



Enterprise Town Advisory Board MINUTES



Date & Time: April 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: 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: All present

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 April 13, 2016. Requires a vote of the Board.
Motion by: Frank Kapriva
Approve as submitted
Motion passed: 5--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.

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

 - 13 TM-0028-16 - ROOHANI, KHUSROW:
 - 14 VS-0147-16 - ROOHANI, KHUSROW:
 - 15 WS-0146-16 – ROOHANI, KHUSROW:
 3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

The following applications have been withdrawn by the applicant:

 - 16. DR-0097-16 – DP 20130702 VALLEY VIEW
 - 17. TM-0020-16 – DP 20130702 VALLEY VIEW
 - 18. VS-0096-16 – DP 20130702 VALLEY VIEW

The TAB has received requests to hold the following item(s) to date(s) noted:

 - 10. TM-0042-16 – U.S.A.: May 11, 2016
 - 11. TM-0042-16 – U.S.A.: May 11, 2016

Motion by: Frank Kapriva

Approve as published with changes noted above:

Motion passed: 5-0

ANNOUNCEMENTS

1. Public artwork project, "Seven Magic Mountains", on South Las Vegas Blvd. in conjunction with Clark County and the Nevada Museum of Art will open May 11 for two years. More information can be found at: <http://sevenmagicmountains.com/>
2. May is Residential Amnesty Month in Clark County. This provides an opportunity for citizens to have penalties waived for self-disclosed residential work done without permits.

GENERAL BUSINESS:

Discuss possible changes to Title 30 for Agriculture Livestock- Medium and Large animals to make regulations more clear and establish new formulas for calculating the total number of animals. (For possible action)

Sami Real provided an update on changes to regulations made last year. Discussion included calculations of medium and large animals as well as square footage and turnout requirements. ETAB recommended consistency in code for all animals.

No action taken.



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ZONING AGENDA:

1. **ZC-0151-13 (WC-0049-16) – RICHMOND AMERICAN HOMES OF NEVADA, INC:**
WAIVER OF CONDITIONS of a zone change requiring that the developer must obtain a right-of-way grant from the Bureau of Land Management for the proposed access road off Ford Avenue and for Cougar Avenue, including an approved turn around at the west end of Cougar Avenue in conjunction with a single family residential development on 21.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Ford Avenue, 200 feet east of Hualapai Way (alignment) within Enterprise. SB/co/ml (For possible action) **05/04/16 BCC**

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

2. **UC-0203-16 – SANDS PLAZA, LLC:**
USE PERMIT to allow the sale of packaged liquor in conjunction with a convenience store within an existing commercial center on a portion of 1.0 acre in a C-1 (Local Business) Zone. Generally located on the north side of Pyle Avenue, 150 feet west of Pollock Drive within Enterprise. SS/mk/ml (For possible action) **05/17/16 PC**

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

3. **VS-0202-16 – RAINSPRINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street, and between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). SS/co/ml (For possible action) **05/17/16 PC**

Motion by Dave Chestnut
APPROVE per staff conditions and,
AMEND Public Works – Development Review condition #1 to read:
 - **Vacation to be recordable prior to bond release;****Motion passed 5-0**

4. **WS-0207-16 – PRENTICE GREENE PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a second floor addition and other modifications to an existing office/warehouse building on 0.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Wigwam Avenue, 510 feet east of Jones Boulevard within Enterprise. SB/pb/ml (For possible action) **05/17/16 PC**

Motion by Dave Chestnut
DENY
Motion passed 5-0



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5. **DR-0205-16 – MAJESTIC ENTERPRISE HOLDINGS, LLC, ET AL:**
DESIGN REVIEW for a proposed manmade decorative water feature in conjunction with an existing resort hotel (Silverton) on 78.6 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the southeast corner of Blue Diamond Road and Dean Martin Drive within Enterprise. SB/al/ml (For possible action) **05/18/16 BCC**

Motion by Cheryl Wilson
APPROVE per staff conditions
Motion passed 5-0

6. **DR-0206-16 – MAJESTIC ENTERPRISE HOLDINGS, LLC:**
DESIGN REVIEW for proposed restaurants with drive thru service and retail buildings within an approved shopping center on a portion of 13.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the southwest corner of Blue Diamond Road and Dean Martin Drive within Enterprise. SB/al/ml (For possible action) **05/18/16 BCC**

Motion by Cheryl Wilson
APPROVE per staff conditions
Motion passed 5-0

7. **DR-0208-16 – BCP-10410 S DECATUR, LLC:**
DESIGN REVIEW for a proposed vehicle maintenance building (smog check) within an existing shopping center on a portion of 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the south side of Rush Avenue within Enterprise. SB/jt/ml (For possible action) **05/18/16 BCC**

Applicant did not appear nor advise the TAB of intentions.
Motion by Dave Chestnut
HOLD to the May 11, 2016 TAB meeting.
Motion passed 5-0

8. **DR-0212-16 – MERES INC 2015, LLC:**
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/ml (For possible action) **05/18/16 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions and,
ADD a Current Planning condition:

- **Design Review as a public hearing for lighting and signage;**

Motion passed 5-0



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9. **UC-0525-14 (ET-0011-16) – MFE, INC:**
USE PERMITS FIRST EXTENSION OF TIME to commence the following: 1) vehicle wash; 2) gasoline station; and 3) reduce separation from a gasoline station to a residential use in conjunction with an approved shopping center and convenience store.
WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway separation.
DESIGN REVIEW for a shopping center including 2 pad sites on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. SB/co/ml (For possible action) **05/18/16 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions and,

ADD Current Planning conditions:

- **Design review as a public hearing for lighting and signage;**
- **Establish perpetual cross access with property to the west if compatible commercial uses are established to the west;**
- **Design review as a public hearing for significant changes to plans;**

Motion passed 5-0

10. **TM-0042-16 – U.S.A.:**
TENTATIVE MAP consisting of 52 single family residential lots and common lots on a 32.5 acre portion of an overall 116.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, and 1,000 feet west of Rainbow Boulevard within Enterprise. SB/dg/ml (For possible action) **05/18/16 BCC**

HELD by applicant prior to meeting to May 11, 2016.

