



Enterprise Town Advisory Board MINUTES



Date & Time: February 11, 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
David Chestnut Laura Ring Adrian Shahbazian

Secretary Edie Krieger

County Officials:
County Liaison: Tiffany Hesser
Current Planning Staff: Rob Kaminski
Advanced Planning Staff Shane Ammerman

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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 Windmill 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 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.

Will the public be able to participate in the discussion of the report on the Consolidated Urban Land Use Policies?

REGULAR BUSINESS:

1. Approve the Minutes for the meeting held on January 28, 2015. Requires a vote of the Board.
Motion to approve the minutes by Frank Kapriva:
Approved: 5-0



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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 applications are companion items and will be heard together respectively:

3. TM-0009-15 - LH VENTURES, LLC
 5. VS-0036-15 – LH VENTURES, LLC
 8. WS-0035-15 – LH VENTURES, LLC

 11. TM-0225-14 - U.S.A
 16. WS-1002-14 – U.S.A

 12. TM-0007-15 - LEWIS INVESTMENT CO NV, LLC
 15. VS-0031-15 - LEWIS INVESTMENT CO NV, LLC
 19. ZC-0030-15 – LEWIS INVESTMENT CO NV

 13. TM-0008-15 - STARR & HAVEN
 20. ZC-0034-15 – STARR & HAVEN
3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

The following zoning applications have been held by the applicant to the March 11, 2015 TAB meeting.

2. TM-0005-15 - MAK ZAK, LLC
7. WS-0015-15 – MAK ZAK, LLC

Motion to approve the agenda with changes as noted above by Frank Kapriva:

Approved: 5-0

ANNOUNCEMENTS

SPECIAL REPORT:

Receive and discuss a report on the Consolidated Urban Land Use Policies.

Questions were asked about how the unique issues in each area would be handled. Comments and input can be provided to: GTB@clarkcountynv.gov. The consolidated policies can be found at: [http://www.clarkcountynv.gov/Depts/comprehensive_planning/land_use/Documents/Consolidated Urban Land Use Policies.pdf](http://www.clarkcountynv.gov/Depts/comprehensive_planning/land_use/Documents/Consolidated_Urban_Land_Use_Policies.pdf).

Land Use Categories and Goals attached to policies will follow in future workgroup settings.

Place another item on the February 25, 2015 TAB meeting agenda, for possible action, a public discussion of the report on the Consolidated Urban Land Use Policies. Item will advance to Planning Commission on March 3, 2015.

ZONING AGENDA:

1. **WS-1013-14 – DROF, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; and **2)** allow alternative landscaping within the front yard when fronting a collector street (Robindale Road) in



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conjunction with an existing single family residence on 1.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Robindale Road and Fairfield Avenue within Enterprise. SS/gc/ml (For possible action) **02/17/15 PC**

Motion by Adrian Shahbazian
APPROVE per staff conditions
Motion passed 4-1 (DC nay)

2. **TM-0005-15 - MAK ZAK, LLC:**
TENTATIVE MAP consisting of 16 single family residential lots and common lots on 10.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north and south sides of Camero Avenue of within Enterprise. SB/al/ml (For possible action) **03/03/15 PC**

Held by the applicant to the March 11, 2015 TAB meeting.

3. **TM-0009-15 - LH VENTURES, LLC:**
TENTATIVE MAP consisting of 69 single family residential lots and common lots on 10.2 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Jones Boulevard and the south side of Badura Avenue within Enterprise. SS/pb/ml (For possible action) **03/03/15 PC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0

4. **VS-0004-15 – CARL ROBERT SCOTT LIVING TRUST 2006:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue and between Belcastro Street and Tenaya Way within Enterprise. SB/co/ml (description on file). (For possible action) **03/03/15 PC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0

5. **VS-0036-15 – LH VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Bronco Street and between Badura Avenue and Arby Avenue, and portions of rights-of-way being Jones Boulevard located between Badura Avenue and Arby Avenue, and Badura Avenue located between Jones Boulevard and Bronco Street within Enterprise (description on file). SS/pb/ml (For possible action) **03/03/15 PC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0

