



Enterprise Town Advisory Board MINUTES



Date & Time: December 30, 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 (absent)
 David Chestnut Laura Ring (absent) Rocky Brandonisio

Secretary Edie Krieger

County Officials:
 County Liaison: Tiffany Hesser
 Current Planning Staff: Jared Tasko

.....
 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.

.....

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.

NONE:

REGULAR BUSINESS:

1. Approve the Minutes for the meeting held on December 9, 2015. Requires a vote of the Board.
Motion by: Frank Kapriva
Approve as submitted
Motion passed: 3-0



Enterprise Town Advisory Board MINUTES

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.

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:

4. UC-0816-15 – PAIRADICE TRUST:
5. UC-0817-15 – PAIRADICE TRUST

8. TM-0203-15 - LEWIS INVESTMENT CO
13. VS-0808-15 - LEWIS INVESTMENT CO
19. ZC-0807-15 – LEWIS INVESTMENT CO

9. TM-0204-15 – KB HOME NEVADA
14. VS-0810-15 – KB HOME NEVADA
16. WS-0809-15 – KB HOME NEVADA

11. UC-0826-15 – MAJESTIC NV PPTY HOLDINGS
12. UC-0827-15 – MAJESTIC ENTERPRISE HOLDINGS

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

Motion by: Frank Kapriva

Approve as published with changes noted above:

Motion passed: 3-0

ANNOUNCEMENTS

NONE

PRESENTATION

Presentation by the Clark County Water Reclamation District to provide an update on the PWI (Paradise Whitney Interceptor): For information see: www.thelvpipeline.com/

Presented by Marty Flynn of the Clark County Water Reclamation District

- The Paradise Whitney Interceptor is a 13 miles long pipeline running from Valley View and Serene to the treatment plant on Nellis and Flamingo.
- The interceptor is not a regular sewer line.
- The entire project is separated into three segments:
 - Western
 - Central
 - Eastern
- This presentation focuses on the Western segment:
- Beginning at Eldorado and Bermuda, which is almost finished, then up Wigwam under Las Vegas Blvd and the I-15, to Valley View, and then down Valley View to Serene.
- Final completion of entire project slated for mid 2018.
- Neighbor along the route are notified in the following manner:
 - Prior to work in an area letters are sent;
 - Depending on expected issues the notification radius could be up to ¼ of a mile;
 - In the case of businesses affected by access issues, the notification is door to door contact;
- The time frame for the segment east of Eastern Ave. including Eastern from Sunset to Warm Springs, is

BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair
SUSAN BRAGER – CHRIS GIUNCHIGLIANI – MARILYN KIRKPATRICK – MARY BETH SCOW – LAWRENCE WEEKLY
DON BURNETTE, County Manager



Enterprise Town Advisory Board MINUTES



through summer, which also includes Sunset east to Mcleod.

- The project as originally conceived was a 5 – 7 year project but is now expected to be 3 ½ to 4 years.
- About half complete with work on Valley View: down Wigwam will be next.
- The proposed treatment plant at Valley View and Serene is no longer planned.

ZONING AGENDA:

1. 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) **01/05/16 PC**

PREVIOUS ACTION

Enterprise TAB December 9, 2015: 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. (Previously heard)

Motion by Dave Chestnut

APPROVE per staff “if approved” conditions and per revised plans presented at the 12-30-15 Enterprise TAB.

Motion passed 3-0

2. UC-0792-15 – DIAMOND REAL PROPERTIES, LLC:

USE PERMIT to increase the height of an existing communication tower (monopole).

