

Floor Plans

The approved plans depict homes between 1,772 square feet to 2,369 square feet in area. Each home will have a 2 car garage. The plans show that 2 of the home models will have 3 bedrooms and the third model has 4 bedrooms.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-22-0351:

Current Planning

- Resolution of Intent to complete in 3 years;
- Applicant to pay \$1,000 at issuance of each residential building permit to be used toward a community benefit in Indian Springs;

- The front of each house shall have 2 coach lights;
- Sidewalk will be provided on 1 side of each internal street;
- 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 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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

- Low level street lighting to be installed at the entrances into the project;
- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Boulder Lane and 30 feet for Greta Lane;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site improvement permits may be required.

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 #0235-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that they have been working with the water purveyor of this area for the last four years and have been unable to obtain the necessary water commitment for the development, which has delayed the project. The applicant states that they have recently had several meetings with the water purveyor regarding this issue and are expecting a resolution to this situation within the next few months, which will allow the project to move forward. Therefore, the applicant is requesting an additional 2 years to allow them to complete the project.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-22-500198	Single-family residential subdivision	Approved by PC	December 2022
NZC-22-0351	Reclassified the site to an R-1 zone with waivers and design review for a single-family residential development	Approved by BCC	September 2022

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 development
South	Edge Neighborhood (up to 1 du/ac)	RS40	Single-family residential development & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped
West	Edge Neighborhood (up to 1 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS40 & RS5.2	Single-family residential development

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.

Since the application was approved the applicant submitted a tentative map application (TM-22-500198) which was approved by the Planning Commission. The applicant has also submitted to Clark County Public Works various studies and off-site permits. The applicant indicates that they have had difficulty obtaining a water commitment for the project. The applicant has had several meetings with the water purveyor for this area and expect to resolve issues concerning water commitments soon in order to allow the project to move forward. Staff finds that the applicant has been making a diligent effort to progress the project through the applicable development permit process. In recent years there has been an increased demand for residential development in the community of Indian Spring and projects of equal to greater density and intensity have been approved in the community. The zoning for this site is consistent and compatible with the existing and approved zoning of adjacent properties to the north, east, and west. Given the efforts made by the applicant to develop the site, and the trends in the community for additional residential development, staff supports approval of the request including removing the time limit for the zone change portion of the application and preparing an ordinance to adopt the zoning.

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

- Remove the time limit on the zone change and staff to prepare an ordinance to adopt the zoning;
- Until September 7, 2027 to commence the waivers of development standards and design review 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 and application for review; 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: DIAMOND INDIAN SPRINGS II, LLC

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