



# Enterprise Town Advisory Board MINUTES

Date: January 29, 2014  
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

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 David Chestnut  
**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by David Chestnut  
**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.

**REGULAR BUSINESS:**

1. Approve the Minutes for the meeting held on January 15, 2014. Requires a vote of the Board.  
**Approved with one correction of spelling of staff name: 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.
  2. The Town Advisory Board may combine two or more agenda items for consideration.

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

8. TM-0242-13 - LEWIS INVESTMENT CO. NV., LLC
14. WS-0846-13 – LEWIS INVESTMENT CO. NV, LLC

9. TM-0244-13 – USA:
12. WS-0851-13 – USA:

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10. TM-0003-14 – FLP HOLDINGS, LLC, ET AL
11. VS-0007-14 – FLP HOLDINGS, LLC, ET AL
13. WS-0006-14 – FLP HOLDINGS, LLC, ET AL
17. NZC-0833-13 – NEW SOUTHWEST VENTURES, LLC, ET AL

**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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18. TM-0240-13 - NEW SOUTHWEST VENTURES LLC, ET AL

19. NZC-0844-13 – DRB HOLDINGS, LLC, ET AL

20. VS-0845-13 - DRB HOLDINGS, LLC, ET AL

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

The following items have been held:

By the applicant until 12 Feb 2014 Tab meeting

1. VS-0802-13 – U.S.A.

2. WS-0801-13 – U.S.A.

By the applicant until 26 Feb 2014 Tab meeting

15. WS-0791-13 – RICHMOND AMERICAN HOMES NEVADA, INC:

16. WS-0792-13 – RICHMOND AMERICAN HOMES NEVADA, INC:

**Approved as amended: 5-0**

### 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:

### ANNOUNCEMENTS:

NONE

### ADDITIONAL BUSINESS

NONE

### ZONING AGENDA:

02/05/14 BCC

1. **VS-0802-13 – U.S.A.:**  
**VACATE AND ABANDON** a portion of right-of-way being Miller Lane located between Wigwam Avenue and Cougar Avenue (alignment), a portion of Wigwam Avenue located between Miller Lane (alignment) and Buffalo Drive (alignment), and an unnamed right-of-way alignment located between Wigwam Avenue and Cougar Avenue (alignment) within Enterprise (description on file). SB/dg/ml (For possible action)  
**HELD at the January 15, 2014 TAB meeting per agreement with applicant in order to meet with the**



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neighbors: previously heard.

**HELD** per written request of applicant, prior to the meeting, until the February 12, 2014 TAB meeting.

2. **WS-0801-13 – U.S.A.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; 2) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and 3) modified street improvements in accordance with Clark County’s Uniform Standard Drawings.

**DESIGN REVIEW** for a single family residential development on a 15.0 acre portion of an overall 108.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Wigwam Avenue and the west and east sides of Warbonnet Way within Enterprise. SB/dg/ml (For possible action)

**HELD at the January 15, 2014 TAB meeting per agreement with applicant in order to meet with the neighbors: previously heard.**

**HELD** per written request of applicant, prior to the meeting, until the February 12, 2014 TAB meeting.

3. **ZC-0454-13 – LAS VEGAS COML INVEST, LLC:**

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

**DESIGN REVIEW** a single family residential development in a hillside transition area (previously not notified). Generally located on the west side of Fort Apache Road, 350 feet south of Le Baron Avenue (alignment) within Enterprise (description on file). SB/mk/ml (For possible action)

**HELD by the TAB at the January 15, 2014 meeting to allow the applicant to obtain updated staff agenda sheet: previously heard.**

**APPROVE Zone Change reduced to R-1 limited to 4 units per acre;**

**ADD Current Planning condition:**

- **Comply with Mountains Edge architectural color palette;**
- **All pole mounted lighting to be fully shielded.**

**Motion passed 5-0**

02/04/14 PC

4. **TM-0245-13 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**

**TENTATIVE MAP** consisting of 43 single family residential lots and common lots on 11.7 acres in an R-D (Suburban Estates Residential) Zone and an R-1 (Single Family Residential) Zone. Generally located on the north and south sides of Haleh Avenue, 300 feet west of Dean Martin Drive within Enterprise. SB/gc/xx (For possible action)