DESIGN REVIEW for a communication tower in conjunction with an existing warehouse building and contractor’s storage yard on 4.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Mesa Verde Lane and the east side of Duneville Street within Enterprise. SS/rk/ml (For possible action) **01/19/16 PC**

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 3-0

3. UC-0802-15 – SUMMERLIN ASSET MANAGEMENT LLC:

USE PERMITS for the following: **1)** alcohol sales beer and wine (package only); **2)** alcohol sales liquor (package only); **3)** convenience store; **4)** gasoline station; **5)** offices; **6)** retail sales and services; and **7)** personal services in conjunction with a proposed retail center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; **2)** reduced separation to a residential use; **3)** access to a local street; and **4)** commercial driveway geometrics in conjunction with a proposed retail center.

DESIGN REVIEW for a proposed retail center (on 1.4 acres in an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone in an MUD-3 Overlay District). Generally located on the southeast corner of Ford Avenue and Decatur Boulevard within Enterprise. SB/al/xx (For possible action)

BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair
SUSAN BRAGER – CHRIS GIUNCHIGLIANI – MARILYN KIRKPATRICK – MARY BETH SCOW – LAWRENCE WEEKLY
DON BURNETTE, County Manager



Enterprise Town Advisory Board MINUTES

01/19/16 PC

Motion by Dave Chestnut

APPROVE per staff conditions

CHANGE Current Planning bullet #1 to read:

- Design Review as a public hearing for lighting and signage;

ADD a Public Works – Development Review condition:

- Install center-line barrier on Decatur to prevent left in and left out turns.

Motion passed 3-0

4. **UC-0816-15 – PAIRADICE TRUST:**

USE PERMIT to reduce the separation between 2 proposed community residences in conjunction with a single family home on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Raven Avenue, 150 feet east of Monte Cristo Way within Enterprise. SB/jt/ml (For possible action) **01/19/16 PC**

Motion by Dave Chestnut

DENY

Motion passed 3-0

5. **UC-0817-15 – PAIRADICE TRUST:**

USE PERMIT to reduce the separation between 2 proposed community residences in conjunction with a single family home on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Raven Avenue and the east side of Monte Cristo Way within Enterprise. SB/jt/ml (For possible action) **01/19/16 PC**

Motion by Dave Chestnut

XXXXXXXXXXXXXXXX

Motion passed 3-0

6. **VS-0823-15 – PROLOGIC-EXCHANGE BELTWAY LAND, LLC:**

VACATE AND ABANDON a portion of right-of-way being Lindell Road located between Sunset Road and the 215 Beltway, and a portion of right-of-way being Sunset Road located between Hauck Street and Lindell Road within Enterprise (description on file). SS/co/ml (For possible action) **01/19/16 PC**

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 3-0

7. **UC-0688-14 (ET-0169-15) – GREYSTONE NEVADA, LLC:**

USE PERMIT FIRST EXTENSION OF TIME to commence modified residential development standards in conjunction with a single family subdivision.

WAIVERS for the following: **1)** allow modified street improvements to Clark County Standard Drawings; and **2)** allow early final grading.

DESIGN REVIEW for a single family residential subdivision on 19.7 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community.



Enterprise Town Advisory Board

MINUTES

Generally located on the south side of Ford Avenue and the west side of Chieftain Street within Enterprise and Spring Valley. SB/rk/ml (For possible action) **01/20/16 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 3-0

8. **TM-0203-15 - LEWIS INVESTMENT CO NV, LLC, ET AL:**
TENTATIVE MAP consisting of 426 single family residential lots and common lots on a 56.9 acres in an R-2 (Medium Density Residential) Zone with a portion of the development in the MUD-4 Overlay District. Generally located on the east side of Hualapai Way and the south side of Serene Avenue within Enterprise. SB/pb/ml (For possible action) **01/20/16 BCC**

Motion by Dave Chestnut
DENY: too dense particularly along Hualapai Way bordering the Red Rock Design Area.
Motion passed 3-0

9. **TM-0204-15 – KB HOME NEVADA, INC:**
TENTATIVE MAP consisting of 27 single family residential lots and common lots on 3.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Jones Boulevard and Frias Avenue within Enterprise. SB/al/ml (For possible action) **01/20/16 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 3-0

