



Enterprise Town Advisory Board

July 27, 2016

MINUTES

Board Members:	Frank J. Kapriva – Chair – PRESENT Cheryl Wilson – Vice Chair – EXCUSED David Chestnut – PRESENT	Laura Ring – PRESENT Rocky Brandonisio – PRESENT
Secretary:	Maureen Helm 702- 606-0747 mhelmtab@gmail.com - EXCUSED	
County Liaison:	Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov	

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

Jared Tasko & Lorna Phegley – Current Planning
Tiffany Hesser – Town Liaison

II. Public Comment

None

III. Approval of June 29, 2016 Minutes

MOVED BY Frank Kapriva
APPROVED minutes as submitted.
Vote: 4-0/ Unanimous

IV. Approval of Agenda for July 13, 2016

MOVED BY Frank Kapriva
APPROVED agenda with the following changes:

- **Item # 1 HELD to the August 10, 2016 Enterprise TAB meeting per request of applicant.**

Companion items heard together as follows:

- 2. UC-0215-12 (ET-0099-16) - UNITED BROTHERHOOD OF CARPENTERS:**
- 6. WS-0459-16 – UNITED BROTHERHOOD OF CARPENTERS & JOINERS:**
- 7. TM-0096-16 - RED AAROW INVESTMENTS, LLC:**
- 11. VS-0444-16 - RED AAROW INVESTMENTS, LLC:**
- 14. WS-0443-16 - RED AAROW INVESTMENTS, LLC:**

- 8. **TM-0099-16 - INVESTOR EQUITY HOMES, LLC, ET AL:**
- 15. **WS-0469-16 - INVESTOR EQUITY HOMES, LLC, ET AL:**

- 9. **TM-0101-16 - LEWIS INVESTMENT COMPANY OF NEVADA, ET AL:**
- 12. **VS-0471-16 - LEWIS INVESTMENT COMPANY OF NEVADA, ET AL:**
- 16. **ZC-0470-16 - LEWIS INVESTMENT COMPANY OF NEVADA, ET AL:**

- 10. **TM-0102-16 - MOSAIC LAND FUND TWO, LLC, ET AL:**
- 17. **ZC-0473-16 - MOSAIC LAND FUND TWO, LLC, ET AL:**

Vote: 4-0/Unanimous

V. Informational Items

1. Announcements

- a. Clark County will be hosting Town Hall Meetings to seek public comment and input regarding the proposal to reorganize the Clark County School District. Commissioner Sisolak will host a meeting on August 2, 2016, 6pm-8pm at Sierra Vista High School – 8400 W. Robindale.
Commissioner Brager will host a meeting on August 8, 2016, 6:30pm-8:30pm at Desert Breeze Community Center – 8275 Spring Mountain Rd.
- b. Clark County Neighborhood College is accepting applications through August 12, 2016. More information on the 10-week course can be found on the County website: clarkcountynv.gov
- c. LVMPD will host its next first Tuesday on August 2, 2016 at the Windmill Library – 7060 W. Windmill. Metro reminds the public to be cautious and aware while they engage PokemonGo activities, which have been used to lure victims into dangerous situations.

VI. Planning & Zoning

1. **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)

BCC 8/3/16

HELD – Hold to the August 10, 2016 Enterprise TAB meeting per prior request of applicant.

PREVIOUS ACTION

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

2. **UC-0215-12 (ET-0099-16) – UNITED BROTHERHOOD OF CARPENTERS:**

USE PERMIT SECOND EXTENSION OF TIME to commence a communication tower.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased tower height; and 2) reduce the separation between communication towers.

DESIGN REVIEW for a communication tower and supporting ground based equipment in conjunction with an existing training facility and proposed parking structure on a portion of 1.0 acre in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally located on the east side of La Cienega Street, 400 feet north of Pamalyn Avenue within Enterprise. SS/co/ml (For possible action) **PC 8/16/16**

MOVED BY David Chestnut

APPROVED – Subject to staff conditions

ADD Current Planning Condition: Remove old tower when new tower becomes operational.

VOTE: 4-0/Unanimous

3. **VC-0476-14 (ET-0103-16) – INVERNESS 2015, LLC:**

VARIANCE SECOND EXTENSION OF TIME for alternative standards for an existing temporary sign.

DESIGN REVIEW for an existing temporary sign in conjunction with a residential subdivision on a portion of 143.6 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the northwest corner of Southern Highlands Parkway and Royal Highlands Street within Enterprise. SB/rk/ml (For possible action)**PC 8/16/16**

MOVED BY David Chestnut

APPROVED – Subject to staff conditions

NOTE – Sign appears to be located on APN 177-31-797-020 common lot, not 177-31-711-137 as notes in writeup.

