



Enterprise Town Advisory Board MINUTES



Date & Time: June 1, 2016, 6:00 p.m.
Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.

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

Secretary Edie Krieger

County Officials:
County Liaison: Tiffany Hesser
Current Planning Staff: Greg Cerven

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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 Vice-Chair
PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by the Vice-Chair

ROLL CALL: By Vice-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 May 11, 2016. Requires a vote of the Board.

Motion by: Cheryl Wilson

Approve as submitted

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.

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

 12. TM-0042-16 – U.S.A
 20. WS-0213-16 – U.S.A

 15. VS-0332-16 – THM ENTERPRISES
 21. WS-0331-16 – THM ENTERPRISES

 16. ZC-0040-05 (WC-0058-16) – D.R. HORTON
 17. TM-0178-15 (WC-0059-16) – D.R. HORTON
 18. WS-0652-15 (WC-0060-16) – D.R. HORTON
 19. WS-0140-16 (WC-0061-16) – 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: Cheryl Wilson
Approve as published with changes noted above:
Motion passed: 4-0

ANNOUNCEMENTS

Metro First Tuesday, June 7, will meet at the Windmill Library at 7:00 p.m., and will be serving pizza at 6:30 p.m. They will be addressing a variety of subjects including national safety month, gun law info, 4rth of July safety measures, vacation and travel tips.

REPORT

Receive a report regarding the use and storage of dumpsters in residential areas.

County Staff: Jason Allswang, Chief, Code Enforcement

See attachment

Many residents are not in compliance with County regulations concerning placement of trash and recycling containers. Code enforcement is seeking to remove some of current restrictions. The attached report summarizes their efforts. All of the TABs and CACs are being briefed and input sought from the Board members and the Public. Additional comments can be forwarded to:

publicresponseinfo@clarkcountynv.gov

Questions and discussion by the public and TAB:

- Twelve foot set-back from pavement cannot be complied with on a 60-foot local road.
 - o Set-back distance pavement could be based on speed limits or road width.
 - o Would apply to unpaved right-of-way portions only.



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- Proposed front yard code standards changes are good.
- Question of whether Republic Service or the home owner is responsible for placement of the dumpster.
 - The home owner is responsible.
 - Problem is that home owners do not have the capability of moving a heavy dumpster.
 - Home owners should use containers that they are capable of moving around.
 - Home owners want Republic Services to be responsible for placing dumpsters.
- Reflector on the dumpsters need to be large enough to be seen.
- Property zone district is better measure than minimum lot size in determining dumpster allowance.
 - The property sq. ft. has wide variations with the RNP-1 areas
 - Sq. Ft. standard would be difficult to enforce.
- Cul-de-sac in RNP's are private which in this case is considered the same as a public street.

ZONING AGENDA:

1. **UC-0254-16 – ADF-BUFFALO, LLC:**
USE PERMITS for the following: **1)** reduce the separation of a convenience store from a residential use; **2)** reduce the setback of a gasoline station from a residential use; and **3)** reduce the setback of a vehicle wash facility (automobile) from a residential use.
WAIVER OF DEVELOPMENT STANDARDS for modified street standards.
DESIGN REVIEWS for the following: **1)** convenience store; **2)** gasoline station; and **3)** vehicle wash facility on a portion of 5.1 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Buffalo Drive and Warm Springs Road within Enterprise. SS/gc/ml (For possible action)
06/08/16 BCC
PREVIOUS ACTION
Enterprise TAB May 11, 2016: HELD to the June 1, 2016 TAB meeting per request of the applicant for staff to provide analysis on revisions. (Previously heard)

Motion by Dave Chestnut
DENY
Motion passed 4-0

2. **VC-0159-13 (ET-0052-16) – JONES CROSSING 2, LLC:**



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VARIANCES SECOND EXTENSION OF TIME to complete the following: 1) increased building height; 2) reduced front yard setback; and 3) reduced rear yard setback in conjunction with a single family residential development on 29.8 acres in an R-2 (Medium Density Residential) Zone in the Pinnacle Peaks Concept Plan Area. Generally located on the south side of Windmill Lane, approximately 475 feet east of Jones Boulevard within Enterprise. SB/jvm/ml (For possible action) **06/21/16 PC**

