



Enterprise Town Advisory Board MINUTES



Date & Time: January 27, 2016, 6:00 p.m.
 Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.

Board Members: Frank J. Kapriva - Chair Cheryl Wilson - Vice-Chair
 David Chestnut Laura Ring Rocky Brandonisio

Secretary: Edie Krieger

County Officials:
 County Liaison: Tiffany Hesser
 Current Planning Staff: Jared Tasko

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 All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Enterprise Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.

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CALL TO ORDER: The meeting was called to order by the Chair
PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by the Chair

ROLL CALL: By Chair:

INTRODUCTION OF COUNTY STAFF: Noted above

PROCEDURES & CONDUCT:

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

PUBLIC COMMENTS:

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda 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 "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, 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 Chair or the Board by majority vote.

NONE:

REGULAR BUSINESS:

1. Approve the Minutes for the meeting held on January 13, 2016. Requires a vote of the Board.

Motion by: Frank Kapriva

Approve as submitted

Motion passed: 5-0



Enterprise Town Advisory Board MINUTES

2. Approve the Agenda with any corrections, deletions or changes. Requires a vote of the Board.

1. Items on the agenda may be taken out of order.

2. The Town Advisory Board may combine two or more agenda items for consideration.

The following zoning items are companion items and will be heard together respectively:

5. TM-0222-15 - MOSAIC LAND FUND TWO, LLC

10. VS-0900-15 - MOSAIC LAND FUND TWO, LLC

15. ZC-0899-15 – MOSAIC LAND FUND TWO, LLC

6. TM-0220-15 - LEWIS INVESTMENT CO NV

9. VS-0892-15 - LEWIS INVESTMENT CO NV

14. ZC-0891-15 – LEWIS INVESTMENT CO NV

7. TM-0224-15 - WIENER 1989 TRUST

11. VS-0905-15 - WIENER 1989 TRUST

16. ZC-0904-15 – WIENER 1989 TRUST

8. TM-0225-15 - D.R. HORTON

13. WS-0908-15 – D.R. HORTON

3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

Motion by: Frank Kapriva

Approve as published with changes noted above:

Motion passed: 5-0

ANNOUNCEMENTS

NONE

DISCUSSION

Comprehensive Planning Staff to receive the Town Board's comments on the Consolidated Land Use Categories.

A presentation was given by Comprehensive Planning staff Paul Doerr and Shane Ammerman

- The process of creating a new Consolidated Land Use Plan was begun about two years ago.
- Initially a work group was formed to review Land Use Policies, which at the time numbered over 1800 policies across seven urban land use plans. The group reviewed and reduced the number of policies to 131 by streamlining policies and eliminating duplications.
- A Community Planning Work Group was then formed to work on Land Use Categories. The group was made up of representatives from town boards as well as the development community.
- The purpose was to make the Land Use Plan more of a planning document and less of a pre-zoning document. Currently there are almost as many Land Use Categories as there are zoning designations.
- The work group developed a proposed Consolidated Land Use Plan with 14 categories, down from the existing 21.
- Public input on the proposed Consolidated Land Use Categories is now beginning at the town board level.
- The proposed Consolidated Land Use Categories are tentatively scheduled to go to the Planning

BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair
SUSAN BRAGER – CHRIS GIUNCHIGLIANI – MARILYN KIRKPATRICK – MARY BETH SCOW – LAWRENCE WEEKLY
DON BURNETTE, County Manager



Enterprise Town Advisory Board MINUTES

Commission on April 5 and the Zoning Commission on May 4.

- Information on the Community Planning process can be found at:
<http://www.clarkcountynv.gov/comprehensive-planning/land-use/Pages/default.aspx>
- A link to a map of the currently adopted Enterprise Land Use Plan can be found::
http://gisgate.co.clark.nv.us/gisplot_pdfs/cp/entplu.pdf
- A link to the new proposed Land Use Categories can also be found:
http://www.clarkcountynv.gov/comprehensive-planning/land-use/Documents/Categories_comparison.pdf

The public and TAB discussion brought forward the following concerns:

- Lack of clarity, understanding, and agreement of how zoning categories fit within the new land use categories.
- Impression that the public has not been adequately included in not only the decision making process but also has not been adequately advised of the process itself.
- Public impression that the new land use categories favor developers over existing residential neighborhood concerns.
- Perception that developers tend to ask for the highest use, not necessarily the best use.
- The impression that the RNP will not be adequately protected and buffered.
- Questions about how to interpret which zoning designations apply and what uses will be permitted in a land use category?
- It was clarified that the existing zoning categories will remain the same. The proposed changes are to Land Use Categories only.
- While proposed Land Use Categories are applicable to every town, not all towns will have areas of some categories.
- Perception that the arterial edge concept as portrayed in this new land use plan will not work and should instead be an overlay.
- Many people expressed a preference for the existing land use plan and zoning categories relationship.
- Others expressed nothing should be put into effect until the entire package has been reviewed.
- Requests for more time for community member to adequately review.
- Requests for additional public outreach through Town Halls and such.