**APPROVED 5-0 per staff conditions and,**

**STRIKE Public Works - Development Review bullet # 3**

**CHANGE Bullet #5 to Read:**

- **Right-of-way dedication to include 40 feet for Pyle Avenue, 30 Feet for Frias Avenue, 30 to 60 feet Haleh Avenue, and 30 to 60 feet for Polaris Avenue:**



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02/18/14 PC

5. **UC-0009-14 – U.S.A.:**

**USE PERMIT** for a communication tower.

**DESIGN REVIEW** for a communication tower and associated equipment within a Hillside and Foothill Transition Boundary Area on a 0.2 acre portion of 285.2 acres in an R-E (Rural Estates Residential) Zone. Generally located 730 feet west of Fort Apache Road and 300 feet north of Le Baron Avenue (alignment) within Enterprise. SB/dg/ml (For possible action)

**APPROVED 5-0 per staff conditions and,**

**ADD Current Planning condition:**

- **Require decorative block wall perimeter**

6. **VS-0861-13 – TELLER, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Landberg Avenue (alignment), and between Monte Cristo Way and Jerlyn Street (alignment), and portions of rights-of-way being Gary Avenue located between Monte Cristo Way and Pioneer Avenue, and a portion of Pioneer Avenue located between Gomer Road (alignment) and Gary Avenue within Enterprise (description on file). SB/bk/ml (For possible action)

**APPROVED 5-0 per staff conditions**

02/19/14 BCC

7. **ZC-1306-02 (ET-0135-13) – RHODES RANCH GP:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community.

**USE PERMIT** for modified development standards. Generally located on the north side of Ford Avenue (alignment), 640 feet east of Fort Apache Road within Enterprise (description on file). SB/rk/ml (For possible action)

**APPROVED 5-0 per staff conditions**

8. **TM-0242-13 - LEWIS INVESTMENT CO. NV., LLC:**

**TENTATIVE MAP** consisting of 139 single family residential lots and common lots on 23.5 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 north side of Blue Diamond Road and the west side of Grand Canyon Drive within Enterprise. SB/dg/ml (For possible action)

**APPROVED 5-0 per staff conditions and,**

**ADD Public Works- Development Review condition:**

- **Develop Raven Ave to rural standards**

9. **TM-0244-13 – USA:**

BOARD OF COUNTY COMMISSIONERS  
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 DON BURNETTE, County Manager



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**TENTATIVE MAP** consisting of 50 single family residential lots and common lots on 30.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Cimarron Road and the north and south sides of Ford Avenue within Enterprise. SB/dg/ml (For possible action)

**APPROVED 5-0 per staff conditions**

- 10. **TM-0003-14 – FLP HOLDINGS, LLC, ET AL:**  
**TENTATIVE MAP** consisting of 9 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Pebble Road and Gagnier Boulevard (alignment) within Enterprise. SB/gc/ml (For possible action)

**DENIED 5-0 and,**

**CHANGE Public Works- Development review bullet # 2 to read:**

- **Right-of-way dedication to include 50 feet for Pebble Road and 30 feet for Lisa Lane.**

- 11. **VS-0007-14 – FLP HOLDINGS, LLC, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Torino Avenue and Pebble Road, and between Lisa Lane (alignment) and Gagnier Boulevard (alignment) within Enterprise (description on file). SB/gc/ml (For possible action)

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**APPROVE Vacation for Gagnier Boulevard;**

**DENY Vacation for Lisa Lane;**

**CHANGE Public Works- Development review bullet # 2 to read:**

- **Right-of-way dedication to include 50 feet for Pebble Road and 30 feet for Lisa Lane.**

**Motion passed 5-0**

- 12. **WS-0851-13 – USA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a proposed single family residential lot to have direct access to a collector street (Cimarron Road); and **2)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).  
**DESIGN REVIEW** for a single family residential development on a 30.0 acre portion of an overall 108.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Cimarron Road and the north and south sides of Ford Avenue within Enterprise. SB/dg/ml (For possible action)

