



# Enterprise Town Advisory Board MINUTES



Date & Time: December 9, 2015, 6:00 p.m.  
Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.

Board Members: Frank J. Kapriva - Chair Cheryl Wilson - Vice-Chair  
David Chestnut Laura Ring Rocky Brandonisio

Secretary Edie Krieger

County Officials:  
County Liaison: Mike Shannon  
Current Planning Staff: Dionicio Gordillo

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All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Enterprise Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.  
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**CALL TO ORDER:** The meeting was called to order by the Chair  
**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by the Chair

**ROLL CALL:** By Chair:

**INTRODUCTION OF COUNTY STAFF:** Noted above

**PROCEDURES & CONDUCT:**

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

**PUBLIC COMMENTS:**

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

**An attendee asked what the difference is between what the Town Advisory Board does and what the Planning Commission does. The response: the TAB recommendation is advisory and the Planning Commission is the final decision. It was also asked how the public knows what the recommendation is. The response: The TAB will make a recommendation at this meeting and it will be posted later on the Clark County web site.**

**REGULAR BUSINESS:**



# Enterprise Town Advisory Board

## MINUTES

1. Approve the Minutes for the meeting held on November 12, 2015. Requires a vote of the Board.

**Motion by: Frank Kapriva**

**Approve as submitted**

**Motion passed: 5-0**

2. Approve the Agenda with any corrections, deletions or changes. Requires a vote of the Board.

1. Items on the agenda may be taken out of order.

Zoning applications 20, 22, & 27 will be heard first.

2. The Town Advisory Board may combine two or more agenda items for consideration.

The following zoning items are companion items and will be heard together respectively:

1. TM-0193-15 – CENTURY COMMUNITIES OF NEVADA
4. VS-0740-15 - CENTURY COMMUNITIES OF NEVADA
6. ZC-0739-15 – CENTURY COMMUNITIES NEVADA
  
20. TM-0198-15 – FUYISONG
22. VS-0778-15 – FUYISONG
27. ZC-0777-15 – FUYISONG
  
21. TM-0199-15 – FORT SERENE
23. VS-0783-15 – FORT SERENE
28. ZC-0782-15 – FORT SERENE

3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

The following applications have been held to dates noted:

13. UC-0775-15 – ALLEN, JAMES & SUSAN held to 12-30-15
25. ZC-0738-15 – USA held to 12-30-15

The following application has been withdrawn:

19. WS-0529-13 (ET-0161-15) – LONG TERM HOLDINGS

**Motion by: Frank Kapriva**

**Approve as published with changes noted above:**

**Motion passed: 5-0**

### ANNOUNCEMENTS

The Clark County Water Reclamation District Paradise Whitney Interceptor (PWI) project:

The work will take place intermittently along the following location through at least the beginning of March 2016: Robindale – from Bermuda to Gilespe. The work will progress incrementally one block at a time with full road closures at each segment where work is taking place. Construction will begin at Bermuda and Robindale. Property access will be maintained throughout the project. There will also be a presentation by the Clark County Water Reclamation District at the December 30 TAB meeting to provide an update on the PWI (Paradise Whitney Interceptor): For information see: [www.thelvpipeline.com/](http://www.thelvpipeline.com/)

There will be a presentation at the December 30, 2015 TAB meeting by the Clark County Water Reclamation District to provide an update on the PWI (Paradise Whitney Interceptor): For information see: [www.thelvpipeline.com/](http://www.thelvpipeline.com/)

### ZONING AGENDA:



# Enterprise Town Advisory Board MINUTES

1. **TM-0193-15 – CENTURY COMMUNITIES OF NEVADA, LLC:**  
**TENTATIVE MAP** consisting of 10 single family residential lots and common lots on approximately 2.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the east side of Dapple Gray Road and the north side of Locust Valley Avenue within Spring Valley and Enterprise. SB/rk/ml (For possible action) **12/15/15 PC**