GENERAL BUSINESS:

TAB to review input from their appointees to the Community Plan Work Group and provide feedback regarding the process and final staff recommendations. (For possible action)

The board is asked to review notes (see attachments at end of this document) submitted by TAB members who were part of the Community Plan Work Group and provide feedback to determine if a final set of comments from the Board as a whole will be developed. The public is also asked to comment. The TAB will, at the February 10 meeting, work to approve a document to send forward to the county.

Continued to February 10, 2016 TAB meeting.



Enterprise Town Advisory Board MINUTES

ZONING AGENDA:

1. **VS-0883-15 – LEWIS INVESTMENT CO NV, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road (alignment) and Blue Diamond Road, and between Eula Street (alignment) and Grand Canyon Drive and a portion of a right-of-way being Conquistador Street located between Pebble Road (alignment) and Blue Diamond Road within Enterprise (description on file). SB/co/ml (For possible action) **02/16/16 PC**

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 5-0

2. **VS-0898-15 – LV ST. ROSE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Dave Street and St. Rose Parkway and between Spencer Street and Jeffreys Street, and a portion of a right-of-way being Spencer Street located between Dave Street and St. Rose Parkway within Enterprise (description on file). SS/co/ml (For possible action) **02/16/16 PC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0

3. **WS-0894-15 – MATTEO'S, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.
DESIGN REVIEW for signage in conjunction with an approved retail building on 1.6 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 350 feet west of Las Vegas Boulevard South within Enterprise. SS/gc/ml (For possible action) **02/16/16 PC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0



Enterprise Town Advisory Board

MINUTES

4. **ZC-0836-15 – VISION QUEST DEVELOPMENT COMPANY, LLC; ET AL:**
ZONE CHANGE to reclassify 3.5 acres from R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to C-1 (Local Business) P-C (Planned Community Overlay District) Zone.
USE PERMIT for a proposed mini-warehouse facility.
WAIVER OF CONDITIONS of a Concept Plan (MP-0420-02) requiring a 30 foot wide buffer along the north, east, south, and portions of the west boundaries of the northeast RNP area, the buffer will be designed in accordance with the exhibit submitted at the Planning Commission meeting, and shall be installed concurrently with the development of projects adjacent to the RNP area.
DESIGN REVIEW for a proposed mini-warehouse facility in the Mountain's Edge Master Planned Community. Generally located on the southwest corner of Rainbow Boulevard and Richmar Avenue within Enterprise (description on file). SB/rk/ml (For possible action) **02/16/16 PC**

(The applicant did not appear. Eight neighboring residents were in attendance.)

Motion by Dave Chestnut

Request that the Planning Commission return this application to the February 24, 2016 TAB meeting.

Motion passed 5-0

5. **TM-0222-15 - MOSAIC LAND FUND TWO, LLC, ET AL:**
TENTATIVE MAP consisting of 95 single family residential lots and common lots on 15.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Gomer Road and the west side of Chieftain Street within Enterprise. SB/al/ml (For possible action) **02/17/16 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions and revised plans presented.

Motion passed 5-0

6. **TM-0220-15 - LEWIS INVESTMENT CO NV, LLC, ET AL:**
TENTATIVE MAP consisting of 72 single family residential lots and common lots on 10.8 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the north side of Serene Avenue (alignment), west of Conquistador Street (alignment) and 200 feet east of Hualapai Way within Enterprise. SB/dg/ml (For possible action) **02/17/16 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 5-0

7. **TM-0224-15 - WIENER 1989 TRUST, ET AL:**
TENTATIVE MAP consisting of 29 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Grand Canyon Drive (alignment) and the south side of Richmar Avenue (alignment) within Enterprise. SB/dg/ml (For possible action) **02/17/16 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 5-0



