



# Enterprise Town Advisory Board MINUTES



Date & Time: June 15, 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 (excused)  
 David Chestnut Laura Ring Rocky Brandonisio

Secretary: Edie Krieger

County Officials:  
 County Liaison: Tiffany Hesser  
 Current Planning Staff: Al Laird

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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 June 1, 2016. Requires a vote of the Board.

**Motion by: Frank Kapriva**

**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:

1. VS-0332-16 – THM ENTERPRISES

2. WS-0331-16 – THM ENTERPRISES

3. TM-0072-16 - THM ENTERPRISES

6. TM-0078-16 – JOBSITE HOSPITALITY

10. VS-0358-16 - JOBSITE HOSPITALITY

12. DR-0356-16 – CACTUS BOOMERS

13. NZC-0541-13 (ET-0073-16) – CACTUS BOOMERS

14. VS-0945-14 (ET-0074-16) STORYBOOK INVESTMENTS, LLC & CACTUS BOOMERS

15. NZC-0556-13 (ET-0075-16) – STORYBOOK INVESTMENTS

18. TM-0075-16 - CACTUS BOOMERS

17. TM-0073-16 – U.S.A

20. ZC-0343-16 – U.S.A.:

19. VS-0350-16 - JONES 215

21. ZC-0362-16 – JONES 215

3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

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

5. NZC-0366-16 – HARRISON KEMP & JONES to 6-29-16

**Motion by: Frank Kapriva**

**Approve as published with changes noted above:**

**Motion passed: 4-0**

## ANNOUNCEMENTS

None

## ZONING AGENDA:

1. **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**

### **PREVIOUS ACTION**

Enterprise TAB June 1, 2016; HELD to the June 15, 2016 TAB meeting per agreement of the applicant for the applicant to hold a neighborhood meeting. (Previously heard)

**Motion by Dave Chestnut**

**APPROVE per staff conditions**



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Motion passed 4-0

- 2. **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**

**PREVIOUS ACTION**

Enterprise TAB June 1, 2016: HELD to the June 15, 2016 TAB meeting per agreement of the applicant for the applicant to hold a neighborhood meeting. (Previously heard)

**Motion by Dave Chestnut**

Waivers of Development Standards #1	Approve
Waivers of Development Standards #2	Deny
Waivers of Development Standards #3	Approve
Design Review #1	Approve
Design Review #2	Approve per grading plan dated June 13, 2016 submitted to the TAB

**ADD Current Planning condition:**

- Install landscaping along Buffalo Drive according either to Title 30.64-17 or 30.64-18;

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

- Pole mounted lighting and street lighting to be fully shielded;
- Waive street lighting on Buffalo except conduit and pull boxes;

Per staff "if approved" conditions

Motion passed 4-0

- 3. **TM-0072-16 - THM ENTERPRISES, INC.:**  
**TENTATIVE MAP** consisting of 24 single family residential lots on 12.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Buffalo Drive north and south of Ford Avenue within Enterprise. SB/al/ml (For possible action) **06/22/16 BCC**

**Motion by Dave Chestnut**

**APPROVE** based on approval of conditions of WS-0331-16

Motion passed 4-0

- 4. **NZC-0364-16 – MOSAIC FOUR, LLC. ET AL:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**DESIGN REVIEWS** for the following: 1) a proposed single family residential development; and 2) increased finished grade on 15.0 acres with a portion in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road and the north side of Gomer Road within Enterprise (description on file). SB/pb/ml (For possible action) **07/05/16 PC**



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Motion by Frank Kapriva

**HOLD to the June 29, 2016 TAB meeting per agreement with the applicant to provide cross-sections for lots.**

**Motion passed 4-0**

5. **NZC-0366-16 – HARRISON KEMP & JONES 401 PLAN, ET AL:**

**ZONE CHANGE** to reclassify 4.7 acres from R-E (Rural Estates Residential) Zone and C-1 (Local Business) Zone to C-2 (General Commercial) Zone for a proposed shopping center.

