



Enterprise Town Advisory Board

March 29, 2017

MINUTES

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

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
Bob Klein; Planning, Tiffany Hesser; County Liaison

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

- II. Public Comment

None

- III. Approval of March 1, 2017 Minutes

MOVED BY David Chestnut
APPROVE minutes as submitted.
Vote: 3-0 Unanimous

- IV. Approval of Agenda for March 29, 2017

MOVED BY David Chestnut
APPROVE agenda as amended
VOTE: 3-0 Unanimous

The following items held to the April 12, 2017 TAB meeting

1. **ZC-0135-17 – LH VENTURES, LLC:**
2. **VS-0134-17 – LH VENTURES, LLC:**
3. **ZC-0126-17 – ABS SURPLUS-O, LLC:**
7. **VS-0151-17 – THM ENTERPRISES, INC.:**

General Business Item #1 was moved to the beginning of the agenda

The following items were moved to the beginning of Planning & Zoning items:

9. **NZC-0571-13 (ET-0025-17) – L H VENTURES, LLC:**
10. **NZC-0577-13 (ET-0029-17) – AMERICAN WEST DEVELOPMENT INC.:**

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion only)
Metro's first Tuesday will be held March 4, 2017 7:00 pm at the Windmill Library.
Neighborhood meeting regarding the Place of worship located near Robindale Rd. & Rancho Destino , will be held at the Enterprise Library March 30, 2017 7:00pm – 7:30pm.

VI. Planning & Zoning

1. **ZC-0135-17 – LH VENTURES, LLC:**

ZONE CHANGE to reclassify a 10.1 acre from an R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone for a single family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; and **2)** reduce street intersection off-set.

DESIGN REVIEW for a proposed single family residential development on 10.1 acre site in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive and south side of Arby Avenue within Enterprise (description on file). SS/rk/ml (For possible action) **PC 4/5/17**

PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 29, 2017 TAB meeting, per the applicant. March 29, 2017 TAB meeting: Held to April 12, 2017 TAB meeting with applicant's agreement for updated write-up to be reviewed by TAB

2. **VS-0134-17 – LH VENTURES, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and Redwood Street, and between Arby Avenue and Capovilla Avenue (alignment) within Enterprise (description on file). SS/rk/ml (For possible action) **PC 4/5/17**

PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 29, 2017 TAB meeting, per the applicant. March 29, 2017 TAB meeting: Held to April 12, 2017 TAB meeting with applicant's agreement for updated write-up to be reviewed by TAB

3. **TM-0027-17 – LH VENTURES, LLC:**

TENTATIVE MAP consisting of 81 single family residential lots and common lots on 10.1 acres in an RUD (Residential Urban Density) Zone in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive and south side of Arby Avenue within Enterprise. SS/rk/ml (For possible action) **PC 4/5/17**

PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 29, 2017 TAB meeting, per the applicant. March 29, 2017 TAB meeting: Held to April 12, 2017 TAB meeting with applicant's agreement for updated write-up to be reviewed by TAB

4. **ZC-0126-17 – ABS SURPLUS-O, LLC:**

ZONE CHANGE to reclassify 8.4 acres from R-E (Rural Estates Residential) Zone and M-1 (Light Manufacturing) Zone to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping; and **2)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving along street).

DESIGN REVIEWS for the following: **1)** a proposed mini-warehouse facility; and **2)** proposed signage in the Mountain's Edge Master Planned Community. Generally located on northwest corner of Rainbow Boulevard and

PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 29, 2017 TAB meeting, per the applicant. March 29, 2017 TAB meeting: Held to the April 12, 2017 TAB meeting per the applicant to hold a neighborhood meeting

5. **UC-0117-17 – 4129, LLC:**

USE PERMIT to reduce the separation for a proposed convenience store to a residential use.

WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.

DESIGN REVIEW for modifications to an approved shopping center on 4.5 acres in C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. SB/pb/ml (For possible action) **PC 4/5/17**

MOVED BY David Chestnut

APPROVE Use Permit

APPROVE Waiver of Development Standards 1a

DENY Waiver of Development Standards 1b

APPROVE Design review per revised plans dated March 27, 2017

Subject to if approved staff conditions

ADD Current planning condition:

- **Design review as a public hearing for lighting and signage**
- **Design review as a public hearing for any significant changes to plans**
- **Deliveries restricted to Clark County daylight hours**
- **Landscaping to be installed on the south side of convenience store pad A**

VOTE: 2-1 Wilson Nay

6. **VC-0174-17 – IOTA TUSCAN, LLC, ET AL:**

VARIANCE to reduce front yard setback for an approved single family residential subdivision on 13.5 acres in an R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located 1,200 feet north of Stonewater Lane and 1,600 feet west of Southern Highlands Parkway within Enterprise. SB/md/ma (For possible action) **PC 4/18/17**

MOVED BY David Chestnut

APPROVE: Variance restricted to not more than 12 of the 29 lots

Subject to if approved staff conditions

VOTE: 3-0 Unanimous

7. **VS-0151-17 – THM ENTERPRISES, INC.:**

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Jerlyn Street and between Wigwam Avenue and Ford Avenue (alignment) within Enterprise (description on file). SB/jvm/ml (For possible action) **PC 4/18/17**

Held per the applicant. Return to the April 12, 2017 TAB meeting.

