



Enterprise Town Advisory Board

August 31, 2016

MINUTES

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

- I. Call to Order, Pledge of Allegiance, Roll Call (see above)
Phil Blount- Current Planning

Meeting was called to order by Chair Frank Kapriva at 6:00 p.m.

- II. Public Comment

None

- III. Approval of August 10, 2016 Minutes

MOVED BY Frank Kapriva
APPROVE minutes as submitted.
Vote: 5-0 Unanimous

- IV. Approval of Agenda for August 31, 2016

MOVED BY Frank Kapriva
APPROVE agenda with the following changes:

Following items were held indefinitely:

12. **TM-0119-16 - MAULE JOAN TRUST, ET AL:**
16. **VS-0537-16 - MAULE JOAN TRUST, ET AL:**
23. **ZC-0538-16 – MAULE JOAN TRUST, ET AL:**

Companion items heard together as follows:

4. **VS-0554-16- LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**
5. **VS-0555-16- LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**

13. **TM-0122-16 – SCHNIPPLE MARK A. TRUST:**
17. **VS-0550-16 – SCHNIPPLE MARK A. TRUST:**
21. **WS-0551-16 – SCHNIPPLE MARK A. TRUST:**

14. **TM-0123-16 - UDDENBERG, RICHARD KEITH:**
22. **WS-0561-16 – UDDENBERG, RICHARD KEITH:**

15. **UC-0553-16 – SECTION E PARTNERS, LLC:**
18. **VS-0552-16 - SECTION E PARTNERS, LLC:**

19. **WS-0528-16 – MOUNTAINS EDGE MASTER ASSOCIATION:**
20. **WS-0529-16 – MOUNTAINS EDGE MASTER ASSOCIATION:**

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)
 - a. LVMPD Enterprise Area Command will be hosting the Metro First Tuesday at the Rhodes Ranch Community Center September 6, 2016 at 7:00 p.m.

VI. Planning & Zoning

1. **ZC-0489-16 –RONALD REISS TRUST:**
ZONE CHANGE to reclassify 2.1 acres from H-2 (General Highway Frontage) Zone to C-1 (Local Business) Zone for a proposed medical office building in an MUD-3 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; **2)** access to a residential local street; **3)** increase building height; and **4)** non-standard improvements.
DESIGN REVIEWS for the following: **1)** a proposed medical office building; **2)** a lighting plan; and **3)** increased finished grade for a proposed medical office building. Generally located on the southeast corner of Blue Diamond Road and Mohawk Street within Enterprise (description on file). SB/al/ml (For possible action) **BCC 9/7/16**

PREVIOUS ACTION

Enterprise TAB August 10, 2016: HELD to the August 31, 2016 Enterprise TAB meeting
Per agreement with applicant to provide grading information

MOVED BY David Chestnut

APPROVE- Subject to staff conditions

ADD Current Planning Conditions:

- **Pole mounted lighting to be on motion sensors and timers**
- **Generators to be tested 8:00a.m.-4:00 p.m. weekdays only**

VOTE: 5 - 0 Unanimous

2. **VS-0540-16 – LH VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue (alignment), and between Rainbow Boulevard and Santa Margarita Street (alignment) within Enterprise (description on file). SB/co/ml (For possible action)
PC 9/20/16

MOVED BY David Chestnut
APPROVED- Subject to staff conditions
Change Public Works bullet #2 to read:
Right-of-way dedicated to 30 feet for Ford Ave., 30 feet for Torino Ave. and 55 feet dedication for Rainbow Blvd. and associated spandrels
VOTE: 5-0 Unanimous

3. **VS-0543-16 – WAGNER, JEFF & ALICIA:**
VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Sedalia Street, and between Gracemont Avenue and Robindale Road within Enterprise (description on file). SS/co/ml (For possible action)
PC 9/20/16

MOVED BY- Frank Kapriva
APPROVE – Subject to staff conditions
VOTE: 5-0 Unanimous

