

BP/RD 8/11/17 (9/5/17)

JC



Enterprise Town Advisory Board

July 26, 2017

MINUTES

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

Secretary: Carmen Hayes 702-371-7991 chaves@yahoo.com

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

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

The meeting was called to order at 6:01 p.m.
Maria Kaseko-Current Planning Present

II. Public Comment

None

III. Approval of July 12, 2017 Minutes

Moved by: David Chestnut
Action: Approved minutes as published.
Motion: PASSED (5-0) / Unanimous

IV. Approval of Agenda for July 26, 2017

Moved by: David Chestnut
Action: Approved minutes as amended below.
Motion: PASSED (5-0) / Unanimous

Applicant requested holds:

15. WS-0553-17 – TRACY INVESTMENTS, INC.: Hold to August 9, 2017 Enterprise TAB Meeting per applicant request to be heard with companion application ET -0046-17.

Related applications which will be heard together:

8. WS-0536-17 – LONG TERM LAND HOLDINGS, INC.:

9. WS-0537-17 – AMERICAN WEST DEVELOPMENT, INC.:

13. TM-0112-17 - AMERICAN WEST DEVELOPMENT, INC.:

14. VS-0561-17 - AMERICAN WEST DEVELOPMENT, INC.:

16. ZC-0560-17 - AMERICAN WEST DEVELOPMENT, INC.:

RECEIVED

AUG 11 2017

COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, Chair - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

V. Informational Items

1. Announcements of upcoming neighborhood meetings and the County or community meetings and events. (for discussions)

The Clark County Department of Comprehensive Planning will conduct an informational presentation for members of the above boards and the public on the proposed LAS VEGAS RAIDERS STADIUM PROJECT.

Wednesday, August 2, 2017, 6:00 p.m.
Commission Chambers, Clark County Government Center
500 S. Grand Central Parkway, Las Vegas, NV

(No Action by Any of the Above Boards May be Taken at this Meeting)
(Zoning and Land - Use Related Issues Only)

2. METRO 1st Tuesday for Enterprise Area Command Location:
Windmill Library, 7060 W Windmill Ln.
Topic: Domestic Violence Resources and Human Trafficking

VI. Planning & Zoning

1. **DR-0504-17 – D.R. HORTON, INC.:**

DESIGN REVIEW for modifications to a previously approved single family residential development on 17.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

WAIVER OF CONDITIONS of a waiver of development standards (WS-0253-16) requiring limited to 7 models submitted with the design review. Generally located on the north and south sides of Meranto Avenue and the east and west sides of Montessori Street within Enterprise. SB/pb/ja (For possible action) 08/02/17 BCC

PREVIOUS ACTION: July 12, 2017 Enterprise TAB Meeting - HELD to July 26, 2017 TAB meeting per applicant's agreement to meet with neighbors.

Motion by:

Action: APPROVE per staff conditions.

Motion PASSED (5-0) / Unanimous

2. **NZC-0277-17 – RAINBOW EXPRESS, LLC:**

HOLDOVER ZONE CHANGE to reclassify 14.6 acres from R-E (Rural Estates Residential) Zone and R- E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to C-2 (General Commercial) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow access to a 60-foot-wide collector street (Landberg Avenue) that is master planned for single family residential uses.

DESIGN REVIEW for a proposed shopping center. Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise (description on file). SB/dg/ml (For possible action) 08/01/17 PC

PREVIOUS ACTION:

- **June 28, 2017 Enterprise TAB Meeting - Held per applicant to return to July 12, 2017 Enterprise TAB Meeting.**

- **July 12, 2017 Enterprise TAB Meeting - HELD to July 26, 2017 TAB Meeting per applicant's agreement to meet with neighbors.**

Motion by: David Chestnut

Action: APPROVE – Zone Change with Resolution of intent to C-1 zoning to complete in 3 years.

WITHDRAW- Without Prejudice- Waiver of development Standards by the applicant

APPROVE Design Review per plans presented to the Enterprise TAB July 26, 2017.

ADD Current Planning conditions:

- Design review as a public hearing for significant change to plans.
- Crash gate on Landberg Ave. if required by the Fire Department.
- One access point on Rainbow Blvd.
- Rosanna St. to be develop to rural road standards. (i.e. no curb, gutter, sidewalk, or streetlights.
- 20-foot buffer Zone adjacent to Rosanna St. The landscape buffer with trail is located between Rossana St. and the newly added 6-foot-tall decorative block wall. The multi-use trail is 10 ft. wide and the landscaping width is 10 feet wide.

