



Enterprise Town Advisory Board

March 1, 2017

MINUTES

Board Members: David Chestnut – Chair – **PRESENT** Bonnie Fraser – **PRESENT**
Cheryl Wilson – Vice Chair – **PRESENT** Jenna Waltho – **PRESENT**
Rocky Brandonisio – **PRESENT**

Secretary: Maureen Helm 702- 606-0747 mhelmtab@gmail.com

County Liaison: Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call (see above) County Staff Introductions
Lorna Phegley; Planning, Tiffany Hesser

Meeting was called to order by Chair David Chestnut at 6:00 p.m.

- II. Public Comment

None

- III. Approval of February 15, 2017 Minutes

MOVED BY David Chestnut
APPROVE minutes as submitted.
Vote: 5-0 Unanimous

- IV. Approval of Agenda for March 1, 2017

MOVED BY David Chestnut
APPROVE agenda with the following changes:
VOTE: 5-0 Unanimous

The following item is being held to the March 15, 2017 TAB meeting

1. **ZC-0891-16 – SOUTHERN HIGHLANDS GOLF CLUB**

Companion items heard together as follows:

3. **UC-0061-17 – ABC PARADISE, LLC**
4. **VS-0062-17 – ABC PARADISE, LLC, ET AL**
10. **VS-0924-16 – KHUSROW ROOHANI FAMILY TRUST, ET AL**
12. **ZC-0923-16 – ROOHANI KHUSROW FAMILY TRUST, ET AL**

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion only)

Tiffany Hesser announced she will not be in attendance at the March 15, 2017 TAB meeting

VI. Planning & Zoning

1. **ZC-0891-16 – SOUTHERN HIGHLANDS GOLF CLUB:**

ZONE CHANGE to reclassify a 4.0 acre portion of 150.1 acres from C-2 (General Commercial) P-C (Planned Community Overlay District) Zone, and R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone to R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone.

USE PERMIT to modify residential development standards.

DESIGN REVIEW for a proposed multi-family development within the Southern Highlands Master Planned Community. Generally located on the north side of Robert Trent Jones Lane, 720 feet west of Oakland Hills Drive within Enterprise (description on file). SB/rk/mcb (For possible action **PC 3/7/17**)

PREVIOUS ACTION Enterprise TAB January 11, 2017: Held to February 15, 2017 TAB meeting.

Per the applicant. February 15, 2017 TAB meeting held per the applicant, return to the March 1, 2017 TAB meeting. March 1, 2017 TAB meeting held per the applicant, return to the March 15, 2017 TAB meeting.

2. **UC-0946-14 (ET-0008-17) – MARTINEZ, LEE:**

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** increase the area for an accessory apartment; and **2)** allow an accessory structure (garage) to exceed half the footprint of the principal structure.

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a patio cover in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Arby Avenue, 200 feet east of Schirlls Street within Enterprise. SS/jvm/ml (For possible action) **PC 3/7/17**

PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 1, 2017 TAB meeting. Per the applicant.

MOVED BY Cheryl Wilson

APPROVE – Subject to staff conditions

VOTE: 5-0 Unanimous

3. **UC-0061-17 – ABC PARADISE, LLC:**

USE PERMITS for the following: **1)** permit a proposed multiple family residential development; and **2)** increased building height.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced front setback; **2)** reduced side (corner) setback; **3)** reduced height/setback ratio adjacent to single family residential uses; **4)** allow balconies to overlook single family residential uses; and **5)** reduced height/setback ratio from an arterial street (Windmill Lane).

DESIGN REVIEW for a proposed multiple family residential development on 5.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-4 Overlay District. Generally located on the northeast corner of Windmill Lane and Giles Street within Enterprise. SS/gc/ml (For possible action) **PC 3/7/17**

PREVIOUS ACTION Enterprise TAB February 15, 2017 : Held to March 1, 2017 TAB meeting per the applicant.

MOVED BY- David Chestnut

DENY

VOTE: 5 – 0 Unanimous

4. **VS-0062-17 – ABC PARADISE, LLC, ET AL:**

VACATE AND ABANDON easements of interest to Clark County located between Santoli Avenue and Windmill Lane, and between Giles Street and Haven Street; a portion of right-of-way being Santoli Avenue located between Giles Street and Haven Street; and a portion of right-of-way being Giles Street located between Santoli Avenue and Windmill Lane within Enterprise (description on file). SS/gc/ml (For possible action)

PC 3/7/17

PREVIOUS ACTION Enterprise TAB December 14, 2016: Held to December 28, 2016 TAB meeting. Per applicant.

MOVED BY- David Chestnut

DENY

VOTE: 5-0 Unanimous

5. **VS-0059-17 – JIALONG HOLDINGS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue and Siddall Avenue, and between Fairfield Avenue and Bermuda Road within Enterprise (description on file). SS/co/ml (For possible action)

PC 3/21/17

MOVED BY- Rocky Brandonisio

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

6. **VS-0072-17 – WAL-MART REAL ESTATE BUSINESS TRUST:**

VACATE AND ABANDON a portion of a right-of-way being Rainbow Boulevard located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). SB/co/ml (For possible action)

PC 3/21/17

MOVED BY – Bonnie Fraser

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

7. **WS-0067-17 – KB HOME LV ADDISON PLACE, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.