4. **VS-0554-16 – LEWIS INVESTMENT COMPANY OF NEVADA:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Serene Avenue and between Grand Canyon Drive and Park Street within Enterprise (description on file). SB/co/ml (For possible action)
PC 9/20/16

MOVED BY- Frank Kapriva
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

5. **VS-0555-16 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Serene Avenue, and between Grand Canyon Drive and Hualapai Way within Enterprise (description on file). SB/co/ml (For possible action)
PC 9/20/16

MOVED BY- David Chestnut
APPROVE- Subject to staff conditions.
VOTE: 5-0 Unanimous

6. **VS-0556-16 – LV TORREY PINES, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Inspiration Drive and Torrey Pines Drive, and between Raven Avenue and Blue Diamond Road and a portion of a right-of-way being Raven Avenue located between Inspiration Drive and Torrey Pines Drive within Enterprise (description on file). SB/co/ml (For possible action)
PC 9/20/16

MOVED BY – David Chestnut
APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

7. **VS-0562-16 – KB HOME LV ADDISON PLACE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Quarterhorse Lane and Market Heights Street, and between Torino Avenue (alignment) and Pebble Road within Enterprise (description on file). SB/co/ml (For possible action)
PC 9/20/16

MOVED BY- Cheryl Wilson
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

8. **WS-0520-16 – STORYBOOK DURANGO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an approved single family residential development on 1.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Agate Avenue (alignment) and the west side Ullom Drive (alignment) within Enterprise. SB/dg/mcb (For possible action)**PC 9/20/16**

MOVED BY- David Chestnut
APPROVE – Subject to staff conditions
VOTE: - 5-0 Unanimous

9. **ZC-1313-02 (ET-0108-16) – MESCOBI REVOCABLE FAMILY TRUST:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify a 2.0 acre site from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the west side of Rainbow Boulevard, 660 feet north of Cactus Avenue within Enterprise (description on file). SB/rk/ml (For possible action)
BCC 9/21/16

MOVED BY- David Chestnut
APPROVE- Subject to staff conditions
ADD Current Planning Conditions:

- **Until December 6, 2019 to complete**
- **Design review as a public hearing for plans**

VOTE: 5-0 Unanimous

10. **NZC-0560-13 (ET-0110-16) – GSQ TRUST, ET AL:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Serene Avenue and the east and west sides of Park Street within Enterprise (description on file). SB/jvm/ml (For possible action)
BCC 9/21/16

MOVED BY- David Chestnut
APPROVED- Subject to staff conditions
Design review as public hearing for significant changes to plans
VOTE: 5-0 Unanimous

11. **DR-0514-16 – ST. SHARBEL MARONITE CATHOLIC TRUST:**
DESIGN REVIEW for an accessory building (storage building) in conjunction with a place of worship on 2.1 acres in a P-F (Public Facility) Zone. Generally located on the southwest corner of

Frias Avenue and Rancho Destino Road within Enterprise. SS/dg/mcb (For possible action)

BCC 9/21/16

MOVED BY- Cheryl Wilson

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

12. **TM-0119-16 - MAULE JOAN TRUST, ET AL:**

TENTATIVE MAP consisting of 35 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Pyle Avenue and the west side of Edmond Street within Enterprise. SB/dg/ml (For possible action)

BCC 9/21/16

HELD- Indefinitely per applicant

13. **TM-0122-16 – SCHNIPPLE MARK A. TRUST:**

TENTATIVE MAP consisting of 19 single family residential lots on 2.5 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the south side of Agate Avenue, 330 feet west of Duneville Street within Enterprise. SB/rk/ml (For possible action)

BCC 9/21/16

MOVED BY- Frank Kapriva

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

14. **TM-0123-16 - UDDENBERG, RICHARD KEITH:**

TENTATIVE MAP consisting of 16 single family residential lots and common lots on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Rancho Destino Road and the north side of Erie Avenue within Enterprise. SS/pb/ml (For possible action)

BCC 9/21/16

HELD- per applicant to work with neighbors regarding their concerns.