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

3. **NZC-0271-16 – COUGAR-JONES INVESTMENTS, LLC:**
ZONE CHANGE to reclassify 1.8 acres from M-1 (Light Manufacturing) Zone, H-2 (General Highway Frontage) Zone, and R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District.
DESIGN REVIEW for outside storage. Generally located on the southeast corner of Pebble Road and El Camino Road within Enterprise (description on file). SB/pb/ml (For possible action) **06/21/16 PC**

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

4. **UC-0276-16 – NEWHALL, AUGUSTINA OGO:**
USE PERMIT for a day care facility in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Dragonslayer Avenue, 50 feet west of Shallot Court (alignment) within Enterprise. SS/dg/raj (For possible action) **06/21/16 PC**

The applicant did not appear.
Motion by Dave Chestnut
Trail to end of meeting.
Motion passed 4-0

Motion by Dave Chestnut
HOLD to the June 15 TAB meeting.
Motion passed 4-0

5. **UC-0317-16 – R W S RETAIL, LLC:**
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within a retail center on a portion of 2.0 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Rainbow Boulevard and Warm Springs Road within Enterprise. SS/mk/mcb (For possible action) **06/21/16 PC**

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

6. **VC-0294-16 – IOTA TUSCAN, LLC:**



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VARIANCE to reduce side yard setback for an approved single family residential subdivision on a portion 87.2 acres in an R-E (Rural Estates Residential) and R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located 1,200 feet north of Stonewater Lane, 1,150 feet west of Southern Highlands Parkway within Enterprise. SB/rk/raj (For possible action) **06/21/16 PC**

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

7. **VS-0280-16 – FERNANDEZ FAMILY TRUST DATED JUNE 20 1984:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Polaris Avenue and between Cactus Avenue and Rush Avenue (alignment) within Enterprise (description on file). SB/tk/ml (For possible action) **06/21/16 PC**

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

8. **VS-0300-16 – TFC HOLDINGS, INC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Rainbow Boulevard and Torrey Pines Drive within Enterprise (description on file). SS/co/ml (For possible action) **06/21/16 PC**

Motion by Cheryl Wilson
APPROVE per staff conditions
Motion passed 4-0

9. **VS-0302-16 – TENNEY FAMILY TRUST:**
VACATE AND ABANDON a portion of a right-of-way being Procyon Street located between Conn Avenue and Cactus Avenue within Enterprise (description on file). SB/co/ml (For possible action) **06/21/16 PC**

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

10. **UC-0016-15 (AR-0054-16) - NOUVEAU RESORTS CORPORATION, ET AL:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow deviations as shown per plans on file.
DEVIATIONS for the following: 1) allow roof signs; and 2) all other deviations as depicted per plans on file.

DESIGN REVIEWS for the following: 1) roof signs; and 2) animated wall signs in conjunction with an approved timeshare hotel tower within an existing resort hotel complex (Silverton) on 74.8 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-2 Overlay District. Generally located on the southeast corner of Blue Diamond Road and Dean Martin Drive within Enterprise. SB/jvm/raj (For possible action) **06/22/16 BCC**



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Motion by Cheryl Wilson
APPROVE per staff conditions
Motion passed 4-0

11. **DR-0309-16 – ROJUSA, LLC:**

DESIGN REVIEW for an on-premises consumption of alcohol (tavern) building on a portion of 1.8 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the north side of Silverado Ranch Boulevard within Enterprise. SB/dg/raj (For possible action) **06/22/16 BCC**

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

- Design Review as a public hearing for signage.
- Provide for cross access and parking agreements to the east and north if compatible uses are developed

Motion passed 4-0

12. **TM-0042-16 – U.S.A., ET AL:**

AMENDED HOLDOVER TENTATIVE MAP consisting of 56 (previously notified as 52) single family residential lots and common lots on a 35 acre (previously notified as 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) **06/22/16 BCC**

PREVIOUS ACTION

Enterprise TAB April 27, 2016: HELD to the May 11, 2016 TAB meeting per prior request of the applicant. (Not previously heard)