6. **WS-0012-15 – DJURISIC, DRAGAN:**



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WAIVER OF DEVELOPMENT STANDARDS to allow an attached sidewalk in conjunction with an approved industrial building on 1.9 acres in an M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District. Generally located on the southwest corner of Pebble Road and Bronco Street within Enterprise. SB/gc/ml (For possible action) **03/03/15 PC**

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 5-0

7. **WS-0015-15 – MAK ZAK, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced lot area; **2)** reduced setbacks; **3)** alternative landscaping and screening; and **4)** off-site improvements in conjunction with a single family residential development.
DESIGN REVIEW for a single family residential development on 10.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north and south sides of Camero Avenue of within Enterprise. SB/al/ml (For possible action) **03/03/15 PC**

Held by the applicant to the March 11, 2015 TAB meeting.

8. **WS-0035-15 – LH VENTURES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; **2)** increased building height; **3)** reduced setbacks; **4)** modified landscaping; **5)** allow modifications from standard drawings for cross gutters and driveway geometrics; **6)** allow modifications to standard drawings for public street sections; and **7)** reduced street intersection off-sets.
DESIGN REVIEW a single family residential development on 10.2 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Jones Boulevard and the south side of Badura Avenue within Enterprise. SS/pb/ml (For possible action) **03/03/15 PC**

Motion by Dave Chestnut
APPROVE Waivers of Development Standards #1, 2, 4, 5, 6, 7;
APPROVE Waiver of Development Standards #3 amended to read:
• **reduced setbacks applies to lots 15, 16, 41, 42, 43, 68, 69 only;**
APPROVE Design Review;
Motion passed 5-0

9. **WS-0037-15 – HAMPTON MAINTENANCE CORPORATION:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure (playground shade).
DESIGN REVIEW for an accessory structure (playground shade) in an existing recreational area (park) in conjunction with an existing single family subdivision on 0.2 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the southeast corner of Hampton Park Lane and Hampton Village Lane, 500 feet east of Buffalo Drive within Enterprise. SS/mk/ml (For possible action) **03/03/15 PC**

Motion by Dave Chestnut
APPROVE per staff conditions



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Motion passed 5-0

10. **VS-0360-12 (ET-0005-15) – GALLERY 2012, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Buffalo Drive and Pioneer Way, and portions of rights-of-way being Oleta Avenue located between Buffalo Drive and Pioneer Way, and Jerlyn Street located between Agate Avenue and Blue Diamond Road within Enterprise (description on file). SB/co/ml (For possible action) **03/04/15 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0

11. **TM-0225-14 - U.S.A.:**
TENTATIVE MAP consisting of 18 single family residential lots and common lots on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Cimarron Road and the north side of Camero Avenue within Enterprise. SB/dg/ml (For possible action) **03/04/15 BCC**

Motion by Frank Kapriva
DENY per denial of related application of design review
Motion passed 5-0

12. **TM-0007-15 - LEWIS INVESTMENT CO NV, LLC, ET AL:**
TENTATIVE MAP consisting of 244 single family residential lots and common lots on 35.7 acres in an R-2 (Medium Density Residential) Zone with a portion of the development within the MUD-3 and MUD-4 Overlay Districts. Generally located between Blue Diamond Road and Serene Avenue, and on the west and east sides of Grand Canyon Drive within Enterprise. SB/dg/ml (For possible action) **03/04/15 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0

13. **TM-0008-15 - STARR & HAVEN, LLC, ET AL:**
TENTATIVE MAP consisting of 52 single family residential lots and common lots on 9.0 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the northeast corner of Haven Street and Neal Avenue within Enterprise. SS/pb/ml (For possible action) **03/04/15 BCC**

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 5-0

14. **UC-0016-15 – NOUVEAU RESORTS CORPORATION, ET AL:**
USE PERMIT to allow deviations as shown per plans on file.
DEVIATIONS for the following: 1) allow roof signs; and 2) all other deviations as depicted per plans on file.
DESIGN REVIEWS for the following: 1) roof signs; and 2) animated wall signs in conjunction with an