**APPROVE Waivers of Development Standards**

**APPROVE Design Review**

**Per staff conditions**

**Motion passed 5-0**

- 13. **WS-0006-14 – FLP HOLDINGS, LLC, ET AL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; **2)** off-site improvements (streetlights, curb, gutter, sidewalk, and partial paving); and **3)** modified street standards.  
**DESIGN REVIEW** for a single family residential development on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Pebble Road and Gagnier Boulevard (alignment) within Enterprise. SB/gc/ml (For possible action)



# Enterprise Town Advisory Board

## MINUTES



- Waiver of Development Standards #1 WITHDRAWN by the applicant;**
  - APPROVE Waiver of Development Standards #2;**
  - APPROVE Waiver of Development Standards #3;**
  - DENY Design Review – based on denial of vacation of Lisa Lane and need to reduce the number of lots by 1;**
  - ADD Public Works – Development Review condition:**
    - **Lisa Lane be developed to rural standards;**
  - CHANGE Public Works- Development review bullet # 5 to read:**
    - **Right-of-way dedication to include 50 feet for Pebble Road and 30 feet for Lisa Lane.**
- Motion passed 5-0**

14. **WS-0846-13 – LEWIS INVESTMENT CO. NV, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Raven Avenue.  
**WAIVER OF CONDITIONS** of a zone change (NZC-0356-13) requiring full off-site improvements.  
**CLARIFICATION OF CONDITIONS** of a zone change (NZC-0356-13) requiring minimum 10,000 square foot lots along the northern boundary of the development.  
**DESIGN REVIEW** for a single family residential development on 23.5 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 north side of Blue Diamond Road and the west side of Grand Canyon Drive within Enterprise. SB/dg/ml (For possible action)

- APPROVE Waiver of Development Standards**
  - APPROVE Waiver of Conditions**
  - APPROVE Clarification of Conditions**
  - APPROVE Design Review**
  - ADD Public Works conditions:**
    - **All pole mounted street lights to be fully shielded**
    - **Street lights to be used only at intersections and decision points.**
- Per staff “if approved” conditions:**  
**Motion passed 5-0**

02/04/14 PC

15. **WS-0791-13 – RICHMOND AMERICAN HOMES NEVADA, INC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; **2)** allow an increased artificial grade; and **3)** exceed the maximum site disturbance in conjunction with a hillside development.  
**DESIGN REVIEW** for a final grading plan for development within a Hillside & Foothills Transition Boundary Area in conjunction with an approved 124 lot single family subdivision with common lots on 21.5 acres in a RUD (Residential Urban Density) Zone. Generally located on the north side of Ford Avenue, 200 feet east of Hualapai Way (alignment) within Enterprise. SB/dm/ml (For possible action)  
**HELD by the applicant to the January 29, 2014 TAB meeting; not previously heard.**
- HELD by the applicant to the February 26, 2014 TAB meeting; not previously heard.**



# Enterprise Town Advisory Board MINUTES

16. **WS-0792-13 – RICHMOND AMERICAN HOMES NEVADA, INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for modified standards for a hillside wall in conjunction with an approved 35 lot single family subdivision with common lots on 5.4 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cougar Avenue (alignment) and Conquistador Street (alignment) within Enterprise. SB/dm/ml (For possible action)  
**HELD by the applicant to the January 29, 2014 TAB meeting; not previously heard.**

**HELD by the applicant to the February 26, 2014 TAB meeting; not previously heard.**

17. **NZC-0833-13 – NEW SOUTHWEST VENTURES, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 7.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced lot area; and 2) allow modifications to standard drawings for public street sections.  
**DESIGN REVIEW** for a single family residential development. Generally located on the southeast corner of Buffalo Drive and Windmill Lane within Enterprise (description on file). SB/al/ml (For possible action)  
**HELD by the applicant prior to the January 15, 2014 TAB meeting; not previously heard.**