Enterprise Town Advisory Board

MINUTES

8. **TM-0225-15 - D.R. HORTON:**
TENTATIVE MAP consisting of 70 single family residential lots and common lots on 42.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Bermuda Road, 330 feet south of Erie Avenue within Enterprise. SS/pb/ml (For possible action) **02/17/16 BCC**
- Motion by Dave Chestnut**
APPROVE per staff conditions
Motion passed 5-0
9. **VS-0892-15 - LEWIS INVESTMENT CO NV, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way (alignment) and Conquistador Street (alignment) and between Serene Avenue (alignment) and Oleta Avenue (alignment) within Enterprise (description on file). SB/dg/ml (For possible action) **02/17/16 BCC**
- Motion by Dave Chestnut**
APPROVE per staff conditions
Motion passed 5-0
10. **VS-0900-15 - MOSAIC LAND FUND TWO, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue and Gomer Road and between Park Street (alignment) and Chieftain Street, and portions of rights-of-way being Gary Avenue located between Tee Pee Lane and Chieftain Street and Tee Pee Lane located between Gary Avenue and Gomer Road within Enterprise (description on file). SB/al/ml (For possible action) **02/17/16 BCC**
- Motion by Dave Chestnut**
APPROVE per staff conditions
Motion passed 5-0
11. **VS-0905-15 - WIENER 1989 TRUST, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive (alignment) and Park Street (alignment) and between Richmar Avenue (alignment) and Gary Avenue (alignment) within Enterprise (description on file). SB/dg/ml (For possible action) **02/17/16 BCC**
- Motion by Dave Chestnut**
APPROVE per staff conditions
Motion passed 5-0



Enterprise Town Advisory Board MINUTES

12. **UC-0531-10 (WC-0179-15) - EVANS, KEITH A.:**
WAIVER OF CONDITIONS of a use permit requiring that the applicant shall build an enclosure, the structural soundness of which shall be approved by the Clark County Building Department to house an adult giraffe, the enclosure shall satisfy the U.S. Department of Agriculture concerns regarding the appropriate manner for protecting a giraffe from weather related elements, the enclosure shall have 4 walls and a roof and shall be completed within 3 months of the issuance of building permits for the structure, but in no event shall the structure be completed later than January 1, 2016 in conjunction with a recreational facility (zoo) with accessory commercial uses, exotic animal compound, and an existing single family residence on 6.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Bermuda Road and Bruner Avenue within Enterprise. SS/jt/ml (For possible action) **02/17/16 BCC**

Motion by Frank Kapriva
APPROVE per staff conditions and,
ADD a Current Planning condition:

- **December 30, 2016 to complete;**

Motion passed 5-0

13. **WS-0908-15 – D.R. HORTON:**
WAIVER OF DEVELOPMENT STANDARDS to allow modifications from standard drawings for cross gutters and driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on 42.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Bermuda Road, 330 feet south of Erie Avenue within Enterprise. SS/pb/ml (For possible action) **02/17/16 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions and,
ADD a Public Works – Development Review condition:

- **All pole mounted lighting on Bermuda should be fully shielded.**

Motion passed 5-0

14. **ZC-0891-15 – LEWIS INVESTMENT CO NV, LLC, ET AL:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on 10.8 acres. Generally located on the north side of Serene Avenue (alignment), west of Conquistador Street (alignment) and 200 feet east of Hualapai Way within Enterprise (description on file). SB/dg/ml (For possible action) **02/17/16 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0



Enterprise Town Advisory Board MINUTES

15. **ZC-0899-15 – MOSAIC LAND FUND TWO, LLC, ET AL:**
ZONE CHANGE to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
DESIGN REVIEW for a proposed single family residential development. Generally located on the north side of Gomer Road and the west side of Chieftain Street within Enterprise (description on file). SB/al/ml (For possible action) **02/17/16 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0

16. **ZC-0904-15 – WIENER 1989 TRUST, ET AL:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a proposed single family residential development. Generally located on the east side of Grand Canyon Drive (alignment) and the south side of Richmar Avenue (alignment) within Enterprise (description on file). SB/dg/ml (For possible action) **02/17/16 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0

PUBLIC COMMENTS:

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, 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 Chair or the Board by majority vote.

Comments by a group of eight neighbors in the Mountains Edge RNP:

- They want their buffer zones and horse trails preserved around the entire RNP.
- Do not want the neighboring property to be allowed C-1.
- Want to be protected from neighboring fugitive lighting.
- Concerned about traffic.
- Concerned about design of walls along equestrian trail.

NEXT MEETING DATE: February 10, 2016, 6:00 p.m.

ADJOURNMENT:

Motion by Cheryl Wilson
Adjourn 8:18 p.m.
Motion passed 5-0



Enterprise Town Advisory Board

MINUTES

