



Enterprise Town Advisory Board

September 12, 2018

MINUTES

Board Members: David Chestnut – Chair – **EXCUSED** Basil Raffa – **PRESENT**
Cheryl Wilson – Vice Chair – **PRESENT** Jenna Waltho – **PRESENT**
Frank Kapriva – **PRESENT**

Secretary: Carmen Hayes 702-371-7991 chayes70@yahoo.com

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

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

The meeting was called to order at 6:00 p.m.

Greg Cerven, Current Planning

II. Public Comment

This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

None.

III. Approval of August 29, 2018 Minutes (For possible action)

Motion by: Cheryl Wilson

Action: **APPROVE** minutes for August 15, 2018 as published

Motion **PASSED** (4-0) / Unanimous

IV. Approval of Agenda for September 12, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by Cheryl Wilson

Action: **APPROVE** as amended.

Motion **PASSED** (4-0) / Unanimous

Applicant requested holds:

16. TM-18-500147-LH VENTURES, LLC: Hold to Enterprise TAB meeting on September 26, 2018.

20. VS-18-0635-LH VENTURES, LLC: Hold to Enterprise TAB meeting on September 26, 2018.

22. WS-18-0634-LH VENTURES, LLC: Hold to Enterprise TAB meeting on September 26, 2018.

24. ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS: Hold to Enterprise TAB meeting on October 10, 2018.
25. ZC-18-0640-MEQ-BD & D II, LLC: Hold to Enterprise TAB meeting on October 10, 2018.

Related applications to be heard together:

1. NZC-18-0287-USA:
2. TM-18-500059-USA:
4. VS-18-0290-USA:

9. WC-18-400195 (UC-0479-17)-ABS MOUNTAINS EDGE ENTERPRISE, LLC:
13. WS-18-0653-ABS MOUNTAINS EDGE ENTERPRISE, LLC:

16. TM-18-500147-LH VENTURES, LLC:
20. VS-18-0635-LH VENTURES, LLC:
22. WS-18-0634-LH VENTURES, LLC:

17. TM-18-500151-D B A C, LLC:
23. WS-18-0658-D B A C, LLC:

V. Informational Items

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

Tiffany Hesser, announced Clark County is taking applications for Town Board Members for the upcoming two-year term starting in January 2019. You can find applications on www.clarkcountynv.gov Clark County website: www.clarkcountynv.gov or contact Tiffany for further information.

VI. Planning & Zoning

1. **NZC-18-0287-USA:**
AMENDED HOLDOVER ZONE CHANGE to reclassify a 41.9 acre portion of a 285.2 acre parcel from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** reduce street intersection off-set; **3)** increase the maximum allowed disturbance area for slopes exceeding 12% in a hillside development (previously not notified); **4)** permit nonstandard improvements (landscaping) within a right-of-way (previously not notified); and **5)** increase the length of dead end streets (previously not notified).
DESIGN REVIEWS for the following: **1)** a single family residential development; **2)** a preliminary grading plan in conjunction with a hillside development (slopes greater than 12%); **3)** to permit a hammerhead cul-de-sac design where a radius cul-de-sac is the preferred design for residential developments; and **4)** increase finish grade for a single family residential development on 41.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Pyle Avenue (alignment) within Enterprise (description on file). SB/al/ja (For possible action) **09/18/18 PC**

Motion by Cheryl Wilson

Action: **DENY**

Motion **PASSED** (4-0) / Unanimous

2. **TM-18-500059-USA:**

AMENDED HOLDOVER TENTATIVE MAP consisting of 222 single family residential lots (previously notified as 249 single family residential lots) and common lots on a 41.9 acre portion of a 285.2 acre parcel in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Pyle Avenue (alignment) within Enterprise. SB/al/ja (For possible action) **09/18/18 PC**

Motion by Cheryl Wilson

Action: **DENY**

Motion **PASSED** (4-0) / Unanimous

3. **TM-18-500139-JO BLUE PROPERTY, LLC:**

TENTATIVE MAP for a commercial subdivision on 4.5 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the southwest corner of Blue Diamond Road and El Capitan Way within Enterprise. SB/al/ja (For possible action) **09/18/18 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) / Unanimous

4. **VS-18-0290-USA:**

AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Grand Canyon Drive (alignment), and between Pyle Avenue (alignment) and Le Baron Avenue (alignment); and a portion of a right-of-way being Pyle Avenue located between Fort Apache Road and Grand Canyon Drive (alignment) (no longer needed) within Enterprise (description on file). SB/al/ja (For possible action) **09/18/18 PC**

Motion by Cheryl Wilson

Action: **DENY**

Motion **PASSED** (4-0) / Unanimous

5. **WS-18-0464-GREYSTONE NEVADA, LLC:**

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase the length of a dead-end street (cul-de-sac) with a County approved turnaround in conjunction with an approved single family residential development on a portion of 24.2 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the north side of Pyle Avenue, 300 feet east of Arville Street within Enterprise. SB/dg/ja (For possible action) **09/19/18 BCC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) / Unanimous

6. **UC-18-0644-ABS DECATUR ENTERPRISE, LLC:**

USE PERMIT to waive the minimum 48 inch wide pedestrian access around the perimeter of the outside dining area.