10. **UC-0797-15 – SOUTHERN HILLS BAPTIST CHURCH:**
USE PERMIT to reduce the front setback for an approved place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; and **2)** allow a non-standard street improvement in the right-of-way (drainage and retaining structures) in conjunction with an approved place of worship on 5.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Pebble Road (alignment), 300 feet east of Torrey Pines Drive within Enterprise. SB/pb/ml (For possible action) **01/20/16 BCC**

Motion by Dave Chestnut
NO RECOMMENDATION on Use Permit;
APPROVE Waivers of Development Standards 1a, 1b, and 2;
Motion passed 3-0

11. **UC-0826-15 – MAJESTIC NV PPTY HOLDINGS, LLC, ET AL:**
USE PERMIT to allow deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow a proposed restaurant in conjunction with an existing resort hotel (Silverton) without the primary means of access through the interior of the resort hotel; and **2)** all other deviations as depicted per plans on file.
DESIGN REVIEWS for the following: **1)** a proposed restaurant; **2)** relocate an existing watercraft storage area; and **3)** signage for a proposed restaurant in conjunction with an existing resort hotel on a portion of



Enterprise Town Advisory Board MINUTES

78.6 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-2 Overlay District. Generally located 1,900 feet southeast of the southeast corner of Blue Diamond Road and Dean Martin Drive within Enterprise. SB/jt/ml (For possible action) 01/20/16 BCC

Motion by Dave Chestnut

**APPROVE per staff conditions and,
ADD Current Planning condition:**

- 2 year review for Design Review #2.

Motion passed 3-0

12. **UC-0827-15 – MAJESTIC ENTERPRISE HOLDINGS, LLC:**
USE PERMITS for the following: **1)** proposed retail and service; and **2)** proposed restaurants.
DESIGN REVIEW for a proposed shopping center on a portion of 13.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the southwest corner of Blue Diamond Road and Dean Martin Drive within Enterprise. SB/jt/ml (For possible action) 01/20/16 BCC

Motion by Dave Chestnut

**APPROVE per staff conditions and,
ADD Current Planning conditions:**

- Design Review as a Public Hearing for Lighting and Signage;
- Any future Design Review to be as a Public Hearing.

Motion passed 3-0

13. **VS-0808-15 - LEWIS INVESTMENT CO NV, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue (alignment) and Gary Avenue (alignment) and between Hualapai Way (alignment) and Grand Canyon Drive (alignment) within Enterprise (description on file). SB/pb/ml (For possible action) 01/20/16 BCC

Motion by Dave Chestnut

**APPROVE per staff conditions
Motion passed 3-0**

14. **VS-0810-15 – KB HOME NEVADA, INC:**
VACATE AND ABANDON portions of rights-of-way being Sweet Woodruff Drive and Massachusetts Lane located between Haleh Avenue and Frias Avenue within Enterprise (description on file). SB/al/ml (For possible action) 01/20/16 BCC

Motion by Dave Chestnut

**APPROVE per staff conditions
Motion passed 3-0**

15. **WS-0800-15 – SDVQ, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a proposed metal building where not permitted; **2)** cross access with parcel to the west; **3)** roofline variations; and **4)** decorative roof



Enterprise Town Advisory Board MINUTES

elements for an office/warehouse building.

WAIVERS OF CONDITIONS of a zone change (ZC-0231-08) requiring the following: **1)** right-of-way dedication to include 30 feet for Wagon Trail Avenue with related spandrel; and **2)** if Wagon Trail Avenue is not dedicated, the applicant will need to coordinate the access and termination of Westwind Road with APNs 176-01-102-006 and 176-01-102-009.

DESIGN REVIEW for an office/warehouse building on 2.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Lindell Road, 700 feet south of Sunset Road within Enterprise. SS/al/ml (For possible action) **01/20/16 BCC**

Motion by Dave Chestnut

WITHDRAW Waivers of Development Standards number 1, 3 and 4; no longer needed;

APPROVE Waiver of Development Standards number 2;

APPROVE Waivers of Conditions

APPROVE Design Review per plans and diagrams submitted to the TAB on 12-30-2015.