**DESIGN REVIEWS** for the following: **1)** a shopping center; and **2)** a lighting plans. Generally located on the north side of Cactus Avenue, 340 feet east of Valley View Boulevard within Enterprise (description on file). SB/al/raj (For possible action) **07/05/16 PC**

**HELD per prior request of the applicant to the June 29, 2016 TAB meeting.**

6. **TM-0078-16 – JOBSITE HOSPITALITY, LLC:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 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/mk/ml (For possible action) **07/05/16 PC**

Motion by Dave Chestnut

**APPROVE per staff conditions**

**Motion passed 4-0**

7. **UC-0365-16 – ST. ROSE PLAZA, LLC:**

**USE PERMIT** for a proposed dog run located outside in conjunction with a veterinary clinic and service.

**DESIGN REVIEW** for a proposed dog run (enclosure) and modifications to the existing parking lot within an existing shopping center on 2.7 acres in a C-2 (General Commercial) Zone in the MUD-2 Overlay District. Generally located on the northwest corner of St. Rose Parkway and Bruner Avenue within Enterprise. SS/mk/raj (For possible action) **07/05/16 PC**

Motion by Dave Chestnut

**APPROVE per staff conditions and,**

**ADD a Current Planning condition:**

- **Eighteen month review as a public hearing for the dog-run.**

**Motion passed 4-0**

8. **VS-0330-16 – COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** a portion of right-of-way being Valley View Boulevard located between Mesa Verde Lane (alignment) and Windmill Lane within Enterprise (description on file). SS/co/ml (For possible action) **07/05/16 PC**

Motion by Dave Chestnut

**APPROVE per staff conditions**

**Motion passed 4-0**



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9. **VS-0349-16 – TIBERTI, JELINDO II REVOCABLE TRUST:**  
**VACATE AND ABANDON** a portion of right-of-way being Mann Street located between Maule Avenue and Badura Avenue within Enterprise (description on file). SS/jvm/ml (For possible action) **07/05/16 PC**

**Motion by frank Kapriva**  
**APPROVE per staff conditions**  
**Motion passed 4-0**

10. **VS-0358-16 - JOBSITE HOSPITALITY, LLC:**  
**VACATE AND ABANDON** portions of rights-of-way (existing driveways) being Gilespie Street located between Pamalyn Avenue and Hidden Well Road; Pamalyn Avenue and Hidden Well Road located between Gilespie Street and La Cienega Street within Enterprise (description on file). SS/mk/ml (For possible action) **07/05/16 PC**

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

11. **WS-0333-16 – ANDERSON DAVID O. & ALESANDRINA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setbacks for a proposed addition (garage) to an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Casalvieri Street and Frittata Avenue within Enterprise. SB/mk/raj (For possible action) **07/05/16 PC**

**Motion by Frank Kapriva**  
**APPROVE per staff conditions**  
**Motion passed 4-0**

12. **DR-0356-16 – CACTUS BOOMERS, LLC, ET AL:**  
**DESIGN REVIEW** for a proposed single family residential development including revised home models on 9.8 acres in an R-2 (Medium Density Residential) Zone.  
**WAIVER OF CONDITIONS** of a non-conforming zone change (Nzc-0556-13) requiring streetlights and streetscape landscaping adjacent to Cactus Avenue shall conform to the Mountain’s Edge Design Guidelines. Generally located on the south side of Cactus Avenue, 1,000 feet east of Durango Drive within Enterprise. SB/dg/ml (For possible action) **07/06/16 BCC**

**Motion by Dave Chestnut**  

<b>Design Review</b>	<b>Approve</b>
<b>Waiver of Conditions</b>	<b>Deny</b>

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

- All pole mounted lighting and street lighting to be fully shielded**

**Per staff conditions**  
**Motion passed 4-0**

13. **NZC-0541-13 (ET-0073-16) – CACTUS BOOMERS, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 5.0 acres from R-E (Rural Estates



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Residential) to R-2 (Medium Density Residential) Zone for a single family residential development. **WAIVER OF DEVELOPMENT STANDARDS** for non-standard street improvements. Generally located on the south side of Cactus Avenue, 1,330 feet east of Durango Drive within Enterprise (description on file). SB/co/raj (For possible action) **07/06/16 BCC**

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

14. **VS-0945-14 (ET-0074-16) STORYBOOK INVESTMENTS, LLC & CACTUS BOOMERS, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Cactus Avenue and Levi Avenue (alignment), and between Durango Drive (alignment) and Cimarron Road (alignment), and a portion of right-of-way being Cactus Avenue located between Durango Drive (alignment) and Cimarron Road (alignment), and a portion of right-of-way being Gagnier Boulevard located between Cactus Avenue and Conn Avenue, and a portion of right-of-way being Conn Avenue located between Durango Drive (alignment) and Cimarron Road (alignment) within Enterprise (description on file). SB/co/raj (For possible action) **07/06/16 BCC**

