



# Enterprise Town Advisory Board MINUTES



Date & Time: February 24, 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 (absent - excused) Rocky Brandonisio

Secretary: Edie Krieger

County Officials:  
 County Liaison: Tiffany Hesser  
 Current Planning Staff: Sami Real

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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 February 10, 2016. Requires a vote of the Board.  
**Motion by: Frank Kapriva**  
**Approve as revised – changing Community Plan work Group to Community Plan Working Group**  
**Motion passed: 4-0**



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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.
  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**

**Motion passed: 4-0**

## ANNOUNCEMENTS

### Neighborhood Meeting

Re: To discuss a proposed single family development by DR Horton located near Bermuda Road and Chartan Avenue. Wednesday, March 2, 2016, 6:00 p.m. at the Enterprise Library, 25 E. Shelbourne Avenue, Las Vegas.

### Voters Can Help Save \$1.5 Million by Choosing to Get Sample Ballot by Email

Clark County voters have the opportunity to help save taxpayers more than \$1.5 million by going to the Election Department website at [www.ClarkCountyNV.gov/vote](http://www.ClarkCountyNV.gov/vote) and choosing to receive their sample ballot by email instead of through the regular mail.

Every election year, Clark County spends more than \$1.5 million and uses more than 50 tons of paper and other resources to print and mail sample ballots. But thanks to a recent change to state law, voters can now choose to receive their sample ballots by email and save County taxpayers' money and more than 1,000 trees. To choose to receive your sample ballot by email, go the Election Department website at [www.ClarkCountyNV.gov/vote](http://www.ClarkCountyNV.gov/vote) and enter your name and other information in the Registered Voter Services box in the middle of the page. After you log in, click on the drop down arrow under "Voter Services" and select "Request My Sample Ballot Electronically (Go Green)," enter your e-mail address, and then click "Save."

### Neighborhood Meeting

To discuss the single family development by DR Horton located on the northeast corner of Hinson Street and Arby Avenue: Thursday, March 3, 2016 at 6:00pm at the Enterprise Library, 25 E. Shelbourne Avenue, Las Vegas.

## ZONING AGENDA:

1. **UC-0011-13 (AR-0010-16) – EMERY FAMILY TRUST:**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** of a food cart (shaved ice) not located within an enclosed building.  
**DESIGN REVIEW** for a food cart (shaved ice) in conjunction with an existing convenience store and gasoline station on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Cactus Avenue and Decatur Boulevard within Enterprise. SB/jvm/ml (For possible action) **03/15/16 PC**

**Motion by Cheryl Wilson**

**APPROVE per staff conditions**



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Motion passed 4-0

2. **DR-0052-16 – SUMMIT FORD, LLC:**

**DESIGN REVIEW** to increase the finished grade in conjunction with an approved single family subdivision on 2.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Ford Avenue, 330 feet east of Durango Drive within Enterprise. SB/jt/xx (For possible action) **03/16/16 BCC**

Motion by Dave Chestnut

**APPROVE** per staff conditions

Motion passed 4-0

3. **UC-0031-16 – LEAKE, BONNIE G. TRUST:**

**USE PERMIT** to increase the number of household pets (dogs) in conjunction with an existing single family residence on 1.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Buffalo Drive and Raven Avenue within Enterprise. SB/mk/ml (For possible action) **03/16/16 BCC**

Motion by Dave Chestnut

**APPROVE** per staff conditions and,  
**STRIKE** Current Planning condition #4:

- **No replacement of dogs;**

Motion passed 4-0

4. **UC-0070-16 – GAUGHAN SOUTH, LLC:**

**USE PERMITS** for the following: **1)** expand an existing recreational facility (equestrian staging area); and **2)** deviations from development standards for modifications to an existing resort hotel (South Point).

**DEVIATIONS** for the following: **1)** permit an equestrian staging area outdoors where required to be within enclosed buildings; **2)** waive buffer requirements adjacent to a freeway; **3)** waive landscaping adjacent to a local street; and **4)** permit all other deviations as shown per plans on file.