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approved timeshare hotel tower within an existing resort hotel complex (Silverton) on 74.8 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-2 Overlay District. Generally located on the southeast corner of Blue Diamond Road and Dean Martin Drive within Enterprise. SB/gc/ml (For possible action) **03/04/15 BCC**

Motion by Dave Chestnut

DENY

Motion passed 5-0

15. **VS-0031-15 - LEWIS INVESTMENT CO NV, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Eula Street (alignment), and between Serene Avenue (alignment) and Blue Diamond Road and portions of rights-of-way being Jensen Street located between Serene Avenue (alignment) and Oleta Avenue (alignment), and Serene Avenue located between Jensen Street (alignment) and Conquistador Street (alignment) within Enterprise (description on file). SB/dg/ml (For possible action) **03/04/15 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 5-0

16. **WS-1002-14 – U.S.A.:**
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Cimarron Road.
DESIGN REVIEW for a single family residential development on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Cimarron Road and the north side of Camero Avenue within Enterprise. SB/dg/ml (For possible action) **03/04/15 BCC**

Motion by Frank Kapriva

APPROVE Waiver of Development Standards

DENY Design Review

Motion passed 5-0

17. **WS-0022-15 – CONCORDE INVESTMENT GROUP, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the height/setback ratio requirement adjacent to a single family residential development.
DESIGN REVIEWS for the following: **1)** a proposed retail building; and **2)** lighting for a proposed retail building within an existing shopping center on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Jones Boulevard, 490 feet south of Warm Springs Road within Enterprise. SS/jt/ml (For possible action) **03/04/15 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions and,

ADD Current Planning conditions:

- **Screening wall be a noise attenuation wall;**
- **Add fully shielded safety lighting below the top of the wall;**

Motion passed 5-0



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18. **ZC-0028-15 – USA:**
ZONE CHANGE to reclassify 12.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the west side of Bermuda Road and the north side of Starr Avenue within Enterprise (description on file). SS/pb/ml (For possible action) **03/04/15 BCC**

Motion by Frank Kapriva

HOLD to February 25 TAB meeting per agreement of the applicant to meet with concerned neighbors.

Motion passed 5-0

19. **ZC-0030-15 – LEWIS INVESTMENT CO NV, LLC, ET AL:**
ZONE CHANGE to reclassify 35.7 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a single family residential development with a portion of the development within the MUD-3 and MUD-4 Overlay Districts. Generally located between Blue Diamond Road and Serene Avenue, and on the west and east sides of Grand Canyon Drive within Enterprise (description on file). SB/dg/ml (For possible action) **03/04/15 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions and,

ADD a Public Works – Development Review condition:

- **All pole mounted lighting to be fully shielded including street lights;**

Motion passed 5-0

20. **ZC-0034-15 – STARR & HAVEN, LLC, ET AL:**
ZONE CHANGE to reclassify 7.8 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-sets.
DESIGN REVIEW for a single family residential development on 9.0 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the northeast corner of Haven Street and Neal Avenue within Enterprise (description on file). SS/pb/xx (For possible action) **03/04/15 BCC**

Motion by Frank Kapriva

APPROVE per staff conditions

Motion passed 5-0

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.



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NONE

GENERAL BUSINESS:

Approve 2015-2016 By-Laws (For possible action)

Motion by Frank Kapriva

APPROVE By-Laws as revised

Motion passed 5-0

Discuss the future of the Enterprise TAB Sub-committee on RNP Traffic Mitigation (For possible action)

Motion by Dave Chestnut

HOLD to the February 25, 2015 TAB meeting

Motion passed 5-0

Note that the sub-committee will meet with the Department of Public Works on February 25 at 9:00am.

NEXT MEETING DATE: February 25, 2015, 6:00 p.m.

ADJOURNMENT:

Motion to adjourn by Cheryl Wilson

9:08

Motion passed 5-0

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