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

15. **NZC-0556-13 (ET-0075-16) – STORYBOOK INVESTMENTS, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development. Generally located on the south side of Cactus Avenue, 1,000 feet east of Durango Drive within Enterprise (description on file). SB/co/raj (For possible action) **07/06/16 BCC**

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

16. **ZC-0151-13 (ET-0079-16) – RICHMOND AMERICAN HOMES OF NEVADA INC.:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 21.5 acres from R-E (Rural Estates Residential) to RUD (Residential Urban Density) Zone for a single family residential development. Generally located on the north side of Ford Avenue, 200 feet east of Hualapai Way (alignment) within Enterprise (description on file). SB/co/raj (For possible action) **07/06/16 BCC**

**Motion by Frank Kapriva**  
**APPROVE per staff conditions**  
**Motion passed 4-0**

17. **TM-0073-16 – U.S.A.:**  
**TENTATIVE MAP** consisting of 117 single family residential lots and common lots on a 16.3 acre portion of an overall 83.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Gomer Road (alignment) and the east side of Hualapai Way (alignment) within Enterprise. SB/dg/ml



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(For possible action) 07/06/16 BCC

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

18. **TM-0075-16 - CACTUS BOOMERS, LLC, ET AL:**  
**TENTATIVE MAP** consisting of 73 single family residential lots and common lots on 9.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cactus Avenue, 1,000 feet east of Durango Drive within Enterprise. SB/dg/ml (For possible action) 07/06/16 BCC

**Motion by Dave Chestnut**  
**APPROVE per staff conditions and conditions of approval of DR-0356-16**  
**Motion passed 4-0**

19. **VS-0350-16 - JONES 215, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Roy Horn Way (alignment) and Maule Avenue, and between Torrey Pines Drive and Mann Street within Enterprise (description on file). SS/mk/ml (For possible action) 07/06/16 BCC

**Motion by Frank Kapriva**  
**APPROVE per staff conditions**  
**Motion passed 4-0**

20. **ZC-0343-16 – U.S.A.:**  
**ZONE CHANGE** to reclassify a 16.3 acre portion of an overall 83.1 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**DESIGN REVIEWS** for the following: 1) a proposed single family residential development; and 2) increased finished grade. Generally located on the north side of Gomer Road (alignment) and the east side of Hualapai Way (alignment) within Enterprise (description on file). SB/dg/ml (For possible action) 07/06/16 BCC

**Motion by Dave Chestnut**  
**APPROVE per staff conditions and,**  
**ADD a Public Works – Development Review condition:**  
• All pole mounted lighting and street lighting to be fully shielded;  
**Motion passed 4-0**

21. **ZC-0362-16 – JONES 215, LLC:**  
**ZONE CHANGE** to reclassify 4.3 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative screening and buffering; 2) modified CMA Overlay District standards; and 3) waive cross access.  
**DESIGN REVIEWS** for the following: 1) vehicle (automobile) sales showroom facility with outside display areas and ancillary uses; 2) comprehensive sign plan; and 3) site and building lighting on 7.4 acres in



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a C-2 (General Commercial) Zone, M-D (Designed Manufacturing) Zone, and M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Torrey Pines Drive and the south side of Roy Horn Way within Enterprise (description on file). SS/dg/ml (For possible action) **07/06/16 BCC**

**Motion by Frank Kapriva**  
**APPROVE per staff conditions**  
**Motion passed 4-0**

22. **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**

**PREVIOUS ACTION**

Enterprise TAB June 1, 2016: HELD to the June 15, 2016 TAB: the applicant did not appear nor advise the TAB of intentions. (Not previously heard)

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

**GENERAL BUSINESS:**

Discussion on signage (For possible action)

**Motion by Rocky Brandonisio**  
**Discontinue the discussion**  
**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.

NONE

**NEXT MEETING DATE:** June 29, 2016, 6:00 p.m.

**ADJOURNMENT:**

**Motion by Rocky Brandonisio**  
**Adjourn 7:25 p.m.**  
**Motion passed 4-0**