**DESIGN REVIEWS** for the following: **1)** expand an existing recreational facility (equestrian staging area); and **2)** a proposed maintenance building in conjunction with an existing hotel/casino (South Point) on 14.7 acres in a H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east and west sides of Ensworth Street and the north and south sides of Pyle Avenue within Enterprise. SS/pb/ml (For possible action) **03/16/16 BCC**

Motion by Frank Kapriva

**APPROVE** per staff conditions

Motion passed 4-0

5. **ZC-0043-16 – MERCER, RICHARD & CHRISTINE:**

**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

**USE PERMIT** to reduce the separation from a proposed on-premises consumption of alcohol establishment (supper club) to a residential use.

**WAIVER OF DEVELOPMENT STANDARDS** to increase screen wall height.



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**DESIGN REVIEWS** for the following: **1)** on-premises consumption of alcohol (supper club) in conjunction with a restaurant; **2)** convenience store with gasoline sales; and **3)** vehicle car wash in conjunction with a partially constructed shopping center. Generally located on the west side of Buffalo Drive, 500 feet south of Blue Diamond Road within Enterprise (description on file). SB/rk/ml (For possible action) **03/16/16 BCC**

**Motion by Dave Chestnut**

**APPROVE** per staff conditions and,

**CHANGE** Current Planning conditions #2 to read:

- **Lighting to be low level with any light source to be shielded with "full cut-off" fixtures (light lens not visible), floodlights, spotlights, or other similar lighting shall not be permitted to illuminate buildings;**

**ADD** Current Planning condition:

- **Design Review as a Public Hearing for signage;**

**ADD** Public Works – Development Review condition:

- **Provide perpetual cross access ingress / egress and shared parking easement with the adjacent parcels to the west and north;**

**Motion passed 4-0**

6. **ZC-0051-16 – 4129, LLC:**

**ZONE CHANGE** to reclassify 7.3 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in the MUD-4 Overlay District.

**DESIGN REVIEW** for a proposed shopping center. Generally located on the south side of Blue Diamond Road, and the east and west sides of El Capitan Way (alignment) within Enterprise (description on file). SB/gc/ml (For possible action) **03/16/16 BCC**

**Motion by Dave Chestnut**

**APPROVE** per staff conditions and,

**CHANGE** Current Planning condition #5 to read:

- **Design Review as a Public Hearing for lighting and signage;**

**ADD** Current Planning conditions

- **Design Review as a Public Hearing for significant changes to plan;**
- **Rear doors of buildings adjacent to residential to be emergency exits only;**
- **Landscaping to be installed along southern boundary prior to building construction;**

**Motion passed 4-0**

7. **ZC-0072-16 – NAPO1 LLC, ET AL:**

**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; **2)** reduced setbacks for a decorative fence; **3)** allow alternative landscaping; **4)** reduced setbacks for a gate; and **5)** waive enhanced paving along pedestrian circulation routes.

**DESIGN REVIEW** for a data center on 3.8 acres in a M-D (Designed Manufacturing) Zone. Generally located on the north and south sides of Capovilla Avenue and the west side of Edmond Street (alignment) within Enterprise (description on file). SS/pb/xx (For possible action) **03/16/16 BCC**



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Motion by Dave Chestnut  
APPROVE per staff conditions  
Motion passed 4-0

8. **UC-0030-16 – CRAMER-STEPNIK, MARY A. REV TRUST:**  
**USE PERMIT** for the proposed retail sale of landscape materials (rocks).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** design standards for a temporary modular structure; **2)** street landscaping requirements; **3)** eliminate parking lot landscaping; **4)** eliminate loading space; **5)** eliminate trash enclosure; **6)** on-site paving; and **7)** full off-site improvements (excluding minimum paving).  
**DESIGN REVIEW** for a landscape material (rocks and concrete pavers) retail/wholesale and storage facility including a modular building on 2.1 acres in an M-1 (Light Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Oleta Avenue and Mann Street, 300 feet south of Blue Diamond Road within Enterprise. SB/mk/ml (For possible action) **03/02/16 BCC**  
**PREVIOUS ACTION**  
Enterprise TAB February 10, 2016: HELD to the February 24, 2016 TAB meeting per prior request of the applicant. (Not previously heard)