**Motion by Dave Chestnut**  
**APPROVE per staff conditions**  
**Motion passed 5-0**

2. **UC-0726-15 – KNOWLES, MARJORIE:**  
**USE PERMITS** for the following: **1)** an existing accessory structure (cabana/deck) not architecturally compatible with the principal structure; and **2)** modified design standards for existing accessory structures.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation between existing buildings and structures in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Warm Springs Road, 150 feet west of Rogers Street within Enterprise. SS/gc/ (For possible action) **12/15/15 PC**

**Motion by Dave Chestnut**  
**Request that the Planning Commission send this application back to the TAB on December 30 for the TAB recommendation based on plans to be submitted by the applicant.**  
**Motion passed 5-0**

3. **UC-0735-15 – TOUSA RECOVERY ACQUISITION, LLC, ET AL:**  
**USE PERMIT** for a planned unit development.  
**DESIGN REVIEW** to complete construction of a townhome development on portions of 15.6 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the west side of Buffalo Drive and the north side of Mountains Edge Parkway within Enterprise. SB/rk/ml (For possible action) **12/15/15 PC**

**Motion by Dave Chestnut**  
**NO RECOMMENDATION due to insufficient information. TAB requests this application be returned on December 30.**  
**Motion passed 5-0**

4. **VS-0740-15 - CENTURY COMMUNITIES OF NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Dapple Gray Road and Macoby Run Street, and between Locust Valley Avenue and Wertz Avenue and a portion of right-of-way being Dapple Gray Road located between Locust Valley Avenue and Wertz Avenue within Spring Valley and Enterprise (description on file). SB/rk/ml (For possible action) **12/15/15 PC**

**Motion by Dave Chestnut**  
**APROVE per staff conditions**  
**Motion passed 5-0**



# Enterprise Town Advisory Board MINUTES

5. **WS-0753-15 – PARDEE HOMES NEVADA:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced rear setbacks in conjunction with a single family residential development on a portion of 15.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 170 feet south of Wigwam Avenue, on the west side of Miller Lane within Enterprise. SB/dg/ml (For possible action) **12/15/15 PC**

**Motion by Cheryl Wilson**

**DENY**

**Motion passed 5-0**

6. **ZC-0739-15 – CENTURY COMMUNITIES NEVADA, LLC:**  
**ZONE CHANGE** to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone for a single family residential development.  
**USE PERMIT** to modify residential development standards.  
**WAIVERS** for the following: **1)** allow modified street improvements to Clark County Standard Drawings; and **2)** allow early final grading.  
**DESIGN REVIEW** for a proposed 2.1 acre single family residential development in the Rhodes Ranch Master Planned Community. Generally located on the east side of Dapple Gray Road and the north side of Locust Valley Avenue within Spring Valley and Enterprise (description on file). SB/rk/ml (For possible action) **12/15/15 PC**

**Motion by Dave Chestnut**

**APPROVE per staff conditions**

**Motion passed 5-0**

7. **DR-0781-15 – TSLV, LLC:**  
**DESIGN REVIEW** for a proposed retail store on a pad site within an existing shopping center (Town Square) on 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone in the MUD-2 Overlay District. Generally located on the north side of Town Square Parkway 250 feet west of Las Vegas Boulevard South within Enterprise. SS/al/ml (For possible action) **12/16/15 BCC**

**Motion by Dave Chestnut**

**APPROVE per staff conditions and,**

**ADD a Current Planning condition:**

- **Design Review as a Public Hearing for Lighting and Signage;**

**Motion passed 5-0**

8. **WS-0718-15 – BCP-RAINBOW & BADURA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for the removal of a portion of an intense landscape buffer (an existing 6 foot high wall) adjacent to a drive-thru restaurant.  
**DESIGN REVIEW** for a comprehensive sign package in conjunction with an approved shopping center on 3.7 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Rainbow Boulevard and Badura Avenue within Enterprise. SS/mk/ml (For possible action) **12/16/15 BCC**