VOTE: 4-0/Unanimous

4. **VS-0462-16 – RICHMOND HOMES OF NEVADA, INC.:**

VACATE AND ABANDON a portion of a right-of-way being Meranto Avenue located between Lindell Road and Westwind Road within Enterprise (description on file). SB/jvm/ml (For possible action) **PC 8/16/16**

MOVED BY Frank Kapriva

APPROVED – Subject to staff conditions

VOTE: 4-0/Unanimous

5. **VS-0449-16 – CLARK COUNTY:**

VACATE AND ABANDON a portion of an unnamed right-of-way located between Decatur Boulevard and Arville Street within Enterprise (description on file). SB/co/ml (For possible action) **PC 8/16/16**

MOVED BY Frank Kapriva

APPROVED – Subject to staff conditions

VOTE: 4-0/Unanimous

6. **WS-0459-16 – UNITED BROTHERHOOD OF CARPENTERS & JOINERS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced parking.

DESIGN REVIEW for a building expansion to an existing training facility on 15.2 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally located on the north side of Hidden Well Road and the west side of Placid Street within Enterprise. SS/dg/ml (For possible action) **PC 8/16/16**

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

7. **TM-0096-16 – RED AAROW INVESTMENTS,LLC:**
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 4.1 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 Valadez Street within Enterprise. sb/pb/mcb (For possible action) **BCC 8/17/16**

MOVED BY Frank Kapriva
HELD – Hold to the August 10, 2016 Enterprise TAB meeting per agreement of applicant to meet with neighbors
VOTE: 4-0/Unanimous

8. **TM-0099-16 - INVESTOR EQUITY HOMES, LLC, ET AL:**
TENTATIVE MAP consisting of 35 single family residential lots and common lots on 7.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Gomer Road (alignment) and the east side of Grand Canyon Drive (alignment) within Enterprise. SB/dg/mcb (For possible action) **BCC 8/17/16**

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

9. **TM-0101-16 - LEWIS INVESTMENT COMPANY OF NEVADA, ET AL:**
TENTATIVE MAP consisting of 125 single family residential lots and common lots on 15.8 acres in an R-2 (Medium Density Residential) Zone with a portion of the development in the MUD-4 Overlay District. Generally located on the south side of Serene Avenue (alignment), 330 feet west of Grand Canyon Drive (alignment) within Enterprise. sb/pb/mcb (For possible action) **BCC 8/17/16**

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

10. **TM-0102-16 - MOSAIC LAND FUND TWO, LLC, ET AL:**
TENTATIVE MAP consisting of 108 single family residential lots and common lots on 22.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Grand Canyon Drive (alignment) and the south side of Richmar Avenue (alignment) within Enterprise. SB/pb/mcb (For possible action) **BCC 8/17/16**

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

11. **VS-0444-16 – RED AAROW INVESTMENTS, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Camero Avenue located between Valadez Street and Cimarron Road within Enterprise (description on file). SB/pb/ml (For possible action) **BCC 8/17/16**

MOVED BY Frank Kapriva
HELD – Hold to the August 10, 2016 Enterprise TAB meeting per agreement of applicant to meet with neighbors
VOTE: 4-0/Unanimous

12. **VS-0471-16 - LEWIS INVESTMENT COMPANY OF NEVADA, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue (alignment) and Meranto Avenue (alignment), and between Conquistador Street (alignment) and Grand Canyon Drive (alignment) within Enterprise (description on file). sb/pb/ml (For possible action) **BCC 8/17/16**

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

13. **ZC-0093-15 (WC-0095-16) – LV JEFFREYS, LLC:**
WAIVER OF CONDITIONS of a zone change requiring the following: Provide a pedestrian realm along Jeffreys Street per 30.48(Part J).770(C)(6) in conjunction with a multiple family residential development on 19.5 acres in the MUD-3 Overlay District. Generally located on the northwest corner of St. Rose Parkway and Jeffreys Street within Enterprise. SS/jvm/ml (For possible action) **BCC 8/17/16**

MOVED BY David Chestnut
APPROVED – Subject to staff if approved conditions
ADD Public Works condition: detached sidewalk on Jeffreys
VOTE: 4-0/Unanimous

14. **WS-0443-16 – RED AAROW INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Wigwam Avenue.
DESIGN REVIEW for a single family residential subdivision on 4.1 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 Valadez Street within Enterprise. sb/pb/raj (For possible action) **BCC 8/17/16**

MOVED BY Frank Kapriva
HELD – Hold to the August 10, 2016 Enterprise TAB meeting per agreement of applicant to meet with neighbors
VOTE: 4-0/Unanimous

15. **WS-0469-16 – INVESTOR EQUITY HOMES, LLC, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to increase the length of a dead-end street (cul-de-sac) with a County approved turnaround.
DESIGN REVIEWS for the following: 1) revised home models; and 2) increased finished grade in conjunction with an approved single family residential development on 7.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Gomer Road (alignment) and the east side of Grand Canyon Drive (alignment) within Enterprise. SB/dg/raj (For possible action) **BCC 8/17/16**