Motion by Dave Chestnut  
APPROVE per staff recommendations and conditions  
Motion passed 4-0

9. **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) **03/01/16 PC**  
**PREVIOUS ACTION**  
Enterprise TAB January 27, 2016: (The applicant did not appear nor did the TAB receive prior notice of the applicant's intentions.) The TAB motion: Request that the Planning Commission return this application to the February 24, 2016 TAB meeting. (Not previously heard)  
**NOTE #1: On the agenda for this TAB meeting this application is noted as scheduled for the March 1 Planning Commission meeting. However, at the February 16 PC meeting this application was held to the March 15 Planning Commission meeting and then to the April 20 Board of County Commission meeting.**  
**NOTE #2: The TAB recorded in its previous action that the applicant did not appear at the January 27, 2016 TAB meeting as scheduled on that agenda. Note that the applicant was incorrectly informed by county staff as to the original date of the hearing of his application and that is the reason for his absence at that hearing.**



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Motion by Dave Chestnut

APPROVE Zone Change with a Resolution of Intent to C-1 zone district to April 1, 2019 limited to mini warehouse facility use only;

APPROVE Use Permit;

DENY Waiver of Conditions;

DENY Design Review;

ADD Current Planning conditions:

- The "C" building west elevation to be similar to the "A" building east elevation;
- Design Review as a Public Hearing for significant changes to plans;

Per staff conditions

Motion passed 4-0

Motion by Frank Kapriva

Re-open hearing

Motion passed 4-0

Motion by Frank Kapriva

APPROVE Zone Change with a Resolution of Intent to C-1 zone district to April 1, 2019 limited to mini warehouse facility use only;

APPROVE Use Permit;

DENY Waiver of Conditions;

DENY Design Review;

ADD Current Planning conditions:

- The "C" building west elevation to be similar to the "A" building east elevation;
- Design Review as a Public Hearing for significant changes to plans;
- Hours of operation to be Clark County standard daylight hours: 6:00 a.m. to 10:00 p.m.

Per staff conditions

Motions passed 4-0

## GENERAL BUSINESS:

TAB to approve draft letter to county expressing the TAB's views on the Community Plan Working Group plan including reference materials and proposals. (For possible action)

Discussion of the draft letter included the following:

- Correct the name to Community Plan Working Group
- Add a note that the Enterprise TAB is willing to meet with commissioners or staff to discuss the items
- Send copies to the county commissioners, county commission liaisons, Tiffany Hesser and Mike Shannon, and to Sami Real, Mario Bermudez, and Nancy Amundsen the Director of Comprehensive Planning
- Details are included in the attachments



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In addition to the recommendation from the TAB as a whole, Cheryl Wilson, who was a participant in the Community Plan Working Group process for several months, expressed her personal opinions on the matter:

- The end product does not represent her thoughts
- The working group meeting situation was not fair
- There were not representatives from every township
- There was a lack of leadership and the group was not well-guided or handled in a good manner
- The public should be part of the process, much like the Land Use Plan updates require (Open Houses, extensive hearings, etc.)

David Chestnut, who also participated in the Working Group noted:

- They were handed one alternative without an explanation of how or why it was developed
- Leadership veered off course
- The premise of the plan was flawed, prejudiced and outdated from the beginning

#### **Motion by Dave Chestnut**

**Accept the revisions to draft letter as noted and distribute to noted recipients.**

**Motion passed 4-0**

#### **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.

1. An attendee expressed his thought that the TAB did an excellent job on the letter and associated materials, and that the TAB findings are correct in that the group did not accomplish its purpose.
2. Another attendee expressed similar sentiments and thanks to the TAB.
3. An attendee expressed support for the TAB letter and wondered whether mini storages had or are required to have trash provisions and dumpsters that are adequate for customers who are cleaning storage facilities.

**NEXT MEETING DATE:** March 9, 2016, 6:00 p.m.

#### **ADJOURNMENT:**

**Motion by Cheryl Wilson**

**Adjourn: 8:13 p.m.**

**Motion passed 4-0**