



# Enterprise Town Advisory Board MINUTES

Date: June 1, 2011  
Location: Enterprise Library, 25 E. Shelbourne Avenue @ Las Vegas Blvd. South  
Time: 6:00 p.m.

Board Members: Jason Andoscia – Chair Frank J. Kapriva – Vice-Chair  
David Chestnut Laura Ring Cheryl Wilson

County Officials:  
County Liaison: Tiffany Hesser  
Current Planning Staff: Maria Kaseko

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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 Jason Andoscia  
**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Jason Andoscia  
**INTRODUCTION OF COUNTY STAFF** Noted above

### **PROCEDURES & CONDUCT**

1. Conformance with the 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. Protocol before the Board: posted in the meeting room

### **REGULAR BUSINESS**

1. Approve the Agenda with any corrections, deletions or changes  
**Approved 5-0 with the following changes:**  
**Zoning Agenda items H-1 (WS-0620-10 – MORLEY, COREY & SALLY) held to June 29, 2011 per applicant’s request. TAB recommends to Planning Commission if this application is held again the applicant must re-notify at their expense.**  
**Zoning Agenda items 2 & 3 are related and will be heard together.**
2. Approve the Minutes for the meeting held on May 10, 2011 **Approved 5-0**
3. Approve the Minutes for the meeting held on May 11, 2011 **Approved 5-0**
4. Receive a report from Nancy Lipski, Director, Clark County Comprehensive Planning, on Application Time Limits, Commencement and Studies.

The Board of County Commissioners has directed the planning staff to look at possible changes to Application Time Limits, Commencement and Engineering Studies. The interested parties in the industry have been consulted and their concerns noted. To date the Director has reported her findings to 9 TABs/CACs and will visit the other 10. The TABs/CACs have provided input to the Director. Later this summer a report will be given to the BCC. A summary follows:

**BOARD OF COUNTY COMMISSIONERS**  
SUSAN BRAGER, Chair – STEVE SISOLAK, Vice-Chair  
LAWRENCE L. BROWN III – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW - LAWRENCE WEEKLY  
DON BURNETTE, County Manager



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## Industry position:

- There is general opposition to advanced engineering studies.
- The developers do not want the expense of engineering studies prior to entitlements being granted on the property.
- Lending institutions are unwilling to lend money prior to entitlements being granted.

## TAB/CAC positions:

- There is no unified position among the TABs/CACs.
  - Some TABs/CACs see no need for change.
  - Some TABs/CC would prefer engineering studies with the land use application.
  - Some TABs/CACs would like to use a project progress measurement as a commence standard.

## Discussion:

- Hard to establish a realistic commence point.
  - Using building permits does not guarantee progress on a project
  - Good for two years and can be renewed
- One TAB suggested an annual progress review
  - Establish a progress measure on percentage of completion.
  - Could overload the TABs in the next upturn
- The TABs/CACs and other decision makers may find engineering studies helpful in making valid recommendations
  - The minimum would be preliminary grading study to determine fill and building placement.
  - Suggestion of a minimum threshold of grading change that can occur.
  - Traffic study is of secondary importance.
- Extension of time conditions
  - Is defined in Title 30 and can be changed by the BCC
  - The second extension of time should have more stringent criteria and justification since circumstances have almost always changed.
  - Allow project termination without sufficient progress.

## **ANNOUNCEMENTS:**

The Nevada Department of Transportation will hold a public information meeting to provide an update and to gather public comments on traffic improvements for the proposed I-15 interchange at Cactus Avenue in Clark County.

Thursday, June 9, 2011, 4 p.m. – 7 p.m. at John Hummel Elementary School, multipurpose room, 9800 Placid St., Las Vegas, NV.

## **PUBLIC COMMENTS AND DISCUSSION**

**COMMENTS BY THE GENERAL PUBLIC AND DISCUSSION:** No action 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.

**NONE**



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## ZONING AGENDA

SEE HOLDOVER APPLICATIONS and ATTACHMENT A

### HOLDOVER APPLICATIONS

- H-1 WS-0620-10 – MORLEY, COREY & SALLY:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with a proposed 8 lot single family residential subdivision on 1.0 acre in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Levi Avenue and the west side of Charismatic Court within Enterprise. SB/mc/ml  
**HELD to June 29, 2011 Enterprise TAB meeting at the applicant's request. TAB recommends to Planning Commission if this application is held again the applicant must re-notify at their expense.**

### ATTACHMENT A

06/21/11 PC

1. **UC-0170-11 – VECCHIONE, PAUL:**  
**USE PERMITS** for the following: **1)** allow a temporary dwelling (manufactured home) prior to the construction of the principal dwelling (single family residence); **2)** allow a temporary dwelling (manufactured home) prior to issuance of a building permit for the principal dwelling (single family residence); and **3)** allow an accessory building (garage) prior to a principal use on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 480 feet north of Wigwam Avenue within Enterprise. SS/pd/xx

**APPROVED 5-0 per Current Planning conditions**

06/22/11 BCC

2. **UC-0693-07 (ET-0047-11) – SHORT LINE HORIZON, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** to commence the following: **1)** reduce the separation from a convenience store to a residential use; and **2)** reduce the separation from a car wash to a residential use.  
**DESIGN REVIEW** for a shopping center on 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Fort Apache Road and Long Boat Key Avenue within Enterprise. SB/jt/xx

**APPROVED 5-0 per Current Planning conditions**

**Add Current Planning Condition:**

**Design Review as a public hearing for significant changes to plans**

3. **ZC-1291-06 (ET-0044-11) – SHORT LINE HORIZON, LLC:**  
**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 2.7 acres from R-E (Rural Estates

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Residential) Zone to C-2 (General Commercial) Zone for a future commercial use. Generally located on the southwest corner of Fort Apache Road and Long Boat Key Avenue within Enterprise (description on file).  
SB/jt/xx

**APPROVED 5-0 per Current Planning conditions**

## **PUBLIC COMMENTS AND DISCUSSION**

**COMMENTS BY THE GENERAL PUBLIC AND DISCUSSION:** No action 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.

**NONE**

**NEXT MEETING DATE:** June 15, 2011

**ADJOURNMENT:** 6:42 pm

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