MOVED BY David Chestnut
APPROVED Waiver of Development Standards
APPROVED Design Review #1
APPROVED Design review # 2 with 72 inches changed to 48 inches
Subject to staff conditions
VOTE: 4-0/Unanimous

16. **ZC-0470-16 – LEWIS INVESTMENT COMPANY OF NEVADA, ET AL:**
ZONE CHANGE to reclassify 10.8 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

DESIGN REVIEW for a single family residential development on 15.8 acres in an R-2 (Medium Density Residential) Zone with a portion of the development in the MUD-4 Overlay District. Generally located on the south side of Serene Avenue (alignment), 330 feet west of Grand Canyon Drive (alignment) within Enterprise (description on file). sb/pb/ml (For possible action) **BCC 8/17/16**

MOVED BY David Chestnut

APPROVED – Subject to staff conditions

ADD Current Planning conditions: Design review as a public hearing for significant changes to plans.

ADD Public Works - Development Review condition: All pole mounted lighting to be fully shielded.

VOTE: 4-0/Unanimous

17. ZC-0473-16 – MOSAIC LAND FUND TWO, LLC, ET AL:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVER OF CONDITIONS of a zone change (ZC-0899-15) requiring per revised plans dated February 11, 2016.

DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on 22.5 acres. Generally located on the east side of Grand Canyon Drive (alignment) and the south side of Richmar Avenue (alignment) within Enterprise (description on file). sb/pb/raj (For possible action)

BCC 8/17/16

MOVED BY David Chestnut

APPROVED Zone Change

APPROVED Waiver of Conditions

APPROVED Design Review #1

APPROVED Design review # 2 with 72 inches changed to 48 inches, except lots 57, 58 & 59 which can remain at 72 inches

ADD Current Planning conditions: Design Review as a public hearing for significant changes to plans

ADD Public Works - Development Review conditions:

- **All pole mounted lighting to be fully shielded**
- **Provide pedestrian and bicycle access to Gomer Rd and Chieftain St**
- **Provide crash gate access to Grand Canyon Dr**

Subject to staff conditions

VOTE: 4-0/Unanimous

VII. General Business:

1. Review and discuss the comments by Enterprise TAB members from the July 7, 2016 Comprehensive Plan working Group meeting and provide direction as necessary.

Chairman Kapriva thanked David Chestnut and Cheryl Williams for their participation in the work group. The following letter was read into the record:



Department of Comprehensive Planning

500 S Grand Central Pky • Box 551741 • Las Vegas NV 89155-1741
(702) 455-4314

Nancy A. Amundsen, Director



July 20, 2016

Hello all:

I want to thank you again for taking the time out of your busy schedules to meet with me and staff. It was quite informative having the open and candid discussions about the County's proposed Community Land Use Category update.

The discussion greatly helped our department understand your apprehensions and concerns, and at the conclusion of our meeting, it was decided that staff would work on a draft concept map within each urban town to explore the new Activity Center designations.

After discussions with each of the Board of County Commissioners, at this time we are tabling any further efforts to consolidate our land use categories. Until we find a comparable solution to address the proposed residential categories, I am not comfortable moving forward with the residential, commercial, and industrial parts of the proposal at this time.

I am, however, moving forward with the Activity Center concept of the proposal and have recommended to the Commissioners that as each land use area is updated through our normal processes, the Activity Centers, if appropriate, be used as a designation at strategic locations. Each Town Advisory Board and Citizen Advisory Council, property owners, and interested parties will have the opportunity to provide input during the update process.

Again, as this two year plus project comes to a close, I want to thank each of you for tireless effort and devotion. You have gone above and beyond the call and expectations in representing your community. Thank you.

Sincerely,

Nancy A. Amundsen, Director
Comprehensive Planning Department

BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chairman • LARRY BROWN, Vice Chairman
SUSAN BRAGER • CHRIS GIUNCHIGLIANI • MARILYN KIRKPATRICK • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

VIII. Public Comment:

JD Allen stated he liked the design of the detached sidewalk with palm trees at Robindale & Buffalo. He also mentioned unrelated neighborhood concerns including puppies being dumped on the roadside and vandalized automobiles. Neighbors have expressed frustration with LVMPD response to non-imminent situations.

IX. Next Meeting Date

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

X. Adjournment

The meeting was adjourned at 7:37 p.m.

BOARD OF COUNTY COMMISSIONERS

STEVEN SISOLAK, Chair–LARRY BROWN, Vice-Chair
SUSAN BRAGER–CHRIS GIUNCHIGLIANI–MARILYN KIRKPATRICK–MARY BETH SCOW–LAWRENCE WEEKLY
DON BURNETTE, County Manager