DESIGN REVIEW for building orientation of 3 proposed single family residences within an approved single family residential development on 0.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Pebble Road and the east side of Nannette Marie Court within Enterprise. SB/mk/mcb (For possible action)

PC 3/21/17

MOVED BY – Cheryl Wilson

APPROVE – Subject to staff conditions

VOTE: 5- 0 Unanimous

8. **DR-0060-17 – 318 BLUE DIAMOND VENTURE, LLC:**

DESIGN REVIEW for proposed signage in conjunction with an approved hospital and medical/professional office development on 3.2 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the southeast corner of Blue Diamond Road, and Decatur Boulevard within Enterprise. SB/md/mcb (For possible action)

BCC 3/22/17

MOVED BY – David Chestnut
APPROVE – Subject to staff conditions
ADD Current planning condition

- **Wall sign 2a. as shown on plans to be non-illuminated**

VOTE: 5-0 Unanimous

9. **NZC-0842-13 (ET-0015-17) – RICHMOND AMERICAN HOMES NEVADA, INC.:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 8.8 acres from C-P (Office & Professional) and C-1 (Local Business) Zone to R-1 (Single Family Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalk, streetlights, and reduced paving) for Lisa Lane.
DESIGN REVIEW for a single family residential development. Generally located on the southeast corner of Ford Avenue and Durango Drive within Enterprise (description on file). SB/co/ml (For possible action)

BCC 3/22/17

MOVED BY- Rocky Brandonisio
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

10. **VS-0924-16 – KHUSROW ROOHANI FAMILY TRUST, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue (alignment), and between Rainbow Boulevard and Montessori Street and a portion of right-of-way being Mardon Avenue located between Rainbow Boulevard and Rosanna Street (alignment) and a portion of right-of-way being Rainbow Boulevard located between Mardon Avenue (alignment) and Warm Springs Road within Enterprise (description on file). SS/dg/ml (For possible action)

BCC 3/22/17

Held per applicant, return to the March 15, 2017 TAB meeting.

11. **WS-0070-17 – MERES INC (2015), LLC:**
WAIVER OF DEVELOPMENT STANDARDS for modified off-site improvement standards consisting of reduced distances from a driveway to street intersections (Ullom Drive and Pyle Avenue).
DESIGN REVIEW for a proposed office warehouse development on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the northeast corner of Pyle Avenue, and Ullom Drive within Enterprise. SB/mk/mcb (For possible action)

BCC 3/22/17

MOVED BY- David Chestnut
APPROVE- Subject to if approved staff conditions
Add current planning condition

- **Design review as a public hearing for lighting and signage**

VOTE: 5-0 Unanimous

12. **ZC-0923-16 – ROOHANI KHUSROW FAMILY TRUST, ET AL:**
ZONE CHANGE to reclassify 2.1 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

WAIVER OF DEVELOPMENT STANDARDS for increased building height.

WAIVERS OF CONDITIONS of a zone change (ZC-1458-07) for the following: **1)** at least 30, twenty foot tall skinned Mexican Fan Palm trees planted within the landscape area along Warm Springs Road; **2)** at least 2, twenty foot tall Date Palm trees planted on each side of the driveway off Warm Springs Road; **3)** there shall be 36 inch box Mondel Pine trees or other non-deciduous trees planted 15 feet on center within the landscape area along Mardon Avenue; **4)** there shall be no more than 1 freestanding sign which shall not exceed 30 feet in height inclusive of architectural features and shall be architecturally compatible with the development of the mixed use project incorporating tile roof accents and/or ledge stone accents; **5)** the use of electronic reader board on any sign or building is prohibited; **6)** there shall be a design review as a public hearing on any changes; and **7)** right-of-way dedication to include 25 feet back of curb for Mardon Avenue.

DESIGN REVIEW for a proposed shopping center on 12.1 acres in a C-1 (Local Business) Zone. Generally located on the south side of Warm Springs Road and the west side of Rainbow Boulevard within Enterprise (description on file). SS/dg/ml (For possible action) **BCC 3/22/17**

Held per applicant, return to the March 15, 2017 TAB meeting

VII. General Business

None

VIII. Public Comment

Neighbor David Mason had questions regarding land within the Rural Neighborhood Preservation area. Lands which had been previously reserved for parks and planned as Public Facilities have now been released back to BLM for auction. The land use designation has not been changed to RNP despite the land being within the overlay boundaries. Questions and concerns were raised about what the process will be to ensure purchasers of such land are required to develop to the RNP standards.

IX. Next Meeting Date

The next regular meeting will be March 15, 2017 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 7:23 p.m.