



# Enterprise Town Advisory Board MINUTES



Date & Time: February 25, 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: Maria Kaseko  
Comprehensive Planning Paul Doerr  
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.

NONE:

**REGULAR BUSINESS:**

1. Approve the Minutes for the meeting held on February 11, 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:

5. TM-0016-15 – NEW CHAPTER ENTERPRISES
9. WS-0059-15 – NEW CHAPTER ENTERPRISES
  
10. TM-0017-15 – D.R. HORTON
13. ZC-0061-15 – D.R. HORTON
  
11. TM-0019-15 - USA
14. ZC-0062-15 – USA

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

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

**Approved: 5-0**

## ANNOUNCEMENTS

### GENERAL BUSINESS:

Discuss a report on the Consolidated Urban Land Use Policies. (For possible action)

The following points were discussed by the TAB members and the public.

- Concern that homeowners are not well represented in the development of the consolidated policies and Community Development Plans.
- Will the County staff seek input from the general public and homeowners?
  - Probably not.
  - Stakeholder's input will be through the working group.
  - Then public input through TAB, PC, and BCC hearings.
- The individual town land use policies are being consolidated; wording cleaned-up; redundant policies removed, and are being moved into the County land use element.
- The goals that unified the policies are not there and need to be put back in.
  - It is possible that in this process to put the goals back in, it would be necessary to go back and look at the policies to make sure that they match the goals.
  - When the categories are developed it is possible that goals and policies will need to reexamined.
  - When title 30 is amended it will be necessary to examine all the elements to make sure that it's all put together correctly and accomplishing the intended objective.
- There will be individual Community Development Plans for the urban towns and policies that will be specific to those areas.
- The goals are not going away; same goals will be there but cleaned-up.
  - Some current goals are similar to a vision statement than a goal.
  - The staff is working on the goals and cleaning those up.
  - What is the time table for integration of the goals with the policies? Not answered.
- Must be sufficient distribution of information that the general public can see and have an opportunity to



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comment.

- The residential estate polices are not adequate to help guide large lot and RNP-1 development in Enterprise.
- Mansion type homes example was removed and should be put back in as an example
- How are public comments regarded and integrated?

Comments and input can be provided to: [GTB@clarkcountynv.gov](mailto: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.

Item will advance to Planning Commission on March 3, 2015.

No action taken.

## ZONING AGENDA:

1. **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 Dave Chestnut**

**APPROVE per staff conditions and,**

**CHANGE Public Works – Development Review condition #4 to read:**

- **Right-of-way dedication to include 45 feet to back of curb for Bermuda Road and 55 feet to back of curb for Starr Avenue.**

**ADD Public Works – Development Review conditions:**

- **No internal street lights;**
- **Full offsites on Starr Avenue except street lights but with pull boxes and conduit to be installed;**
- **Street lights on Bermuda Road to be fully shielded;**

**Motion passed 5-0**

2. **CP-0065-15:** That the Enterprise Town Advisory Board hold a public hearing to reconsider specific land use changes to the Enterprise Land Use Plan adopted on October 23, 2014, and after taking appropriate testimony, forward a recommendation to the Clark County Planning Commission for re-examination. (For possible action) **03/03/15 PC**

**Enterprise Map #1, Change #1**

**Motion by Dave Chestnut**

**APPROVE RS**

**Motion passed 5-0**

**Enterprise Map #2, Change #2**

**Motion by Dave Chestnut**



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**APPROVE RL**  
Motion passed 5-0

**Enterprise Map #3, Change #3**  
Motion by Dave Chestnut  
**APPROVE RL**  
Motion passed 5-0

3. **UC-1988-96 (ET-0006-15) – GINGELL, DIRK A:**  
**USE PERMIT FOURTH EXTENSION OF TIME** to review up to 15 exotic animals (tigers and leopards) on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Torino Avenue, 130 feet east of Arville Street within Enterprise. SB/co/ml (For possible action) **03/04/15 BCC**

Motion by Dave Chestnut  
**APPROVE** per staff conditions and,  
**CHANGE Current Planning bullet #1 to read:**

- Until April 30, 2025 to review.