# Enterprise Town Advisory Board

## MINUTES

Motion by Dave Chestnut  
APPROVE per staff conditions  
Motion passed 5-0

9. **WS-0720-15 – SILVER CREEK I, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to appeal the administrative denial of an off-site improvement bond extension of time on 1.2 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Warm Springs Road and Tenaya Way within Enterprise. SS/gc/ml (For possible action) **12/16/15 BCC**

Motion by Dave Chestnut  
APPROVE per staff “if approved” conditions  
Motion passed 5-0

10. **WS-0744-15 – HGA HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) CMA design standards; 2) landscape standards, 3) parking lot design standards; 4) required trash enclosure; and 5) off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEW** for a proposed temporary parking lot on a portion of 5.0 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts.  
Generally located on the south side of Maule Avenue, 330 feet west of Torrey Pines Drive within Enterprise. SS/pb/ml (For possible action) **12/16/15 BCC**

Motion by Dave Chestnut  
APPROVE per staff recommendations and “if approved” conditions  
Motion passed 5-0

11. **UC-0772-15 – TURNER, JOHN W. & CHANH T.:**  
**USE PERMITS** for the following: 1) allow an accessory structure (garage) not architecturally compatible with the principal structure; 2) modified design standards; and 3) increase the area of an accessory structure (garage) in conjunction with an existing single family residence on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of La Cienega Street and the north side of Rush Avenue within Enterprise. SS/pb/ml (For possible action) **01/05/16 PC**

Motion by Dave Chestnut  
APPROVE per staff conditions and,  
ADD Current Planning conditions:

- Garage to be 15 feet from the north property line;
- Provide approved dust control surface on the approach to the garage;

Motion passed 5-0

12. **UC-0774-15 – SOMERSET HILLS HOLDINGS, LP:**  
**USE PERMIT** to allow a proposed accessory commercial use (sundries shop) within the clubhouse of an approved apartment complex under construction on 16.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the west side of Dean Martin Drive and the north side of Irvin Avenue within



# Enterprise Town Advisory Board MINUTES

Enterprise. SB/al/ml (For possible action) **01/05/16 PC**

**Motion by Dave Chestnut**  
**APPROVE per staff conditions**  
**Motion passed 5-0**

13. **UC-0775-15 – ALLEN, JAMES & SUSAN:**

**USE PERMIT** to allow a proposed communication tower.

**DESIGN REVIEW** for a proposed communication tower and associated equipment in conjunction with an existing single family residence on a portion of 4.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Camero Avenue, 270 feet east of Cimarron Road within Enterprise. SB/dg/ml (For possible action) **01/05/16 PC**

**HELD by the applicant to the December 30, 2015 TAB meeting.**

14. **UC-0788-15 – HSJC INVESTMENTS, LTD:**

**USE PERMIT** for a proposed kennel in conjunction with an existing shopping center on a portion of 3.0 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Rainbow Boulevard and Shelbourne Avenue within Enterprise. SB/jt/ml (For possible action) **01/05/16 PC**

**Motion by Cheryl Wilson**  
**APPROVE per staff conditions and,**  
**ADD a Current Planning condition:**  
• One year review;  
**Motion passed**

15. **VS-0790-15 – PANTHER INVESTMENTS, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Cactus Avenue located between Dean Martin Drive and Polaris Avenue within Enterprise (description on file). SB/co/xx (For possible action) **01/05/16 PC**

**Motion by Dave Chestnut**  
**APPROVE per staff conditions**  
**Motion passed 5-0**

16. **WS-0764-15 – COTHRAN, RICHARD J.:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback for an existing accessory structure (gazebo) in conjunction with an existing single family residence on a portion of 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road, 145 feet west of Rosanna Street within Enterprise. SB/mk/ml (For possible action) **01/05/16 PC**