8. **DR-0173-17 – HARRISON KEMP & JONES 401 PLAN:**
DESIGN REVIEW for a proposed tavern within a retail center on 4.7 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cactus Avenue, 245 feet east of Valley View Boulevard within Enterprise. SB/al/ml (For possible action) **BCC 4/19/17**

MOVED BY Jenna Waltho
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

9. **NZC-0571-13 (ET-0025-17) – L H VENTURES, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 10.2 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.
WAIVER OF DEVELOPMENT STANDARDS to increase the length of a dead-end street with an approved turnaround.
DESIGN REVIEW for a single family residential development. Generally located on the west side of Jones Boulevard and the south side of Badura Avenue within Enterprise (description on file). SS/al/ml (For possible action) **BCC 4/19/17**

MOVED BY- Cheryl Wilson
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

10. **NZC-0577-13 (ET-0029-17) – AMERICAN WEST DEVELOPMENT INC.:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 7.4 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Cougar Avenue within Enterprise (description on file). SB/co/ma (For possible action) **BCC 4/19/17**

MOVED BY- Jenna Waltho
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

11. **ZC-0161-17 – ALL OUT FINANCIAL RESOURCES, LLC:**
ZONE CHANGE to reclassify 2.5 acres from U-V (Urban Village - Mixed Use) Zone to R-2 (Medium Density Residential) Zone for a future single family residential development in the MUD-3 Overlay District. Generally located on the south side of Serene Avenue and the west side of Chieftain Street within Enterprise (description on file). SB/dg/ml (For possible action) **BCC 4/19/17**

MOVED BY- David Chestnut
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

12. **ZC-0165-17 – SUNSET BUSINESS CENTER, LLC:**
ZONE CHANGE to reclassify 4.3 acres from C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
USE PERMITS for the following: 1) office as a principal use; and 2) retail sales as a principal use.
WAIVER OF DEVELOPMENT STANDARDS for modified CMA Design Overlay District standards.
DESIGN REVIEW for a proposed office, retail, and office/warehouse complex on 4.3 acres within the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Sunset Road, 350 feet east of Torrey Pines Drive within Enterprise (description on file). SS/dg/ml (For possible action) **BCC 4/19/17**

MOVED BY- Cheryl Wilson

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

13. **ZC-0171-17 – SERDOZ@RAFAEL RIVERA, LLC:**

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)** reduce the number of required parking spaces; and **2)** modify parking lot landscaping in conjunction with a proposed office/warehouse.

DESIGN REVIEW for a proposed office warehouse development on 2.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Rafael Rivera Way and Lindell Road (alignment) within Enterprise (description on file). SS/mk/ml (For possible action)

BCC 4/19/17

MOVED BY – David Chestnut

APPROVE- Subject to staff conditions

Add current planning conditions

- **Design review as a public hearing for signage**
- **Design review as a public hearing for significant changes to plans**

VOTE: 3-0 Unanimous

VII. General Business (for discussion)

1. Enterprise TAB receive County staff comments, discuss and examine possible courses of action concerning a citizens letter(To Whom It May Concern, by (W. David Manson March 1, 2017) submitted to the TAB on March 2017 during the general public comment period.(for possible action) Kevin Smedly and Paul Doerr from County Advanced Planning explained since the land in question was planned as Public Facility for a park but is still zoned R-E it would require a non-conforming Zone change to do anything else. Additionally the properties lies within the RNP-1 overlay area.
2. The TAB went over a chart which explained the guidelines for the formation of a land use motion.

VIII. Public Comment

David Wilson a resident, in attendance for item #5. He was against the item. Returned to speak regarding one of the residents that spoke in favor of the project. Mr. Wilson stated that he saw the resident that spoke in favor of the project get into the developer's car after the TAB meeting. Which made him a bit uneasy as he thinks that the resident is associated with the developer, and not even a resident in the area. Which made him feel as if that might have swayed board members to vote in favor of the project.

IX. Next Meeting Date

The next regular meeting will be April 12, 2017 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at p.m.