



Enterprise Town Advisory Board

September 14, 2016

MINUTES

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

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

II. Public Comment

None

III. Approval of August 31, 2016 Minutes

MOVED BY Frank Kapriva
APPROVE minutes as submitted.
Vote: 3-0 Unanimous

IV. Approval of Agenda for September 14, 2016

MOVED BY Frank Kapriva
APPROVE agenda with the following changes:

Companion items heard together as follows:

7. **DR-0662-16 – COUNTY OF CLARK (AVIATION)**
8. **TM-0142-16 – COUNTY OF CLARK (AVIATION)**
11. **VS-0663-16 – COUNTY OF CLARK (AVIATION)**

9. **TM-0143-16 – TENAYA EDGE, L.P.**
12. **VS-0667-16 - TENAYA EDGE, LP**
14. **WS-0665-16 – TENAYA EDGE, L.P**

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion only)
 - a. Clark County School District holding a neighborhood meeting on October 24, 2016, 6pm at 4905 Chartan Ave. to discuss and receive feedback on a new Elementary school.
 - b. LVMPD's Trunk or Treat will be held at the Enterprise Area Command 6975 W. Windmill October 27, 2016 6pm-10 pm in partnership with the Windmill Library 7060 W Windmill.
 - c. 26th Annual LVMPD K9 Trials will be held October 16, 2016 8am-5pm at the Orleans Arena
2. Town Advisory Board applications are being accepted for the 2 year term beginning January 2017. Applications can be found at www.ClarkCountynv.gov (For discussion only)
3. The Community Development Block Grant program is looking for Enterprise to nominate/ appoint a representative and alternate to serve on the Community Development Advisory Committee (for discussion only)

VI. Planning & Zoning

1. **Discuss and direct Staff accordingly required possible changes to Clark County's title 30 parking requirements (For possible action)**

Shane Ammerman went over a draft of the parking study performed by a consultant. The TAB had many comments and concerns including:

- Why is additional parking a penalty in areas where public transportation is lacking?
- Biking isn't safe or feasible in many parts of Enterprise.
- Uses matter when it comes to parking and intense use such as multiple restaurants in one shopping center are problematic and often underparked.
- Generally positive response to proposed pedestrian paths and landscaping.
- Longer spaces and larger drive aisles should be considered, particularly in more rural areas with more large trucks.
- Much of what was presented seems to have an urban slant, while much of Enterprise is more suburban in character so it may not work.

2. **ADR-0727-14 (ET-0129-16) – HUGHES FAMILY #6, LLC:**

ADMINISTRATIVE DESIGN REVIEW FIRST EXTENSION OF TIME to commence a retail building in conjunction with an existing shopping center on 0.3 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Rainbow Boulevard and Eldorado Lane within Enterprise. SS/co/raj (For possible action) **PC 11/1/16**

MOVED BY- Cheryl Wilson

APPROVE- Subject to staff conditions

- **Design Review as a Public Hearing for lighting and signage**
- **Design Review as a Public Hearing for significant changes to plans**

VOTE: 5 - 0 Unanimous

3. **NZC-0648-16 – LV SILVERADO WEST, LLC:**
ZONE CHANGE to reclassify 19.8 acres from C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone.
DESIGN REVIEW for a proposed multiple family residential development. Generally located on the north side of Silverado Ranch Boulevard and the east side of Gilespe Street within Enterprise (description on file). SS/dg/ml (For possible action) **PC 11/1/16**

MOVED BY- David Chestnut

APPROVE- Subject to staff conditions

- **Design Review as a Public Hearing for lighting and signage**
- **Zone change limited to 362 units maximum**

VOTE: 5 - 0 Unanimous

4. **VS-0644-16 – PRESTIGE FAMILY GROUP, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Torrey Pines Drive and El Camino Road within Enterprise (description on file). SS/co/raj (For possible action) **PC 11/1/16**

Applicant to return to the 10-26-16 ETAB meeting in order to meet with Public Works staff regarding their recommendations

5. **VS-0645-16 – D.R. HORTON, INC:**
VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue and Serene Avenue (alignment) and between Rosanna Street and Rainbow Boulevard within Enterprise (description on file). SB/jvm/raj (For possible action) **PC 11/1/16**

MOVED BY- David Chestnut

DENY

VOTE: 5-0 Unanimous

6. **VS-0657-16 – SCHIRKA, FRANK J.:**
VACATE AND ABANDON a portion of a right-of-way being Sunshine Street located between Badura Avenue and Arby Avenue within Enterprise (description on file). SS/co/raj (For possible action) **PC 11/1/16**
Applicant to return to the 10/26/16 ETAB meeting in order to meet with staff to fully understand the addressing implications of this request

7. **DR-0662-16 – COUNTY OF CLARK (AVIATION):**
DESIGN REVIEWS for the following: 1) modifications to an approved data processing center; and 2) increased finished grade on 17.2 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Warm Springs Road and the east side of Lindell Road within Enterprise. SS/pb/ml (For possible action) **BCC 11/2/16**

MOVED BY- Frank Kapariva

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

8. **TM-0142-16 – COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP for an industrial subdivision on 17.2 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Warm Springs Road and the east side of Lindell Road within Enterprise. SS/pb/ml (For possible action) **BCC 11/2/16**

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

9. **TM-0143-16 – TENAYA EDGE, L.P.:**
TENTATIVE MAP consisting of 31 single family residential lots on 4.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Mountains Edge Parkway and east side of Tenaya Way (alignment) within Enterprise. SB/lm/ml (For possible action) **BCC 11/2/16**