11. **WS-0213-16 – U.S.A.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; and 2) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along a collector street (Tenaya Way) and an arterial street (Gomer Road).
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) increase the finish grade on a 32.5 acre portion of an overall 116.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, and 1,000 feet west of Rainbow Boulevard within Enterprise. SB/dg/ml (For possible action) **05/18/16 BCC**

HELD by applicant prior to meeting to May 11, 2016.



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12. **WS-0162-16 – NCW NEVADA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow a future wall sign on a parapet wall that is not integral to the overall building design.
DESIGN REVIEW for a vehicle wash on 1.0 acre in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the east side of Maryland Parkway, 630 feet south of Silverado Ranch Boulevard within Enterprise. SS/jt/ml (For possible action) **05/03/16 PC**

PREVIOUS ACTION

Enterprise TAB April 13, 2016: HELD to the April 27, 2016 TAB meeting per prior request of the applicant. (Not previously heard)

Motion by Dave Chestnut

Waiver of Development Standards DENY
Design Review APPROVE – with the parapet removed

ADD Current Planning condition:

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

Motion passed 5-0

13. **TM-0028-16 - ROOHANI, KHUSROW:**
TENTATIVE MAP consisting of 9 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Wigwam Avenue and the west side of Warbonnet Way within Enterprise. SB/dg/ml (For possible action) **05/18/16 BCC**

PREVIOUS ACTION

Enterprise TAB March 30, 2016: HELD to the April 27, 2016 TAB meeting per prior request of the applicant. (Not previously heard)

Motion by Dave Chestnut

APPROVE per staff and conditions added to application WS-0146-16

- **Minimize fill as much as possible while accomplishing drainage on the lot;**
- **Six foot wall not to extend past the side of the house along Warbonnet Way;**
- **Exterior wall height adjacent to right-of-way to be measured from center line of road height;**

Motion passed 5-0

14. **VS-0147-16 - ROOHANI, KHUSROW:**
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Warbonnet Way and Valadez Street within Enterprise (description on file). SB/dg/ml (For possible action) **05/18/16 BCC**

PREVIOUS ACTION

Enterprise TAB March 30, 2016: HELD to the April 27, 2016 TAB meeting per prior request of the applicant. (Not previously heard)

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 5-0



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15 **WS-0146-16 – ROOHANI, KHUSROW:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced gross lot area; 2) increased wall height; and 3) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a single family residential development on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Wigwam Avenue and the west side of Warbonnet Way within Enterprise. SB/dg/ml (For possible action) **05/18/16 BCC**

PREVIOUS ACTION

Enterprise TAB March 30, 2016: HELD to the April 27, 2016 TAB meeting per prior request of the applicant. (Not previously heard)

Motion by Dave Chestnut

Waiver of Development Standards #1 & #2	WITHDRAWN by applicant
Waiver of Development Standards #3	APPROVE
Design Review	APPROVE

ADD Current Planning conditions:

- **Minimize fill as much as possible while accomplishing drainage on the lot;**
- **Six foot wall not to extend past the side of the house along Warbonnet Way;**
- **Exterior wall height adjacent to right-of-way to be measured from center line of road height;**

Motion passed 5-0

16 **DR-0097-16 – DP 20130702 VALLEY VIEW, LLC:**
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on approximately 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Valley View Boulevard and Arby Avenue within Enterprise. SS/rk/ml (For possible action)

PREVIOUS ACTION

Enterprise TAB March 9, 2016: HELD to the March 30, 2016 TAB meeting and the 4-20-16 Board of County Commissioners meeting per prior request of the applicant. (Not previously heard)

Enterprise TAB March 30, 2016: HELD to the April 27, 2016 TAB meeting per request of the applicant. (Not previously heard)

This application was withdrawn w/o prejudice at the April 6, 2016 BCC meeting.

17 **TM-0020-16 – DP 20130702 VALLEY VIEW, LLC:**
TENTATIVE MAP consisting of 12 single family residential lots and common lots on approximately 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Valley View Boulevard and Arby Avenue within Enterprise. SS/rk/ml (For possible action)

PREVIOUS ACTION

Enterprise TAB March 9, 2016: HELD to the March 30, 2016 TAB meeting and the 4-20-16 Board of County Commissioners meeting per prior request of the applicant. (Not previously heard)

Enterprise TAB March 30, 2016: HELD to the April 27, 2016 TAB meeting per request of the applicant. (Not previously heard)

This application was withdrawn w/o prejudice at the April 6, 2016 BCC meeting.



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- 18 **VS-0096-16 – DP 20130702 VALLEY VIEW, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue (alignment) and between Valley View Boulevard and Procyon Street within Enterprise (description on file). SS/rk/ml (For possible action)

PREVIOUS ACTION

Enterprise TAB March 9, 2016: HELD to the March 30, 2016 TAB meeting and the 4-20-16 Board of County Commissioners meeting per prior request of the applicant. (Not previously heard)

Enterprise TAB March 30, 2016: HELD to the April 27, 2016 TAB meeting per request of the applicant. (Not previously heard)

This application was withdrawn w/o prejudice at the April 6, 2016 BCC meeting.

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.

NONE

NEXT MEETING DATE: May 11, 2016, 6:00 p.m.

ADJOURNMENT:

Motion by Cheryl Wilson

Adjourn 8:05 p.m.

Motion passed 5-0