Return to the 9/14/16 TAB meeting

15. **UC-0553-16 – SECTION E PARTNERS, LLC:**

USE PERMITS for the following: **1)** retail center; **2)** convenience store; **3)** reduce the setback from a convenience store to a residential use; **4)** reduce the setback from a service station to a residential use; **5)** reduce the separation from an automobile maintenance facility to a residential use; and **6)** reduce the separation from an automobile repair facility to a residential use. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative street landscaping; **2)** non-standard commercial driveway access and separations.

WAIVERS OF CONDITIONS of a zone change (ZC-0269-05) requiring a minimum 10 foot wide landscaping along rights-of-way; and of a zone change (ZC-1584-98) requiring the following: **1)** no loading areas adjacent to or visible from Ford Avenue; **2)** no loading docks within 100 feet of a residential use; **3)** on-site lighting to consist of low-sodium, inward directed features to be included in each design review; **4)** A-1 landscaping along all major street frontages; **5)** B-2 landscaping along minor street frontages; **6)** A-2 landscape buffer adjacent to any existing residential developments; **7)** master studies to address the entire 91 acre development prior to the issuance of any permits or subdivision mapping, whichever occurs first; and **8)** traffic study to evaluate the surrounding roadway network, including potential railroad/rail spur/roadway conflicts, the possible realignment of Jones Boulevard, and railroad crossing participation; **9)** 30 feet for Ford Avenue west of Edmond Street and a portion of a knuckle at Edmond Street.

DESIGN REVIEW for a retail center with a convenience store, service station, and auto repair facility on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. SB/rk/raj (For possible action)

BCC 9/21/16

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

MOVED BY- David Chestnut
APPROVE –Subject to staff conditions
ADD current planning conditions:

- **Automotive maintenance or repair restricted to pad A only**
- **Design review as a public hearing for significant change to plans**

VOTE: 5-0 Unanimous

16. **VS-0537-16 - MAULE JOAN TRUST, ET AL:**

VACATE AND ABANDON easements of interest to Clark County located between Edmond Street (alignment) and Lindell Road (alignment), and between Pyle Avenue (alignment) and Bootlegger Avenue (alignment) within Enterprise (description on file). SB/dg/xx (For possible action) **BCC 9/21/16**

HELD- Indefinitely per applicant

17. **VS-0550-16 – SCHNIPPLE MARK A. TRUST:**

VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Oleta Avenue (alignment), and between Jones Boulevard and Duneville Street within Enterprise (description on file). SB/rk/ml (For possible action) **BCC 9/21/16**

MOVED BY- Frank Kapriva
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

18. **VS-0552-16 - SECTION E PARTNERS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Ford Avenue, and between Mohawk Street and Edmond Street in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District within Enterprise (description on file). SB/mk/ml (For possible action) **BCC 9/21/16**

MOVED BY- David Chestnut
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

19. **WS-0528-16 – MOUNTAINS EDGE MASTER ASSOCIATION:**

WAIVER OF DEVELOPMENT STANDARDS to appeal the administrative denial of an off-site improvement bond extension of time in conjunction with master planned community in an R-E (Rural Estates Residential) Zone; R-2 (Medium Density Residential) Zone; RUD (Residential Urban Density) Zone; H-2 (General Highway Frontage) Zone; C-1 (Local Business) Zone; C-2 (General Commercial) Zone; P-F (Public Facility) Zone; and all within a P-C (Planned Community Overlay District) Zone in the Mountain’s Edge Master Planned Community. Generally located between Blue Diamond Road and Mountains Edge Parkway on Cimarron Road within Enterprise. SB/rk/raj (For possible action) **BCC 9/21/16**