**Motion by Frank Kapriva**  
**APPROVE per staff conditions**  
**Motion passed 5-0**

17. **DR-0780-15 – LV ST. ROSE, LLC:**



# Enterprise Town Advisory Board

## MINUTES

**DESIGN REVIEW** for a proposed multiple family residential development on 3.3 acres in an R-4 (Multiple Family Residential - High Density) Zone in the MUD-3 Overlay District. Generally located on the north side of St. Rose Parkway and the east side of Spencer Street within Enterprise. SS/al/ml (For possible action) **01/06/16 BCC**

**Motion by Dave Chestnut**  
**APPROVE per staff conditions**  
**Motion passed 5-0**

18. **DR-0787-15 – HARRISON KEMP & JONES 401 PLAN:**

**DESIGN REVIEW** for a comprehensive lighting plan in conjunction with an approved retail center on 2.5 acres a C-1 (Local Business) Zone. Generally located on the north side of Cactus Avenue, 340 feet east of Valley View Boulevard within Enterprise. SB/al/ml (For possible action) **01/06/16 BCC**

**Motion by Frank Kapriva**  
**APPROVE per staff conditions**  
**Motion passed 5-0**

19. **WS-0529-13 (ET-0161-15) – LONG TERM HOLDINGS, INC:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to commence the following: 1) increased wall height; 2) increased building height; 3) reduced setbacks; 4) reduced street intersection off-set; and 5) permit non-standard off-site improvements.

**DESIGN REVIEW** for a single family residential development on 60.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Jones Boulevard and Silverado Ranch Boulevard within Enterprise. SB/co/ml (For possible action) **01/06/16 BCC**

**WITHDRAWN by the applicant prior to the meeting.**

20. **TM-0198-15 – FUYISONG, LLC:**

**TENTATIVE MAP** consisting of 19 single family residential lots and common lots on 2.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Ford Avenue, 330 feet east of Durango Drive within Enterprise. SB/mk/ml (For possible action) **01/06/16 BCC**

**Motion by Dave Chestnut**  
**DENY**  
**Motion passed 5-0**

21. **TM-0199-15 – FORT SERENE LLC, ET AL:**

**TENTATIVE MAP** consisting of 145 single family residential lots and common lots on 18.1 acres in an R-2 (Medium Density Residential) Zone with a portion in the MUD-3 Overlay District. Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise. SB/dg/mk/ml (For possible action) **01/06/16 BCC**

**Motion by Dave Chestnut**  
**APPROVE per staff conditions**  
**Motion passed 5-0**



# Enterprise Town Advisory Board MINUTES

22. **VS-0778-15 – FUYISONG, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Cougar Avenue and between Durango Drive and Lisa Lane (alignment) within Enterprise (description on file). SS/mk/ml (For possible action) **01/06/16 BCC**
- Motion by Dave Chestnut**  
**APPROVE per staff conditions**  
**Motion passed 5-0**
23. **VS-0783-15 – FORT SERENE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Grand Canyon Drive (alignment) and Park Street (alignment) and between Serene Avenue (alignment) and Meranto Avenue (alignment) within Enterprise (description on file). SB/dg/mk/ml (For possible action) **01/06/16 BCC**
- Motion by Dave Chestnut**  
**APPROVE per staff conditions**  
**Motion passed 5-0**
24. **NZC-0578-13 (WC-0164-15) - ROOHANI KHUSROW FAMILY TRUST, ET AL:**  
**WAIVER OF CONDITIONS** of a non-conforming zone change requiring right-of-way dedication to include 30 feet for Ford Avenue and associated spandrels in conjunction with an approved single family residential development on 5.6 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Torino Avenue within Enterprise. SB/tk/ml (For possible action) **01/06/16 BCC**
- Motion by Frank Kapriva**  
**APPROVE per staff conditions**  
**Motion passed 5-0**
25. **ZC-0738-15 – USA:**  
**ZONE CHANGE** to reclassify 20.0 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.  
**DESIGN REVIEW** for a proposed elementary school on 14.0 acres. Generally located on the east side of Arville Street, 660 feet north of Windmill Lane within Enterprise (description on file). SS/pb/ml (For possible action) **01/06/16 BCC**
- HELD by the applicant to the December 30, 2015 TAB meeting.**
26. **ZC-0760-15 – WARM SPRINGS AT I-15, LLC:**  
**ZONE CHANGE** to reclassify 4.1 acres from R-E (Rural Estates Residential) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone.  
**USE PERMITS** for the following: **1)** recreational facility (shooting and archery range); **2)** museum; **3)** retail sales; **4)** personal services (barber shop); **5)** sporting goods; **6)** sporting goods – firearms; **7)** on-premises consumption of alcohol (service bar); **8)** restaurant; **9)** office; and **10)** minor training facility in an H-2 (General Highway Frontage) (AE-65) Zone.



