



# Enterprise Town Advisory Board AGENDA



Date: May 29, 2013  
Location: Enterprise Library, 25 E. Shelbourne Avenue @ Las Vegas Blvd. South  
Time: 6:00 p.m.

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

Posting Locations: Enterprise Library, Blue Diamond Saloon 6935 Blue Diamond Rd  
Date: May 22, 2013 Windmill Library 7060 W. Windmill Ln., Whole Foods Market 6689 LVBS

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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:**

**PLEDGE OF ALLEGIANCE:**

**INTRODUCTION OF COUNTY STAFF**

**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.

**REGULAR BUSINESS**

1. Approve the Minutes for the meeting held on May 15, 2013. Requires a vote of the Board.
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.
  3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

**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.

**ANNOUNCEMENTS:**

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

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## ZONING AGENDA:

06/18/13 PC

1. **UC-0261-13 – KTR LV LOAN, LLC:**  
**USE PERMIT** for a recreational facility (indoor trampoline park) with accessory commercial uses.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced on-site parking in conjunction with an existing office/warehouse complex on 17.7 acres in an M-D (Designed Manufacturing) (AE-65) Zone in the MUD-2 Overlay District. Generally located on the northeast corner of Dean Martin Drive and Eldorado Lane within Enterprise. SS/gc/ml (For possible action)
2. **VC-0265-13 – CANFAM HOLDINGS, LLC, ET AL:**  
**VARIANCES** for the following: **1)** reduced lot size; **2)** reduced front setback; **3)** reduced rear setback; **4)** reduced garage setback; **5)** increased building height; **6)** increase the length of architectural enclosures; **7)** increased wall height; **8)** increase the length of a hammerhead turnaround; and **9)** modify street improvements in accordance with Clark County Uniform Standard Drawings in conjunction with a single family development on 24.7 acres in an R-2 (Medium Density Residential) Zone in the Pinnacle Peaks Concept Plan Area. Generally located on the south side of Wigwam Avenue and the east and west sides of Torrey Pines Drive within Enterprise. SB/rk/ml (For possible action)
3. **VS-0236-13 – GAUGHAN SOUTH, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Ensworth Street located between Le Baron Avenue and Silverado Ranch Boulevard in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District within Enterprise (description on file). SS/co/ml (For possible action)
4. **VS-0266-13 - CANFAM HOLDINGS, LLC, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue, and between Sorrel Street and El Camino Road in an R-2 (Medium Density Residential) Zone in the Pinnacle Peaks Concept Plan Area within Enterprise (description on file). SB/mk/ed (For possible action)
5. **WS-0255-13 – KB HOME DIAMOND RANCH ESTATES, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for modified street improvement standards in conjunction with a single family residential subdivision on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located 6 feet west of Ullom Drive between Diamond Estates Court and Serene Ranch Court within Enterprise. SS/gc/ml (For possible action)
6. **ZC-0264-13 – CANFAM HOLDINGS, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 6.7 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) Zone under ROI to C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone for a single family development in the Pinnacle Peaks Concept Plan Area.  
**VARIANCES** for the following: **1)** reduced lot size; **2)** reduced front setback; **3)** reduced rear setback; **4)** reduced garage setback; **5)** increased building height; **6)** increase the length of architectural enclosures; and **7)** increased wall height. Generally located on the south side of Wigwam Avenue and the west side of Crystal Basin Street within Enterprise (description on file). SB/rk/ml (For possible action).

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# Enterprise Town Advisory Board AGENDA

06/19/13 BCC

7. **DR-0115-13 – GOOD SAMARITAN LUTHERAN CHURCH OF LAS VEGAS:**  
**DESIGN REVIEWS** for the following: **1)** classroom building; **2)** activity area addition to the place of worship building with associated ancillary shade structures; and **3)** future phases of development for a place of worship campus/facility with all ancillary uses and structures in conjunction with an existing place of worship on 4.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.  
**WAIVER OF CONDITIONS** of a use permit (UC-0730-09) requiring limiting school to kindergarten thru Grade 3. Generally located on the southwest corner of Windmill Lane and Gagnier Boulevard within Enterprise. SB/dg/ml (For possible action)
8. **DR-0242-13 – SHFL PROPERTIES, LLC:**  
**DESIGN REVIEW** for a comprehensive sign plan that includes a freestanding sign with (non-video) electronic message unit, project identification signs, and wall signs in conjunction with an approved office/warehouse building on 9.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the east side of El Camino Road and the north side of Rafael Rivera Way within Enterprise. SS/dg/ml (For possible action)
9. **VS-0257-13 – RICHMOND AMERICAN HOMES OF NEVADA, INC:**  
**VACATE AND ABANDON** a portion of right-of-way being Neal Avenue (alignment) located between Southern Highlands Parkway and Goett Golf Drive in an C-2 (General Commercial) Zone in Southern Highlands within Enterprise (description on file). SB/mc/ed (For possible action)
10. **ZC-0672-12 (WC-0043-13) – RICHMOND AMERICAN HOMES OF NEVADA, INC:**  
**WAIVER OF CONDITIONS** of a zone change requiring development per the site plan dated December 10, 2012 on 5.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Neal Avenue (alignment), and the west side of Turf Center Drive (alignment) within Enterprise (description on file). SB/mc/ed (For possible action)
11. **WS-0249-13 – RICOLI DEVELOPMENTS, LLC, ET AL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow proposed single family residential lots to have direct access to an arterial street (Gomer Street); and **2)** waive off-site improvements in conjunction with a proposed 4 lot single family residential parcel map on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Gomer Road (alignment) and the west side of Belcastro Street (alignment) within Enterprise. SB/dg/ml (For possible action)

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# Enterprise Town Advisory Board

## AGENDA

### ADDITIONAL BUSINESS

1. Review and approve 2014 TAB calendar (for possible action).
2. Discuss forwarding the following concerns and recommendations to Comprehensive Planning for consideration during the Enterprise Major Land Use Update (for possible action):

- Do we plan CMA deed restricted land as though the restrictions have been removed?
  - What policies will be enforced?
  - Review single family residential uses outside the DNL 60 line
  - Review single family residential uses between the DNL 60 to 65 line
  - Could affect a large number of parcels in Enterprise
  - Presents opportunities to create significant additional residential uses
- Examine commercial uses and locations in the Enterprise Land Use Plan
  - Is Business Design and Research Park a good buffer to RNP?
  - Consider preserving areas for primary job creation
  - Review Arden industrial area
  - Review commercial uses within the Business Design and Research Park
  - Consider removing all residential uses within industrial land uses
- Review Mixed-use Overlay for the following:
  - Compliance with Title 30 standards
  - Consider removal from industrial planned areas
  - Consider removal from airport noise restricted areas DNL 65 and above
- Review residential buffering policies
  - Review large lot buffering policy
  - Review policy on large lot development standards
- The Pinnacle Peaks Master Plan terminates on 02/05/2014
  - Consider changing Pinnacle Peaks Master Plan land use designations to current County standards

### 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.

**NEXT MEETING DATE:** June 12, 2013, 6:00 pm

### **ADJOURNMENT:**

BOARD OF COUNTY COMMISSIONERS  
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