MOVED BY- David Chestnut
DENY
VOTE: 5-0 Unanimous

20. **WS-0529-16 – MOUNTAINS EDGE MASTER ASSOCIATION:**

WAIVER OF DEVELOPMENT STANDARDS to appeal the administrative denial of an off-site

improvement bond extension of time in conjunction with master planned community in an R-1 (Single Family Residential) Zone; R-2 (Medium Density Residential) Zone; RUD (Residential Urban Density) Zone; R-3 (Multiple Family Residential) Zone; C-2 (General Commercial) Zone; P-F (Public Facility) Zone; and all within a P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located between Durango Drive and Buffalo Drive on Mountains Edge Parkway within Enterprise. SB/rk/raj (For possible action)

BCC 9/21/16

MOVED BY David Chestnut

DENY

VOTE: 5-0 Unanimous

21. **WS-0551-16 – SCHNIPPLE MARK A. TRUST:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks (residence); **2)** allow alternative screening (decorative block wall) in the front yard; and **3)** reduce setback (decorative block wall) from a private street.

WAIVERS OF CONDITIONS of a zone change for the following: **1)** a maximum of 22 lots with 2 other lots to be converted to open space; **2)** common area with landscaping and meandering sidewalk per plans; and **3)** right-of-way dedication of 30 feet for Agate Avenue.

DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on 2.5 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.

Generally located on the south side of Agate Avenue, 330 feet west of Duneville Street within Enterprise. SB/rk/raj (For possible action)

BCC 9/21/16

MOVED BY- Frank Kapriva

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

22. **WS-0561-16 – UDDENBERG, RICHARD KEITH:**

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Erie Avenue.

DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Rancho Destino Road and the north side of Erie Avenue within Enterprise. SS/pb/raj (For possible action)

BCC 9/21/16

HELD- per applicant to work with neighbors regarding their concerns.

Return to the 9/14/16 TAB meeting

23. **ZC-0538-16 – MAULE JOAN TRUST, ET AL:**

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow proposed single family residential lots to have direct access to a collector street (Pyle Avenue).

DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increased finished grade. Generally located on the north side of Pyle Avenue and the west side of Edmond Street within Enterprise (description on file). SB/dg/raj (For possible action)

BCC 9/21/16

HELD- Indefinitely per applicant

VII. General Business:

1. Discuss and review a proposed Enterprise Land Use Vision Statement for possible inclusion in the Enterprise Land Use Annual Update. No Vision Statement currently exists for Enterprise. (For possible action)

Board member David Chestnut presented the following:

- No vision statement exists in the current Enterprise Land Use Plan.
- The proposed statement was developed and approved by the TAB during the 2014 Major Land Use Update.
- The Planning Commission referred the proposed vision statement, goals and policies for Enterprise to the Community Development Working group.
- The vision statement was never discussed by the working group.
- Clark County Advanced Planning Staff intends to include a vision statement for each town as the land use plans are updated

Chestnut would like the Enterprise TAB to review the following statement and consider asking their County Commissioners to include it to the Enterprise Annual Update:

Enterprise Land Use Vision Statement

Enterprise is a mix of rural/suburban/urban areas offering a diverse neighborhoods, lifestyles, small-to-large businesses, gaming, manufacturing, ethnicities, and recreational uses associated with a vibrant growing town. Housing options range from rural to high density. Compatible employment zones will be encouraged with a special focus on logistics, light manufacturing and high technology. Areas designated for such job creation should be protected from encroachment by uses which might limit their development.

This item will be brought back to the September 28, 2016 ETAB meeting.

2. Review 2015/2016 budget requests and take public input regarding suggestions for next funding year budget requests. (For possible action)

No public input provided. Item will be brought back to the September 28, 2016 ETAB meeting for input and final recommendations will be made at the October 26, 2016 ETAB meeting.

- VIII. Public Comment:
A member of the public commented that 13 houses on 2.5 acres is too dense and should not be allowed.
- IX. Next Meeting Date
The next regular meeting will be September 14, 2016 at 6:00 p.m.
- X. Adjournment
The meeting was adjourned at 8:10 p.m.