ADD Current Planning condition:

- Accommodate potential for cross access if a compatible development occurs to the west.

Motion passed 3-0

16. **WS-0809-15 – KB HOME NEVADA, INC:**

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a single family residential development.

DESIGN REVIEW for a proposed single family residential development on 3.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Frias Avenue and Jones Boulevard within Enterprise. SB/al/xx (For possible action) **01/20/16 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions and,

ADD a Current Planning condition:

- Retaining wall along Jones to be stair-stepped.

Motion passed 3-0

17. **ZC-0799-15 – CLARK COUNTY SCHOOL DISTRICT BOARD OF TRUSTEES:**

ZONE CHANGE to reclassify 12.6 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.

DESIGN REVIEW for a public school (elementary). Generally located on the south side of Chartan Avenue and the west side of Pioneer Way within Enterprise (description on file). SB/rk/ml (For possible action) **01/20/16 BCC**

Motion by Dave Chestnut

APPROVE Zone Change per staff conditions;

DENY Design Review re: traffic flow;

ADD Current Planning condition:

- Comply with Mountain's Edge Master Plan landscape, lighting, and architectural color palettes;

Motion passed 3-0



Enterprise Town Advisory Board MINUTES



- 18. **ZC-0803-15 – IRON EAGLE 7 PROPERTIES, LLC:**
ZONE CHANGE to reclassify 0.9 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a proposed retail center.
DESIGN REVIEW for a proposed retail center. Generally located on the southeast corner of Pebble Road and Decatur Boulevard within Enterprise (description on file). SB/al/ml (For possible action) 01/20/16 BCC

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 3-0

- 19. **ZC-0807-15 – LEWIS INVESTMENT CO NV, LLC, ET AL:**
ZONE CHANGE to reclassify 17.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone with a portion in the MUD-4 Overlay District.
WAIVER OF CONDITIONS of a zone change (ZC-0122-15), vacation and abandonment (VS-0123-15) and tentative map (TM-0039-15) requiring right-of-way dedication of 30 feet for Gary Avenue and 47 feet for Richmar Avenue and all associated spandrels.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on 56.9 acres. Generally located on the east side of Hualapai Way and the south side of Serene Avenue within Enterprise (description on file). SB/pb/ml (For possible action) 01/20/16 BCC

Motion by Dave Chestnut
APPROVE Zone Change
APPROVE Waiver of Conditions
DENY Design Review #1: density too high particularly along Hualapai Way
APPROVE Design Review #2
ADD a Current Planning condition:

- Design Review as a Public Hearing for significant changes to plans;

ADD Public Works – Development Review conditions:

- All pole mounted lighting to be fully shielded including street lights;
- Street lights at intersections only;

Motion passed 3-0

- 20. **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

PREVIOUS ACTION
 Enterprise TAB December 9, 2015: HELD to the December 30, 2015 TAB meeting per prior request of the applicant. (Not previously heard)

Motion by Dave Chestnut
APPROVE per staff conditions with tower limited to 60 feet.



Enterprise Town Advisory Board MINUTES

Motion passed 3-0

21. **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**

PREVIOUS ACTION

Enterprise TAB December 9, 2015: HELD to the December 30, 2015 TAB meeting per prior request of the applicant. (Not previously heard)

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 3-0

GENERAL BUSINESS:

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

Mr. Chestnut presented the TAB with a written discussion of the Rural Neighborhoods and suggestions to amend policy and Title 30 standards. He requested that TAB member be ready to discuss this topic at the next TAB meeting.

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: January 13, 2016, 6:00 p.m.

ADJOURNMENT:

Motion by Dave Chestnut

Adjourn 9:40 p.m.

Motion passed 3-0