DESIGN REVIEW for a proposed outside dining area and shade structure in conjunction with a previously approved tavern 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/lm/ja (For possible action) **10/02/18 PC**

HOLD to September 26, 2018 Enterprise TAB meeting per applicant's agreement

7. **VS-18-0662-LV TORREY PINES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Pebble Road, and between Torrey Pines Drive and Inspiration Drive within Enterprise (description on file). SB/jor/ja (For possible action) **10/02/18 PC**

Motion by Basil Raffa
Action: **APPROVE** per staff recommendations.
Motion **PASSED** (4-0) / Unanimous

8. **VS-18-0668-KB HOME LV CUMBERLAND RANCH, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Meranto Avenue, and between Fort Apache Road and Tee Pee Lane within Enterprise (description on file). SB/sd/ja (For possible action) **10/02/18 PC**

Motion by Cheryl Wilson
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

9. **WC-18-400195 (UC-0479-17)-ABS MOUNTAINS EDGE ENTERPRISE, LLC:**
WAIVER OF CONDITIONS of a use permit requiring development per revised plans submitted on July 18, 2017 on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Pyle Avenue within Enterprise. SB/rk/ja (For possible action) **10/02/18 PC**

HOLD to September 26, 2018 Enterprise TAB meeting per applicant's agreement

10. **WS-18-0623-B D S INVESTMENT TRUST & PLATT ANDREW B TRS:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for 3 existing accessory structures in conjunction with an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Windham Heights Court, 255 feet north of Richmar Avenue within Enterprise. SB/pb/ml (For possible action) **10/02/18 PC**

Motion by Basil Raffa
Action: **DENY**
Motion **PASSED** (4-0) / Unanimous

11. **WS-18-0636-MCINTYRE BARRETT & SHIRLEY FAMILY TRUST & MCINTYRE BARRETT MICHAEL & SHIRLEY MAE TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a proposed patio cover in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the south side of Caballo Range Avenue, 415 feet west of Cochiti Lake Street within Enterprise. SB/rk/ja (For possible action) **10/02/18 PC**

Motion by Cheryl Wilson
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

12. **WS-18-0652-ALLISON, SCOTT & DIANE MARIE:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an existing

single family residence on 0.5 acres in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the east side of Placid Street and the south side of Camero Avenue within Enterprise. SS/lm/ja (For possible action) **10/02/18 PC**

Motion by Cheryl Wilson
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

13. **WS-18-0653-ABS MOUNTAINS EDGE ENTERPRISE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation for a proposed convenience store to a residential use.
DESIGN REVIEW for revisions to a proposed convenience store with gasoline sales, car wash, and tavern in conjunction with an approved shopping center on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Pyle Avenue within Enterprise. SB/rk/ja (For possible action) **10/02/18 PC**

Applicant has requested a **HOLD** to September 26, 2018 Enterprise TAB meeting per applicant's agreement.

14. **DR-18-0661-RUSSELL, DAREL:**
DESIGN REVIEW for increased finished grade on 2.1 acres in R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the north side of Eldorado Lane and the east side of Hinson Street within Enterprise. SS/rk/ja (For possible action) **10/03/18 BCC**

Motion by Basil Raffa
Action: **APPROVE** subject to staff recommendations.
Motion **PASSED** (4-0) / Unanimous

15. **ET-18-400186 (VS-0471-16)-LEWIS INVESTMENT COMPANY NEVADA, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for 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 SB/tk/ja (For possible action) **10/03/18 BCC**

Motion by Cheryl Wilson
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

16. **TM-18-500147-LH VENTURES, LLC:**
TENTATIVE MAP consisting of 9 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. SB/lm/ja (For possible action) **10/03/18 BCC**

Applicant has requested a **HOLD** to September 26, 2018 Enterprise TAB meeting.

17. **TM-18-500151-D B A C, LLC:**
TENTATIVE MAP consisting of 14 single family residential lots on 7.2 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the east side of Valley View Boulevard and the north side of Eldorado Lane within Enterprise. SS/lm/ja (For possible action) **10/03/18 BCC**

HOLD to September 26, 2018 Enterprise TAB meeting per applicant's agreement.