Enterprise TAB May 11, 2016: HELD to the June 1, 2016 TAB meeting per prior request of the applicant. (Not previously heard)

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

13. **UC-0265-16 – JOBSITE HOSPITALITY, LLC:**

USE PERMITS for the following: 1) allow a proposed hotel in the M-D zone; and 2) increased building height.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

DESIGN REVIEW for a proposed hotel on a portion of 7.3 acres in a C-2 (General Commercial) (AE-60) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Gilesie Street and the north side of Hidden Well Road within Enterprise. SS/gc/ml (For possible action) **06/22/16 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions and,



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ADD Current Planning condition:

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

Motion passed 4-0

14. **UC-0305-16 – GILESPIE ERIE LLC, ET AL:**

USE PERMIT for a private school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) alternative landscaping; and 3) off-site improvements (curbs, gutters, sidewalks, street lights, and partial width paving).

DESIGN REVIEW for a private school on a 10 acre portion of 14.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Erie Avenue and Giles pie Street within Enterprise. SS/al/ml (For possible action) **06/22/16 BCC**

Motion by Dave Chestnut

DENY

Motion passed 3-1 (Ring nay)

15. **VS-0332-16 – THM ENTERPRISES, INC.:**

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Torino Avenue (alignment), and between Buffalo Drive and Jerlyn Street (alignment) within Enterprise (description on file). SB/al/ml (For possible action) **06/22/16 BCC**

Motion by Dave Chestnut

HOLD to the June 15 TAB meeting per agreement of the applicant for the applicant to hold a neighborhood meeting.

Motion passed 4-0

16. **ZC-0040-05 (WC-0058-16) – D.R. HORTON, INC.:**

WAIVER OF CONDITIONS of a zone change requiring full off-sites to include paved legal access in conjunction with an approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Buffalo Drive and Camero Avenue within Enterprise. SB/dg/ml (For possible action) **06/22/16 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 4-0

17. **TM-0178-15 (WC-0059-16) – D.R. HORTON, INC.:**

WAIVER OF CONDITIONS of a tentative map requiring full off-site improvements in conjunction with an approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Buffalo Drive and Camero Avenue within Enterprise. SB/dg/ml (For possible action) **06/22/16 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 4-0



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- 18. **WS-0652-15 (WC-0060-16) – D.R. HORTON, INC.:**
WAIVER OF CONDITIONS of a waiver of development standards requiring full off-site improvements in conjunction with an approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Buffalo Drive and Camero Avenue within Enterprise. SB/dg/ml (For possible action) **06/22/16 BCC**

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

- 19. **WS-0140-16 (WC-0061-16) – D.R. HORTON, INC.:**
WAIVER OF CONDITIONS of a waiver of development standards requiring full off-site improvements in conjunction with an approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Buffalo Drive and Camero Avenue within Enterprise. SB/dg/ml (For possible action) **06/22/16 BCC**

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

- 20. **WS-0213-16 – U.S.A., ET AL:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; **2)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along a collector street (Tenaya Way) and an arterial street (Gomer Road); and **3)** reduced street intersection off-set (not previously notified).

DESIGN REVIEWS for the following: **1)** proposed single family residential subdivision; and **2)** increase the finish grade on a 35.0 acre (previously notified as 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) **06/22/16 BCC**

PREVIOUS ACTION

Enterprise TAB April 27, 2016: HELD to the May 11, 2016 TAB meeting per prior request of the applicant. (Not previously heard)
Enterprise TAB May 11, 2016: HELD to the June 1, 2016 TAB meeting per prior request of the applicant. (Not previously heard)

Motion by Dave Chestnut
WAIVERS OF DEVELOPMENT STANDARDS #1: Approve limited to the 5th section only in the development as described;
WAIVERS OF DEVELOPMENT STANDARDS #2 & 3: Approve
DESIGN REVIEW #1 & 2: Approve
Per staff conditions and,
ADD Current Planning condition:

- Walls adjacent to public roads, wall height to be measured from the road center line elevation.