Per staff if approved conditions.

Motion PASSED (5-0) / Unanimous

3. TM-0102-17 – OPTIMUM REAL ESTATE HOLDINGS, LLC:

TENTATIVE MAP for a commercial subdivision on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Warm Springs Road and the west side of Decatur Boulevard within Enterprise. SS/pb/ml (For possible action) 08/01/17 PC

Motion by: Rocky Brandonisio

Action: APPROVE per staff conditions.

Motion PASSED (5-0) / Unanimous

4. VS-0418-17 – BLUE DIAMOND & RAINBOW, LLC:

HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Mann Street located between Oleta Avenue and Blue Diamond Road within Enterprise (description on file). SB/co/ja (For possible action) 08/15/17 PC

PREVIOUS ACTION:

- **June 28, 2017 Enterprise TAB Meeting - Held per applicant to return to July 12, 2017 Enterprise TAB Meeting.**
- **July 12, 2017 Enterprise TAB Meeting – Held due to applicant No Show to return to July 26, 2017 Enterprise TAB Meeting.**

Motion by: David Chestnut

Action: APPROVE Hold to no date certain.

Applicant was a no show for the third time.

Motion PASSED (5-0) / Unanimous

5. VS-0523-17 – NICHOLAS G. PODAR III & JENNIFER MCCUSKEY:

VACATE AND ABANDON a portion of a right-of-way being Dapple Gray Road located between Cactus Avenue and Conn Avenue within Enterprise (description on file). SB/tk/ml (For possible action) 08/15/17 PC

Motion by: Rocky Brandonisio

Action: APPROVE per staff conditions.

Motion PASSED (4-1) / Chestnut nay

6. VS-0532-17 – DEHERAS FAMILY TRUST:

VACATE AND ABANDON an easement of interest to Clark County located between Torrey Pines Drive and Charismatic Court, and between Fulton Meadows Avenue and Levi Avenue within Enterprise. SB/tk/ml (For possible action) 08/15/17 PC

Motion by Cheryl Wilson

Action: APPROVE per staff conditions.

Motion PASSED (5-0) / Unanimous

7. VS-0538-17 – HO, KENNETH & ANNE FAMILY TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Kimberly Diamond Street and Freshwater Pearl Street, and between Shelbourne Avenue and Windmill Lane within Enterprise (description on file). SB/tk/ml (For possible action) 08/15/17 PC

Motion by Cheryl Wilson

Action: APPROVE per plans submitted per staff conditions.

Motion PASSED (5-0) / Unanimous

8. WS-0536-17 – LONG TERM LAND HOLDINGS, INC.:

WAIVER OF DEVELOPMENT STANDARDS to allow a modified residential curb and gutter in conjunction with a single family residential development on 28.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Jones Boulevard and the north side of Jo Rae Avenue within Enterprise. SB/md/ml (For possible action) 08/15/17 PC

Motion by Rocky Brandonisio

Action: APPROVE per staff conditions.

Motion PASSED (5-0) / Unanimous

9. WS-0537-17 – AMERICAN WEST DEVELOPMENT, INC.:

WAIVER OF DEVELOPMENT STANDARDS to allow a modified residential curb and gutter in conjunction with a single family residential development on 10.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north and south sides of Windmill Lane and the west side of Jones Boulevard within Enterprise. SB/SS/al/ml (For possible action) 08/15/17 PC

Motion by Rocky Brandonisio

Action: APPROVE per staff conditions.

Motion PASSED (5-0) / Unanimous

10. DR-0554-17 – BLU D, LLC:

DESIGN REVIEWS for the following:

- 1) proposed distribution center expansion; and
- 2) lighting plan

in conjunction with an existing distribution facility on 21.6 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the northwest end of Kens Court, 400 feet north of Blue Diamond Road and the east side of the Union Pacific Railroad within Enterprise. SB/md/ma (For possible action) 08/16/17 BCC

