

INDIAN SPRINGS TOWN ADVISORY BOARD

Indian Springs Community Center 715 Gretta Lane Indian Springs, NV 89018 September 15, 2022

AGENDA

6:30pm

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 members for this meeting may be requested from Lara Frank at 702-378-9744.
 - O 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.
 - O Supporting material is/will be available on the County's website at https://clarkcountynv.gov/IndianSpringsTAB

Board/Council Members: Celia Clifford, Chairperson Dean Brooks, Vice Chairperson

Christina Mason Matt Pinkerton Mike Prettenhofer

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

Clark County Department of Administrative Services

500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

Clark County Department of Administrative Services

500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, 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 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 wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.
- III. Approval of Minutes for July 14, 2022. (For possible action)

IV. Approval of the Agenda for September 15, 2022 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 Clark County Parks and Recreation regarding activities and events (for discussion only)
- 7. Receive a report from Clark County Administrative Services regarding park repairs and expansion, mile markers, Bonanza Solar Project, and any other updates from Clark County (for discussion only)

VI. Planning and Zoning

 WS-22-0424-WOODARD, TOBIAS A. & DI STASIO-WOODARD, CAROLANN B.: <u>WAIVER OF DEVELOPMENT STANDARDS</u> for increased height for a detached accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the north side of Winston Ln, 330 feet west of MacFarland Ave within Indian Springs. RM/lm/syp (For possible action) 9/20/22 PC

VII. General Business

- 1. Select a representative to serve on the Clark County Community Development Advisory Committee (for possible action)
- 2. Review las year's budget request and discuss suggestions for the upcoming budget cycle (for possible action)
- 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 vote may be taken on a matter not listed on the posted 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 y**our 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: October 13, 2022.
 - X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations: Indian Springs Community Center, 715 Gretta Lane, Indian Springs, NV89018 https://notice.nv.gov

ATTACHMENT A INDIAN SPRINGS TOWN ADVISORY BOARD ZONING AGENDA THURSDAY, 6:30 P.M., SEPTEMBER 15, 2022

09/20/22 PC

1. WS-22-0424-WOODARD, TOBIAS A. & DI STASIO-WOODARD, CAROLANN B.:

WAIVER OF DEVELOPMENT STANDARDS for increased height for a detached accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the north side of Winston Lane, 330 feet west of MacFarland Avenue within Indian Springs. RM/lm/syp (For possible action)

09/20/22 PC AGENDA SHEET

ACCESSORY STRUCTURE (TITLE 30)

WINSTON LN/MACFARLAND AVE (INDIAN SPRINGS)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0424-WOODARD, TOBIAS A. & DI STASIO-WOODARD, CAROLANN B.:

WAIVER OF DEVELOPMENT STANDARDS for increased height for a detached accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-T (Manufactured Home Residential) Zone.

Generally located on the north side of Winston Lane, 330 feet west of MacFarland Avenue within Indian Springs. RM/lm/syp (For possible action)

RELATED INFORMATION:

APN:

059-08-810-004

WAIVER OF DEVELOPMENT STANDARDS:

Increase height for a detached accessory structure to 19.5 feet where 14 feet is allowed per Table 30.40-2 (a 39% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 262 Winston Lane
- Site Acreage: 0.1
- Project Type: Detached accessory structure
- Number of \$tories; 2
- Building Height (feet): 19.5
- Square Feet: 1,850 (residence)/616 (accessory structure)

Site Plans

The plans depict an existing detached accessory structure (storage building) located in the northwest corner of the lot, 5 feet from the north and east property lines, and over 6 feet from the residence. The site consists of an existing single family residence centrally located on the lot.

Landscaping

There are no proposed or required changes to on-site landscaping.

Elevations

The detached accessory structure is 19.5 feet tall and constructed with painted exterior panels to match the residence, asphalt architectural shingles, and 4:12 roof pitch. The south elevation includes pedestrian doors on the ground level. The west elevation includes an exterior stairway that extends to the west, away from the building, with a pedestrian door located near the north end of the building and 2 windows. The north elevation includes 2 windows on the second level. There are no doors or openings on the east elevation.

Floor Plan

Each level of the accessory structure consists of 308 square feet for non-habitable storage for a total of 616 square feet. The existing residence is single story and consists of 1,850 square feet.

Applicant's Justification

The applicant indicates that the increased height of the structure is due to the roof pitch of the building and accounts for 50% of the requested height increase. The applicant also indicates that there is a similar structure in the neighborhood.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|-----------------------|---|----------------|-----------------|
| WS-1737-05 | Increased street length for a single family subdivision | Approved by PC | January 2006 |
| WS-0695-05 | Waived off-site improvements (curb, gutter, sidewalk, and streetlights) | Approved by PC | July 2005 |
| TM-0492-03 | 43 single family residential lots | Approved by PC | December 2003 |

Surrounding Land Use

| / | Planned Land Use Category | Zoning District | Existing Land Use |
|---------|------------------------------|------------------------|---------------------------|
| North | Public Use | P-F | Place of worship |
| | Mid-Intensity Suburban | R-T | Single family residential |
| East, & | Neighborhood (up to 8 du/ac) | | |
| West | | | |

Clark County Public Response Office (CCPRO)

CE-21-19211 is an active case on the property for the existing detached structure constructed without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

The property is located in Community District 5 where there is no Code limitation on the size of the structure; however, the height of accessory structures is limited to 14 feet. The location of the property is adjacent to large lots within a rural area where accessory structures are a common feature. Staff finds the request incorporates architectural details (paint color and roof slope) to be consistent with the existing principal residence, and the proposed height of the structure will be negligible as the height increase is for the peak of the roof and not the bulk of the building, and is still less than the existing residence. Additionally, the property is adjacent to an undeveloped portion of a place of worship to the north, and the adjoining residential properties have greater rear setbacks. All residences on the street are single story and some include full basements for storage. Lastly, there are no windows or openings on the east elevation, so privacy has been extended to the most impacted neighbor to the east. Therefore, staff can support this request.

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:

Current Planning

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- 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

• Applicant is advised that the driveway on the east side of the property must be removed or modified to comply with County standards.

Fire Prevention Bureau

• No comment.

Clark County Water Reclamation District (CCWRD)

• No comment.

TAB/CAC: APPROVALS: PROTESTS:

APPLICANT: CAROLANN DI STASIO-WOODARD

CONTACT: TOBIAS WOODARD, 262 W. WINSTON LN, INDIAN SPRINGS, NV 89018