Motion passed 4-0



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21. **WS-0331-16 – THM ENTERPRISES, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit alternative landscaping; 2) waive off-site improvements (curbs, gutters, sidewalks, street lights & partial paving); and 3) street intersection off-set.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increase the finish grade for lots within a proposed single family residential subdivision on 12.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Buffalo Drive and the north and south sides of Ford Avenue within Enterprise. SB/al/xx (For possible action) **06/22/16 BCC**

Motion by Dave Chestnut

HOLD to the June 15 TAB meeting per agreement of the applicant for the applicant to hold a neighborhood meeting.

Motion passed 4-0

22. **ZC-0266-16 – DMLV1, LLC:**
ZONE CHANGE to reclassify 0.9 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone in the MUD-2 Overlay District.
DESIGN REVIEW for a proposed office/warehouse building. Generally located on the east side of Dean Martin Drive and the south side of Mesa Verde Lane (alignment) within Enterprise (description on file). SS/pb/ml (For possible action) **06/22/16 BCC**

Motion by Dave Chestnut

HOLD to June 15 TAB meeting (applicant was not present when item was called.)

Motion passed 4-0

Motion by Dave Chestnut

Reconsider the application (applicant reappeared.)

Motion passed 4-0

Motion by Dave Chestnut

**APPROVE per staff conditions and,
ADD Current Planning condition,**

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

Motion passed 4-0

GENERAL BUSINESS:

Discussion on signage.

Motion by Dave Chestnut

HOLD to June 15 TAB meeting

Motion passed 4-0



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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.

For item #4, UC-0276-16 – NEWHALL, AUGUSTINA OGO, the applicant did not appear when the item was called. A motion to trail to the end of meeting was approved. The applicant had not appeared by the end of the meeting. Two people had waited almost four hours to speak on the application and stated they could not come again to the next TAB meeting. They took an opportunity to express their concerns during this public comment period:

They were opposed to the application for child safety reasons. They have witnessed safety issues.

NEXT MEETING DATE: June 15, 2016, 6:00 p.m.

ADJOURNMENT:

Motion by Dave Chestnut

Adjourn 9:48 p.m.

Motion passed 4-0



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What's the issue?

- For single family and duplex residential, CCC Section 9.04.150 requires containers to be on private property behind the front yard.
- Containers may be placed in the right-of-way after 2 pm on the day before collection day until midnight on collection day.
- Large containers and Dumpsters are difficult to move.
- Leaving them in the street can be dangerous.
- Some lots do not have adequate space to place containers outside of the front yard.
- Containers be intrusive to neighbors or occupants.
- Leaving them in the front yard is a violation.

Proposed solution for right-of-way

- Allow containers in the right-of-way when the street is not fully improved:
 - At the edge of the right-of-way but no closer than 12 feet from the edge of the pavement and in no case may it be on a sidewalk.
 - Must be clear of sight zones.
 - Reflectors or reflective tape must be permanently affixed to all four corners of all four sides.
 - Establish minimum lot size for any container larger than 96 gallons.
- Remove language prohibiting the storage of containers in front yards.
- Establish minimum lot size for any container larger than 96 gallons.

Proposed solution for front yards

- Remove language prohibiting the storage of containers in front yards.
- Establish minimum lot size for any container larger than 96 gallons.

Implementation

- Develop new ordinance.
- Allow 6 months for compliance with new regulations.
- Notify affected citizens by mail of the new regulations.
- Potential pilot program area with a shorter timeline for compliance.

Enforcement after phase-in

- Notify residents by certified mail that their container is in violation and provide 5 days to correct the violation or the container will be impounded.
- Impounded containers will be subject to a fee if reclaimed.
 - The fee will be developed to cover costs involved in removing the container.
- The owner or renter of the container must pick up the container.
 - Republic Services may pick up their containers within 30 days.
- Impounded containers not reclaimed within 30 days will be destroyed.



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Additional considerations

- Temporary use of roll-off Dumpsters
 - Prior to placement in the right-of-way a permit must be obtained from Public Works.
 - Placement on private property may only be for the duration of an approved construction project and must be removed when the construction is complete.