Motion by Rocky Brandonisio

Action: APPROVE per staff conditions.
Motion PASSED (5-0) / Unanimous

11. **VS-0331-15 (ET-0088-17) – LONG TERM LAND HOLDINGS, INC.:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Jones Boulevard and Westwind Road (alignment) and between Jo Rae Avenue (alignment) and Le Baron Avenue (alignment), and a portion of a right-of-way being Duneville Street located between Jo Rae Avenue (alignment) and Le Baron Avenue (alignment), and a portion of Jones Boulevard located between Jo Rae Avenue (alignment) and Le Baron Avenue (alignment) within Enterprise (description on file). SB/dg/ml (For possible action) 08/16/17 BCC

Motion by Rocky Brandonisio
Action: APPROVE per staff conditions.
Motion PASSED (5-0) / Unanimous

12. **ZC-0033-14 (ET-0089-17) – ME 250, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.1 acres from C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to R-2 (Medium Density Residential) P-C (Planned Community District) Zone in the Mountains Edge Master Planned Community.
WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) allow modified street improvement standards; and
- 2) allow early finished grading.

DESIGN REVIEW for a single family residential development. Generally located on the northwest corner of Rainbow Boulevard and Erie Avenue within Enterprise (description on file). SB/jvm/ml (For possible action) 08/16/17 BCC

Motion by David Chestnut
Action: APPROVE per staff conditions.
Motion PASSED (5-0) / Unanimous

13. **TM-0112-17 - AMERICAN WEST DEVELOPMENT, INC.:**
TENTATIVE MAP consisting of 106 single family residential lots and common lots on 25.0 acres in an R- 2 (Medium Density Residential) Zone. Generally located on the north side of Ford Avenue between Torrey Pines Drive and Bronco Street (alignment) within Enterprise. SB/dg/ml (For possible action) 08/16/17 BCC

Motion by David Chestnut
Action: APPROVE per staff conditions.
Motion PASSED (5-0) / Unanimous

14. **VS-0561-17 - AMERICAN WEST DEVELOPMENT, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Cougar Avenue and Ford Avenue, and between Jones Boulevard and Torrey Pines Drive and portions of rights-of-way being El Camino Road and Mann Street located between Cougar Avenue and Ford Avenue within Enterprise (description on file). SB/dg/ml (For possible action) 08/16/17 BCC

Motion by David Chestnut
Action: APPROVE per staff conditions.
Motion PASSED (5-0) / Unanimous

15. **WS-0553-17 – TRACY INVESTMENTS, INC.:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; and 2) off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving along streets). **DESIGN REVIEW** for a place of worship on 4.3 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the east side of Haven Street, 310 feet north of Robindale Road within Enterprise. SS/md/ml (For possible action) 08/16/17 BCC

Action: HELD by the applicant to the August 9, 2017 Enterprise TAB meeting.

16. ZC-0560-17 – AMERICAN WEST DEVELOPMENT, INC.:

ZONE CHANGE to reclassify 25.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) establish alternative yards for residential lots;
- 2) increase wall heights; and
- 3) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Ford Avenue.

DESIGN REVIEWS for the following:

- 1) building orientation of 5 proposed single family residences; and
- 2) proposed single family residential development.

Generally located on the north side of Ford Avenue between Torrey Pines Drive and Bronco Street (alignment) within Enterprise (description on file). SB/dg/ml (For possible action) 08/16/17 BCC

Motion by David Chestnut

Action:

APPROVE Zone change

APPROVE Waiver of Development Standards 1,2 and 3

CHANGE Waiver of Development Standard # 2b to read:

Increase wall height up to 10 feet where a maximum of 6 feet is permitted (a 67% increase) per Title 30.64 adjacent to existing R-E residences north of Ford Avenue.

APPROVE Design Reviews

Per staff conditions.

See attached for the record conditions developed between American West and residents

Motion PASSED (5-0) / Unanimous

VII. General Business:

TAB to solicit and develop questions for Clark County Public Works' managers. (for discussion only)

From 2012 to early 2016 the Enterprise TAB had a traffic subcommittee. The TAB's are no longer allowed to have subcommittees. The subcommittee members would meet with Public Works manages every three to six months to exchange ideas and information. The full TAB should take up the functions of the Traffic Subcommittee to present Enterprise problems and obtain information on upcoming projects. Two idea sample sheets were distributed to the TAB members as a basis for future discussion.

VIII. Public Comment:

NONE

IX. Next Meeting Date

The next regular meeting will be August 9, 2017 at 6:00 p.m.

X. Adjournment

Motion by: Cheryl Wilson

Action: Adjourn meeting 7:35pm

Motion: PASSED (5-0) / Unanimous