# Enterprise Town Advisory Board MINUTES

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.

**DESIGN REVIEWS** for the following: **1)** proposed retail/commercial center; and **2)** parking lots on 10.0 acres in an H-2 (General Highway Frontage) (AE-65) Zone and a C-2 (General Commercial) (AE-65) Zone. Generally located on the east side of I-15 and the north side of Warm Springs Road within Enterprise (description on file). SS/dg/ml (For possible action) **01/06/16 BCC**

**Motion by Dave Chestnut**

**APPROVE per staff conditions and,**

**ADD Current Planning condition:**

- **Design Review as a Public Hearing for Lighting and Signage.**

**Motion passed 5-0**

27. **ZC-0777-15 – FUYISONG, LLC:**

**ZONE CHANGE** to reclassify 2.6 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**DESIGN REVIEW** for a single family residential development. Generally located on the north side of Ford Avenue, 330 feet east of Durango Drive within Enterprise (description on file). SB/rk/ml (For possible action) **01/06/16 BCC**

**Motion by Dave Chestnut**

**APPROVE Zone Change reduced to R-1;**

**DENY Design Review for insufficient buffering because the buffering on Lisa Lane is not 10,000 sq. ft. lots.**

**ADD Public Works – Development Review conditions:**

- **Lisa Lane and Ford Avenue be developed to rural road standards;**
- **Execute a restricted covenant agreement deed restrictions;**
- **All pole mounted lighting to be fully shielded including street lighting;**

**STRIKE Public Works – Development Review bullet #2.**

**Motion passed 5-0**

28. **ZC-0782-15 – FORT SERENE, LLC, ET AL:**

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

**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on 18.1 acres with a portion in the MUD-3 Overlay District. Generally located on the east side of Grand Canyon Drive and the south side of Serene Avenue within Enterprise (description on file). SB/dg/ml (For possible action) **01/06/16 BCC**

**Motion by Dave Chestnut**

**APPROVE per staff conditions and,**

**ADD a Public Works – Development Review condition:**

- **All pole mounted lighting to be fully shielded including street lighting.**

**Motion passed 5-0**

**GENERAL BUSINESS:**



# Enterprise Town Advisory Board MINUTES

1. TAB receive update and discuss the Community Plan Work Group. (For possible action)

**Motion by Dave Chestnut**  
**Continue to December 30 meeting.**  
**Motion passed 5-0**

2. TAB appoint one more new member to the Enterprise TAB Sub-Committee on Traffic Mitigation in the RNP.  
(For possible action)

**Motion by Dave Chestnut**  
**Appoint Sandra Stahl to be on the Enterprise TAB Sub-Committee on Traffic Mitigation in the RNP**  
**Motion passed 5-0**

## **PUBLIC COMMENTS:**

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NONE

**NEXT MEETING DATE:** December 30, 2015, 6:00 p.m.

## **ADJOURNMENT:**

**Motion by Cheryl Wilson**  
**Adjourn 9:04 pm**  
**Motion passed 5-0**