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

10. **UC-0652-16 – BERMUDA BUILDING, LLC:**
USE PERMITS for the following: 1) convenience store; 2) gasoline station; and 3) reduce the setback of a gasoline station from a residential use.
WAIVER OF CONDITIONS of a zone change (ZC-0912-08) requiring the trash enclosure to be moved to the northwest corner of the site.
DESIGN REVIEWS for the following: 1) convenience store; and 2) gasoline station on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Warm Springs Road and the west side of Bermuda Road within Enterprise. SS/gc/mcb (For possible action) **BCC 11/2/16**

MOVED BY- David Chestnut
APPROVE- Subject to staff conditions

- **Removal of 8th pump , limited to 7 pumps maximum with 193ft setback**
- **Design Review as Public Hearing for lighting and signing**
- **Design Review as Public Hearing for significant change to plans**

VOTE: 5 - 0 Unanimous

11. **VS-0663-16 – COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and between Lindell Road and Edmond Street, and a portion of a right-of-way being Warm Springs Road located between Lindell Road and Edmond Street within Enterprise (description on file). SS/pb/raj (For possible action) **BCC 11/2/16**

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

12. **VS-0667-16 - TENAYA EDGE, LP:**
VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Anembo Avenue, and between Tenaya Way (alignment) and Montessori Street and a portion of a right-of-way being Mountains Edge Parkway located between Tenaya Way (alignment) and Montessori Street within Enterprise (description on file). SB/lm/raj (For possible action) **BCC 11/2/16**

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

13. **WS-0640-16 – 32 ACRES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between an intersection and a driveway approach.
WAIVER OF CONDITIONS of a zone change (ZC-1252-03) requiring right-of-way dedication for Las Vegas Boulevard South to include a proportionate area to accommodate a 110 foot right-of-way to back of curb plus sidewalk width as determined by the Nevada Department of Transportation, and an additional 10 feet on Starr Avenue, being a township line, and 30 feet for Giles Street.
DESIGN REVIEWS for the following: 1) proposed retail center including a tavern; and 2) increased finished grade for a proposed retail center on 4.5 acres in a C-2 (General Commercial) Zone within the MUD-1 and MUD-4 Overlay Districts. Generally located on the east side of Las Vegas Boulevard South and the north side of Starr Avenue within Enterprise. SS/pb/ml (For possible action) **BCC 11/2/16**

MOVED BY- David Chestnut

APPROVE- Subject to staff conditions

- **Design Review #2 limited to 5ft maximum**
- **Eastern boundary wall to be 8 feet high**
- **Design Review as a Public Hearing for lighting and signing**
- **Design Review as a Public Hearing for any significant change in plans**
- **Design Review as a Public Hearing for future pad development**
- **Provide cross-access if adjacent property is developed with compatible use.**

VOTE: 5-0 Unanimous

14. **WS-0665-16 – TENAYA EDGE, L.P.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street off-set.
WAIVER OF CONDITIONS of a zone change (ZC-0613-06) requiring right-of-way dedication to include 40 feet for drainage and paseo along the Tenaya Way (alignment) in conjunction with a proposed single family residential development.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on 4.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Mountains Edge Parkway and the east side of Tenaya Way (alignment) within Enterprise. SB/lm/ml (For possible action) **BCC 11/2/16**

MOVED BY David Chestnut

APPROVE Waiver of Development Standards

DENY Waiver of Conditions for Paseo

DENY Design Review #1

APPROVE Design Review #2

- **Subject to staff conditions**
- **Comply with Mountain's Edge Color Palette**
- **Sidewalk to continue into one side of Cul-de-sac**

VOTE: 5-0 Unanimous

15. **ZC-0169-16 – LEGEND EXPO GROUP, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone for an office/warehouse facility in the CMA Design Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking (not previously notified); **2)** requirements for shared access easements (CMA standard) (not previously notified); **3)** enhanced paving (CMA standard) (not previously notified); **4)** cross access and shared parking easements (not previously notified); and **5)** alternative landscaping (not previously notified).
DESIGN REVIEW for an office/warehouse facility (not previously notified). Generally located on the south side of Badura Avenue, 260 feet east of Jones Boulevard within Enterprise (description on file). SS/al/ml (For possible action) **BCC 11/2/16**

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

16. **ZC-0656-16 – MAILLAND, JUAN AND LIGIA:**
ZONE CHANGE to reclassify 1.2 acres from R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone.
USE PERMIT to waive paving for an outside area used for parking, storing, and maneuvering equipment and materials.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** street landscaping; and **3)** off-site improvements (sidewalk and streetlights only).
DESIGN REVIEW for an outside storage yard and ancillary building. Generally located on the west side of Redwood Street, 135 feet south of Richmar Avenue within Enterprise (description on file). SB/rk/ml (For possible action) **BCC 11/2/16**

MOVED BY- David Chestnut

- **APPROVE-Subject to staff conditions**
- **Design Review as a Public Hearing for lighting and signing**
- **Design Review as a Public Hearing for any significant change in plans**

VOTE: 5-0 Unanimous

VII. General Business

No items

VIII. Public Comment

Constituent again raised concerns about transparency regarding Southern Highland Development Agreements.

IX. Next Meeting Date

The next regular meeting will be October 26, 2016 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 8:44 p.m.