



Enterprise Town Advisory Board

December 13, 2017

MINUTES

Board Members: David Chestnut – Chair – **PRESENT** Bonnie Fraser – **PRESENT**
Cheryl Wilson – Vice Chair – **PRESENT** Jenna Waltho – **PRESENT**

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

County Liaison: Tiffany Hesser 702-455-7388 tlh@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.
Maria Kaseko, Current Planning

II. Public Comment

None

III. Approval of November 29, 2017 Minutes

Motion by: Dave Chestnut
Action: **APPROVE** minutes for November 29, 2017
Motion **PASSED** (4-0) / Unanimous

IV. Approval of Agenda for December 13, 2017 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut
Action: **APPROVE** as amended.
Motion **PASSED** (4-0) / Unanimous

Applicant requested holds:

2. UC-0885-17 – WARM SPRINGS LINDELL INVEST, LLC: **HOLD** to January 10, 2017 Enterprise TAB meeting.
4. WS-0944-17 – AMERICAN WEST DEVELOPMENT, INC: **HOLD** to January 10, 2017 Enterprise TAB meeting.

Related applications:

6. VS-1010-17 – BOULEVARD BABY, LLC:
7. VS-1011-17 – VEGAS MUD, LLC:

10. TM-0203-17 - LH VENTURES, LLC:
11. WS-1032-17 – LH VENTURES, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion)
 - a. Clark County Elections Department in Library lobby doing demonstrations of new voting machines which will be used in 2018 elections. For Election Day, Voting Centers will be utilized.
 - b. There will be no Enterprise Town Advisory Board Meeting on December 27, 2017

VI. Planning & Zoning

1. **VS-0955-17 – CHRISTOPHER STIMSON FAMILY TRUST, ET AL:**
VACATE AND ABANDON a portion of a right-of-way being Cactus Avenue located between Maryland Parkway and Escondido Street and a portion of Maryland Parkway located between Cactus Avenue and Sun Village Avenue within Enterprise (description on file).
SS/co/ja (For possible action) **12/19/17 PC**

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

2. **UC-0885-17 – WARM SPRINGS LINDELL INVEST, LLC:**
AMENDED HOLDOVER USE PERMITS for the following:
 - 1) grocery store;
 - 2) gasoline station; and
 - 3) vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce driveway approach and departure distances from the intersection; and
- 2) reduce driveway throat depth (previously not notified).

DESIGN REVIEW for a commercial development consisting of a grocery store, gasoline station, and vehicle wash on 2.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Warm Springs Road and Lindell Road within Enterprise. SS/rk/ja (For possible action) **12/20/17 BCC**

HELD per applicant request to January 10, 2018 Enterprise TAB meeting.

3. **UC-0968-17 – 318 BLUE DIAMOND VENTURE, LLC:**
USE PERMIT to reduce the separation for a proposed outside dining area from a residential use.
WAIVER OF DEVELOPMENT STANDARDS to permit alternative landscaping along Blue Diamond Road.
DESIGN REVIEW for a proposed restaurant with outside dining and drinking area on a 0.7 acre portion of 3.2 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Blue Diamond Road, 400 feet east of Decatur Boulevard within Enterprise. SB/dg/ja (For possible action) **12/20/17 BCC**

Motion by Dave Chestnut
Action: **APPROVE** Per staff conditions
ADD Current Planning condition:

- No amplified sound on the outside patio.

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

4. **WS-0944-17 – AMERICAN WEST DEVELOPMENT, INC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce roof pitch.
DESIGN REVIEW for proposed additional model homes in conjunction with an existing single family residential development on 10.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north and south sides of Windmill Lane and the west side of Jones Boulevard within Enterprise. SB/SS/md/ja (For possible action) **12/20/17 BCC**

HELD per applicant request to January 10, 2018 Enterprise TAB meeting.

5. **UC-1018-17 – ANDAYA, ERIK J. & KRISTINA A.**
USE PERMITS for the following:
1) allow a proposed accessory structure (workshop/storage building) not architecturally compatible with the principal structure (residence); and
2) allow a proposed accessory structure (workshop/storage building) to exceed one-half the footprint of the principal structure (residence)
on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Arby Avenue, 200 feet east of Arville Street within Enterprise. SS/gc/ja (For possible action) **01/02/18 PC**

Motion by Jenna Waltho

Action: **APPROVE** Per staff conditions

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

6. **VS-1010-17 – BOULEVARD BABY, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Barbara Lane located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). SS/tk/ja (For possible action) **01/02/18 PC**

Motion by Bonnie Fraser

Action: **APPROVE** Per staff conditions

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

7. **VS-1011-17 – VEGAS MUD, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Barbara Lane located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). SS/tk/ja (For possible action) **01/02/18 PC**

Motion by Bonnie Fraser

Action: **APPROVE** Per staff conditions

Motion **PASSED** (3-0) / Unanimous

8. **WS-0986-17 – ALON & ROSANA MILLER FAMILY TRUST OF 1992:**
WAIVER OF DEVELOPMENT STANDARDS to reduce a setback for single family residences within an approved single family residential development on 5.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Andermatt Lane, 700 feet east of Quarterhorse Lane within Enterprise. SB/lm/ja (For possible action) **01/02/18 PC**

Motion by Dave Chestnut

Action: **APPROVE** Per staff if approved conditions

ADD Current planning condition:

- Model with cantilever over the garage not be used on more than 9 lots.

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

9. **WS-1005-17 – CORONA, OSWALDO & VIOLETA**

WAIVER OF DEVELOPMENT STANDARDS to reduce lot area for a proposed single family residential minor subdivision on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Ford Avenue and the west side of Polaris Avenue within Enterprise. SB/lm/ja (For possible action) **01/02/18 PC**

Motion by Dave Chestnut

Action: **DENY**

Motion **PASSED** (3-1) / (Bonnie Fraser Nay)

10. **TM-0203-17 - LH VENTURES, LLC:**

TENTATIVE MAP consisting of 16 single family residential lots on 8.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Torrey Pines Drive and the north side of Torino Avenue within Enterprise. SB/pb/ja (For possible action) **01/03/18 BCC**

Motion by Bonnie Fraser

Action: **APPROVE** Per staff conditions

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

11. **WS-1032-17 – LH VENTURES, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) establish alternative yards for residential lots;
- 2) increase wall height; and
- 3) waive off-sites (street lights, sidewalk, curb, and gutter).

DESIGN REVIEWS for the following:

- 1) building orientation of 1 proposed single-family residence; and
- 2) a proposed single family residential subdivision on 8.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Torrey Pines Drive and the north side of Torino Avenue within Enterprise. SB/pb/ja (For possible action) **01/03/18 BCC**

Motion by Bonnie Fraser

Action: **APPROVE** Per staff if approved conditions

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

VII. General Business:

1. TAB to solicit and develop questions for a meeting with Clark County Public Works' managers. (For possible action)

The TAB discussed sawtooth roads in Enterprise. The discussion centered on arterial roads that have ever increasing traffic. The road system in Enterprise is not keeping up with the rapidly increasing residential component.

A rework was suggested for the local road vacation discussion. The rework is attachment 1. The TAB discussion on grading is attachment 2.

Item will be discussed at future TAB meeting upon request of Chair.

VIII. Public Comment:

1. The Chair provided the TAB members a Stadium Planning district support letter. The letter is supporting a County grant request to fund the creation of a Stadium Planning district. The letter is attachment 3.

IX. Next Meeting Date

The next regular meeting will be January 10, 2018 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 7:46 p.m.