



# Enterprise Town Advisory Board

July 13, 2016

## MINUTES

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Board Members: Frank J. Kapriva – Chair – **PRESENT** Laura Ring – **PRESENT**  
Cheryl Wilson – Vice Chair – **PRESENT** Rocky Brandonisio – **EXCUSED**  
David Chestnut – **PRESENT**

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

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

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I. Call to Order, Pledge of Allegiance, Roll Call (see above)

Bob Klein – Current Planning  
Tiffany Hesser – Town Liaison

II. Public Comment

None

III. Approval of June 29, 2016 Minutes

**Moved by: Frank Kapriva**  
**Action: Approved minutes as submitted.**  
**Vote: 4-0/ Unanimous**

Approval of Agenda for July 13, 2016

**Moved by: Frank Kapriva**  
**Action: Approved agenda, With item # 8 being held per the applicant. Return to the 7/27/16 TAB.**  
**Vote: 4-0/Unanimous**

IV. Informational Items

1. Neighborhood meeting for proposed special use permit for a recreational facility. At the White Horse Youth Ranch, 8390 W. Windmill Lane July 19 6:00p.m.
2. The next session of the Neighborhood Collage accepting applications. Applications for the 10 week course are available on the Clark County web site: [www.clarkcountynv.gov](http://www.clarkcountynv.gov)

V. Planning & Zoning

1. **VS-0426-16 – SALVATORE, JOSEPH:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cougar Avenue (alignment) and Ford Avenue, and between Schirlls Street (alignment) and Hinson Street within Enterprise (description on file). SB/co/ml (For possible action)

**MOVED BY Frank Kapriva**  
**APPROVED – Subject to staff conditions**  
**VOTE: 4-0/Unanimous**

2. **VS-0437-16 – MARAVILLA AT MOUNTAINS EDGE HOMEOWNERS ASSOCIATION, ET AL:**  
**VACATE AND ABANDON** a portion of a right-of-way being Sparkling Chandon Drive located between Aspen Marshall Street and Carlton Gate Street within Enterprise (description on file). SB/co/ml (For possible action)

**MOVED BY David Chestnut**  
**APPROVED – Subject to staff conditions**  
**VOTE: 4-0/Unanimous**  
**TAB requests parking for Nathaniel Jones Park continue to be allowed.**

3. **WS-0408-16 – D.R. HORTON, INC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) allow a wall in the front yard.  
**DESIGN REVIEW** for proposed single family residences within an existing single family subdivision that is currently under construction on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast and northwest corners of Ford Avenue and Warbonnet Way, on the northwest and southwest corner of Ford Avenue and Miller Lane, on the northeast and northwest corner of Torino Avenue and Miller Lane, the southwest corner of Torino Avenue and Warbonnet Way, and on the north side of Torino Avenue, 190 feet west of Warbonnet Way within Enterprise. SB/jt/ml (For possible action)

**MOVED BY David Chestnut**  
**DENIED – Waiver of development standards#1a**  
**APPROVED – Waiver of Development Standards #1b reduced FRONT Setback to 20. Ft.**  
**APPROVED – Waiver of Development Standards #2**  
**APPROVED – Design Review for 5100 sq. ft. model**  
**Subject to staff conditions**  
**VOTE: 4-0/Unanimous**

4. **WS-0435-16 – UNION PACIFIC RAILROAD COMPANY:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase freestanding sign area; and 2) reduce the width of a landscape area at the base of a proposed freestanding sign for an office building on 3.2 acres in an M-1 (Light Manufacturing) Zone in an MUD-2 Overlay District.  
**DESIGN REVIEW** for a freestanding sign. Generally located on the north side of Oleta Avenue, 350 feet west of Jones Boulevard within Enterprise. SB/al/ml (For possible action)

**MOVED BY David Chestnut**  
**APPROVED – Subject to staff conditions**  
**VOTE: 4-0/Unanimous**

5. **DR-0168-16 (WC-0091-16) - DJURISIC, DRAGAN:**  
**WAIVER OF CONDITIONS** of a design review requiring full off-site improvements in conjunction with an approved metal industrial/warehouse building, an existing industrial building, and outside storage business on 1.9 acres in an M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District. Generally located on the south side of Pebble Road and the west side of Bronco Street within Enterprise. sb/pb/ml (For possible action)

**MOVED BY David Chestnut**  
**APPROVED – Waiver of Conditions for Bronco ONLY**  
**APPROVED – Waiver of Conditions for Pebble except curb, gutter and paving.**  
**Subject to staff conditions**  
**VOTE: 4-0/Unanimous**

6. **WS-0429-16 – KB HOME LV AVERY PLACE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for single family residences within an approved single family residential development.  
**DESIGN REVIEW** for additional model homes within an approved single family residential development on 5.2 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the south side of Raven Avenue, 350 feet west of Fort Apache Road within Enterprise. Sb/al/ml (For possible action)

**MOVED BY Frank Kapriva**  
**APPROVED – Subject to if approved staff conditions**  
**ADD Current Planning Condition: Waiver of Development Standards to apply to Maximum of 40% of total lots.**  
**VOTE: 4-0/Unanimous**

7. **WS-0416-16 – PANTHERS INVESTMENTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a freestanding sign in conjunction with an approved convenience store and gasoline service station on 1.9 acres in a C-1 (Local Business) Zone.  
**DESIGN REVIEW** for a freestanding sign. Generally located on the northwest corner of Cactus Avenue and Dean Martin Drive within Enterprise. SB/al/mcb (For possible action)

**MOVED BY Cheryl Wilson**  
**DENIED**  
**VOTE: 4-0/Unanimous**

8. **ZC-0433-16 – MOUNTAIN BLUE 12 IRR BUSINESS:**  
**ZONE CHANGE** to reclassify a 6.4 acre portion of 12.5 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the departure distance from an intersection to a driveway.  
**DESIGN REVIEW** for a proposed shopping center on 6.4 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Pebble Road within Enterprise (description on file). SB/jt/raj (For possible action)

**HELD – Held per applicant. Return to the 7/27/16 Enterprise TAB**

VI. General Business:  
None

VII. Public Comment:

**Meeting to be held August 8, 2016 @ 9:00a.m. in Clark County Commission Chambers 500 Grand Central Parkway regarding the possibility of designating the Arden Railroad area for economic development which could create jobs, and has potential for being part of Foreign Trade Zone.**

**Have secretary place an item to the General business section on the 7/27/16 TAB agenda for an update on the Community Plan Workgroup.**

VIII. Next Meeting Date

The next regular meeting will be July 27, 2016 at 6:00 p.m.

IX. Adjournment

The meeting was adjourned at 7:05 p.m.