Motion passed 5-0

4. **DR-0056-15 – D.R. HORTON, INC:**  
**DESIGN REVIEW** for building orientation of a proposed single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Gilespie Street, 330 feet south of Windmill Lane within Enterprise. SS/mk/ml (For possible action) **03/17/15 PC**

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

5. **TM-0016-15 – NEW CHAPTER ENTERPRISES, LLC:**  
**TENTATIVE MAP** consisting of 29 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Buffalo Drive and the south side of Erie Avenue of within Enterprise. SB/rk/ml (For possible action) **03/17/15 PC**

Motion by Dave Chestnut  
**APPROVE** per staff conditions  
Motion passed 4-1 (AS nay)

6. **UC-0043-15 – RMS, INC:**  
**USE PERMIT** for a vehicle (automobile) wash.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for a vehicle (automobile) wash facility from a residential use.  
**DESIGN REVIEW** for a vehicle (automobile) wash facility on 1.3 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road, 1,075 feet east of Decatur Boulevard within Enterprise. SB/pb/ml (For possible action) **03/17/15 PC**



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Motion by Frank Kapriva  
APPROVE per staff conditions and,  
CHANGE Current Planning bullet #1 to read:

- Record an agreement of cross-access with property to the west;

ADD Current Planning condition:

- Hours of operation limited to 7:00 a.m. to 9:00 p.m.

Motion passed 5-0

7. **UC-0066-15 – SHER-INN, LLC:**

**USE PERMIT** for a communication tower.

**DESIGN REVIEW** for a communication tower and associated ground equipment on 2.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Warm Springs Road, 350 feet west of Bermuda Road within Enterprise. SS/pb/ml (For possible action) **03/17/15 PC**

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

8. **VS-0047-15 – RYANIK LAS VEGAS HOLDINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Bermuda Road and Fairfield Avenue, and between Erie Avenue and Siddall Avenue within Enterprise (description on file). SS/co/ml (For possible action) **03/17/15 PC**

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

9. **WS-0059-15 – NEW CHAPTER ENTERPRISES, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for increased wall height for a single family residential development.

**DESIGN REVIEW** for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Buffalo Drive and the south side of Erie Avenue within Enterprise. SB/rk/ml (For possible action) **03/17/15 PC**

Motion by Dave Chestnut  
APPROVE per staff conditions and,  
CHANGE Current Planning bullet #2 to read:

- Streetlights and landscaping adjacent to Buffalo Drive and Erie Avenue shall conform to the Mountain's Edge Design Guidelines;

ADD Current Planning condition:

- Use Mountain's Edge design color palette.

Motion passed 4-1 (AS nay)

10. **TM-0017-15 – D.R. HORTON:**

**TENTATIVE MAP** consisting of 20 single family residential lots and common lots on a 7.4 acre portion of 19.7 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the northwest corner of



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Starr Avenue and La Cienega Street (alignment) within Enterprise. SS/rk/ml (For possible action)  
**03/18/15 BCC**

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

11. **TM-0019-15 - USA:**  
**TENTATIVE MAP** consisting of 36 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Neal Avenue between Rancho Destino Road and Gilesie Street within Enterprise. SS/dg/ml (For possible action) **03/18/15 BCC**

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

12. **WS-0836-14 – FOREFRONT DEVELOPMENT, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks from single family residential development.  
**WAIVER OF CONDITIONS** of a zone change (NZA-0770-12) requiring landscaping per Figure 30.64-12 along the south property line.  
**DESIGN REVIEW** for a redesign of a previously approved apartment complex on 4.7 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Warm Springs Road, 300 feet west of Tenaya Way within Enterprise. SS/dg/ml (For possible action) **03/18/15 BCC**

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

13. **ZC-0061-15 – D.R. HORTON:**  
**ZONE CHANGE** to reclassify a 7.4 acre portion of 19.7 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-D (Suburban Estates Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the length of a cul-de-sac.  
**DESIGN REVIEW** for a single family residential development. Generally located on the northwest corner of Starr Avenue and La Cienega Street (alignment) within Enterprise (description on file). SS/rk/ml (For possible action) **03/18/15 BCC**

**Motion by Dave Chestnut**  
**APPROVE per staff conditions and,**  
**ADD Public Works – Development Review conditions:**

- No street lights internal to the project;
- All pole mounted lighting to be fully shielded including street lights along Starr Avenue;
- La Cienega Street to be built to rural road standards.

**Motion passed 5-0**

14. **ZC-0062-15 – USA:**



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**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for an over length cul-de-sac.

**DESIGN REVIEW** for a single family residential development. Generally located on the north side of Neal Avenue between Rancho Destino Road and Gillespie Street within Enterprise (description on file). SS/dg/ml (For possible action) **03/18/15 BCC**

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

## **GENERAL BUSINESS:**

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

**Motion by Dave Chestnut**  
**Continue renamed Enterprise Traffic Subcommittee on a quarterly basis. Advise TAB of subcommittee members after their first meeting.**  
**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.

1. With all the new projects adding increased housing density in the areas between Bermuda Road and Gillespie Street and between Cactus and Starr Avenue and Neal Avenue, will there be a street light at Bermuda and Cactus?

**NEXT MEETING DATE:** March 11, 2015, 6:00 p.m.

## **ADJOURNMENT:**

**Motion to adjourn by Cheryl Wilson**  
**Adjourn: 9:08 p.m.**  
**Motion passed 5-0**