18. **UC-17-0705-FULL GOSPEL LAS VEGAS KOREAN CHURCH:**
AMENDED HOLDOVER USE PERMITS for the following: **1)** proposed place of worship; and **2)** proposed school.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Buffalo Drive, Pebble Road, Warbonnet Way (previously not notified), and Torino Avenue (previously not notified).
DESIGN REVIEWS for the following: **1)** proposed place of worship; and **2)** proposed school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. SB/pb/ml (For possible action) **10/03/18 BCC**

Motion by Cheryl Wilson

Action: **APPROVE** Use Permits 1 & 2

DENY Waiver of Development Standards

DENY Design Reviews 1 & 2

Motion **PASSED** (4-0) / Unanimous

19. **UC-18-0617-S K I D HOLDINGS, LLC:**
USE PERMIT to reduce the setback of a vehicle (automobile) wash from a residential use.
DESIGN REVIEWS for the following: **1)** retail building; **2)** restaurant with drive-thru; **3)** vehicle (automobile) wash; and **4)** water vending structure on 1.9 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the southeast corner of Blue Diamond Road and Durango Drive within Enterprise. SB/gc/ja (For possible action) **10/03/18 BCC**

Motion by Basil Raffa

Action: **APPROVE**

ADD Current Planning Conditions:

- Design Review as public hearing for lighting and signage
- Design Review as public hearing for significant changes

Per staff conditions.

Motion **PASSED** (4-0) / Unanimous

20. **VS-18-0635-LH VENTURES, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between Redwood Street and Sorrel Street (alignment), and between Ford Avenue (alignment) and Torino Avenue within Enterprise (description on file). SB/jor/ja (For possible action) **10/03/18 BCC**

Applicant has requested a **HOLD** to September 26, 2018 Enterprise TAB meeting.

21. **WS-18-0627-COUNTY OF CLARK (AVIATION):**
WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** water commitment requirement; **2)** off-site improvements (curb, gutter, sidewalk, and streetlights) along Windy Street; and **3)** drainage study in conjunction with a minor subdivision parcel map on 2.5 acres in an R-E (Rural Estates Residential)(AE-65) Zone. Generally located on the west side of Windy Street (alignment), between the 215 Beltway and Arby Avenue within Enterprise. SS/rk/ja (For possible action) **10/03/18 BCC**

Motion by Basil Raffa

Action: **APPROVE** per staff if approved conditions.

Motion **PASSED** (4-0) / Unanimous

22. **WS-18-0634-LH VENTURES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase screen wall height.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** increase finish grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. SB/lm/ja (For possible action) **10/03/18 BCC**

Applicant has requested a **HOLD** to September 26, 2018 Enterprise TAB meeting.

23. **WS-18-0658-D B A C, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** full off-sites (curb, gutter, sidewalks, and partial paving); **2)** increase retaining wall/screen wall height; and **3)** allow non-standard street sections in conjunction with a proposed single family residential development.
DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** increase finish grade on 7.2 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the east side of Valley View Boulevard and the north side of Eldorado Lane within Enterprise. SS/lm/ja (For possible action) **10/03/18 BCC**

HOLD to September 26, 2018 Enterprise TAB meeting per applicant's agreement.

24. **ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS:**
ZONE CHANGE to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in a MUD-3 Overlay District.
USE PERMITS for the following: **1)** reduced separation from a convenience store to a residential use; **2)** reduced separation from a gasoline station to a residential use; and **3)** reduced separation from a vehicle wash to a residential use.
DESIGN REVIEWS for the following: **1)** proposed convenience store; **2)** proposed gasoline station; **3)** proposed vehicle wash; **4)** proposed retail building; and **5)** proposed restaurant with a drive-thru. Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise (description on file). SB/pb/ja (For possible action) **10/03/18 BCC**

Applicant has requested a **HOLD** to October 10, 2018 Enterprise TAB meeting.

25. **ZC-18-0640-MEQ-BD & D II, LLC:**
ZONE CHANGE to reclassify 3.8 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone in the MUD-4 Overlay District.
DESIGN REVIEWS for the following: **1)** a proposed shopping center; and **2)** increase finished grade on 3.8 acres. Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise (description on file). SB/rk/ja (For possible action) **10/03/18 BCC**

Applicant has requested a **HOLD** to October 10, 2018 Enterprise TAB meeting.

VII. General Business:

1. Review FY 2017/2018 budget request(s) and take public input regarding suggestions for FY 2019/2020 budget request(s). (For possible action).

Responses to last year's budget submission were reviewed. See Attachment 1.

Last year's format was well reviewed and should be continued as it provides additional information to Commissioners and departmental staff. TAB members were encouraged to bring suggestions to future meetings.

The budget submission for this year will be discussed in future TAB meetings and finalized at the October 10, 2018 meeting.

VIII. Public Comment:

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

None

IX. Next Meeting Date

The next regular meeting will be September 26, 2018 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 9:30 p.m.