**APPROVE Zone Change;**  
**Waivers of Development Standards #1 is WITHDRAWN by the applicant;**  
**APPROVE Waivers of Development Standards #2;**  
**APPROVE Design Review;**  
**ADD Public Works condition:**

- All pole mounted street lights to be fully shielded

**Motion passed: 5-0 per staff "if approved" conditions per plans presented.**

18. **TM-0240-13 - NEW SOUTHWEST VENTURES LLC, ET AL:**  
**TENTATIVE MAP** consisting of 56 single family residential lots and common lots on 7.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Buffalo Drive and Windmill Lane within Enterprise. SB/al/ml (For possible action)  
**HELD by the applicant prior to the January 15, 2014 TAB meeting; not previously heard.**

**APPROVED 5-0 per tentative map showing 49 lots.**

19. **NZC-0844-13 – DRB HOLDINGS, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 25.3 acres from R-E (Rural Estates Residential) Zone, C-2 (General Commercial) Zone, and M-1 (Light Manufacturing) Zone to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.  
**DESIGN REVIEW** for a single family residential development. Generally located on the south side of Badura Avenue and the west side of Redwood Street within Enterprise (description on file). SS/dg/ml (For possible action)  
**HELD by the applicant prior to the January 15, 2014 TAB meeting; not previously heard.**

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**DENIED 5-0**

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20. **VS-0845-13 - DRB HOLDINGS, LLC, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Badura Avenue and Capovilla Avenue (alignment), and between Redwood Street and Rainbow Boulevard, and a portion of right-of-way being Badura Avenue located between Redwood Street and Rainbow Boulevard, and a portion of Arby Avenue located between Redwood Street and Rainbow Boulevard within Enterprise (description on file). SS/dg/ml (For possible action)  
**HELD by the applicant prior to the January 15, 2014 TAB meeting; not previously heard.**  
  
**DENIED 5-0**

02/05/14 BCC

21. **ZC-0841-13 – NEVADA SENIOR HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify a 0.3 acre portion of 5.2 acre parcel from R-E (Rural Estates Residential) Zone to C-2 (Commercial General) Zone in the MUD-4 Overlay District  
**USE PERMIT** for a congregate care facility  
**DESIGN REVIEW** for a congregate care facility on a 3.2 acre portion of a 5.2 acre parcel in a C-2 (Commercial General) Zone in the MUD-4 Overlay District. Generally located on the north side of Jeffreys Street/Ione Road, 500 feet west of Eastern Avenue within Enterprise (description on file). SS/mk/ml (For possible action)  
**HELD by the applicant prior to the January 15, 2014 TAB meeting; not previously heard.**  
  
**APPROVED 5-0 per staff conditions**

02/19/14 BCC

22. **DR-0621-12 (ET-0125-13) – BLM, USA, AND CLARK COUNTY PARKS AND RECREATION:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** for a public park and all associated uses including but not limited to, soccer fields, basketball courts, restrooms, shade structures, and playground equipment on a 10.0 acre portion of an 80.3 acre site in a P-F (Public Facility) Zone. Generally located on the south side of Starr Hills Avenue and the east side of Decatur Boulevard within Enterprise. SB/jvm/ml (For possible action)  
**HELD by the applicant prior to the January 15, 2014 TAB meeting; not previously heard.**  
  
**APPROVED 5-0 per staff conditions and,**  
**CHANGE Current Planning bullet #1 to read:**
  - **Until December 5, 2014 to commence.**

**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.

1. Question from board on the status of park in Southern Highlands. The park is still in development stage.



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- More work with the County staff is needed on the final design.
2. Concern about formatting of "draft" notice on staff summaries. The draft watermark makes the staff agenda sheet difficult to read.
  3. Question for Comprehensive Planning from the public about whether Clark County has any information from the Department of Energy about energy from reflective roofs.

**NEXT MEETING DATE:** February 12, 2014, 6:00 p.m.

**ADJOURNMENT:** 8:35 pm

**BOARD OF COUNTY COMMISSIONERS**  
STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
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