



Enterprise Town Advisory Board MINUTES

- 16. WS-0791-13 – RICHMOND AMERICAN HOMES NEVADA
- 17. WS-0792-13 – RICHMOND AMERICAN HOMES NEVADA

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

Held until March 26, 2014 Enterprise Town Board Meeting

- 14. VS-0802-13 – U.S.A.:
- 15. WS-0801-13 – U.S.A.:

Approved as amended above:4-0

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

ZONING AGENDA:

03/04/14 PC

- 1. **WS-0016-14 – COGAN FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a single family residential lot to front on a collector street (Serene Avenue); **2)** full off-site improvements (streetlights, sidewalk, curb, and gutter); and **3)** eliminate landscaping (previously not notified) on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Serene Avenue and Edmond Street within Enterprise. SB/mk/ml (For possible action)
PREVIOUS ACTION:
Enterprise TAB, February 12, 2014: HELD until the February 26 meeting per request of applicant.

APPROVED 4-0 per staff “if approved” conditions.

03/18/14 PC

- 2. **WT-0729-12 (ET-0010-14) – SOUTHERN HIGHLANDS INVESTMENT PARTNERS:**
WAIVERS FIRST EXTENSION OF TIME to commence the following: **1)** increase the length of a dead-end street with a County approved turnaround; and **2)** allow early finished grading on approximately 119.0 acres in an R-E (Rural Estates Residential) Zone under ROI to R-2 (Medium Density Residential) Zone, R-3

BOARD OF COUNTY COMMISSIONERS
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(Multiple Family Residential) Zone, and H-1 (Limited Resort and Apartment) Zone all in a P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the west side of Interstate 15 and the south side of Southern Highlands Parkway (alignment) within Enterprise. SB/rk/ml (For possible action)

APPROVED 4-0 per staff conditions.

- 3. **TM-0023-14 – DAVID OBER FAMILY TRUST, ET AL:**
TENTATIVE MAP consisting of 41 single family residential lots and common lots on 5.2 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the north side of Serene Avenue (alignment) and the east and west sides of Park Street within Enterprise (description on file). SB/gc/ml (For possible action)

**APPROVED 4-0 per staff conditions and,
ADD a condition:**

- All pole mounted street lighting to be fully shielded.

- 4. **UC-0043-14 – JANNY, STEPHEN, ET AL:**
USE PERMIT to increase the area of an accessory building in conjunction with an existing single family residence on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Placid Street and the north side of Cougar Avenue (alignment) within Enterprise. SS/dg/ml (For possible action)

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APPROVED 4-0 per staff conditions.

- 5. **UC-0062-14 – REAL EQUITIES, LLC:**
USE PERMIT for a day care in conjunction with an existing shopping center on 28.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Serene Avenue within Enterprise. SS/gc/ml (For possible action)

Applicant did not appear. Held until the March 12, 2014 TAB meeting: 4-0.

- 6. **VS-0058-14 - MUELLER, E. F. IRA-TRUST, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and the Blue Diamond Wash and between Chieftain Street and Grand Canyon Drive (alignment) within Enterprise and Spring Valley (description on file). SB/rk/ml (For possible action)

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APPROVED 4-0 per staff conditions.

- 7. **VS-0084-14 – DAVID OBER FAMILY TRUST, ET AL:**
VACATE AND ABANDON portion of a right-of-way being Serene Avenue located between Park Street and Chieftain Street (alignment) within Enterprise (description on file). SB/gc/xx (For possible action)

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APPROVED 4-0 per staff conditions.

- 8. **WS-0067-14 – PARDEE HOMES NEVADA:**



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WAIVER OF DEVELOPMENT STANDARDS to reduce the front yard setbacks.

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 northeast corner of Grand Canyon Drive and Raven Avenue within Enterprise. SB/al/ml (For possible action)

APPROVED 4-0 per staff conditions and,

ADD conditions:

- All pole mounted street lights to be fully shielded.
- Street lights only at the intersection of Grand Canyon and private street.

03/19/14 BCC

9. **DR-0087-14 – R.I. HERITAGE INN OF FLINT, INC:**

DESIGN REVIEWS for the following: 1) hotel; and 2) site lighting on 4.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Robindale Road and the west side of Haven Street within Enterprise. SS/dg/ml (For possible action)

APPROVED 4-0 per staff conditions.

10. **TM-0218-13 – MUELLER, E. F. IRA-TRUST, ET AL:**

TENTATIVE MAP consisting of 130 single family residential lots and common lots on 19.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue and the west side of Chieftain Street within Enterprise and Spring Valley. SB/rk/ml (For possible action)

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APPROVED 4-0 per staff conditions and,

ADD a condition:

- 4,000 or greater square foot lots in Enterprise Township.

11. **UC-0057-14 – MUELLER, E. F. IRA-TRUST, ET AL:**

USE PERMIT for modified residential development standards in conjunction with a single family subdivision.

WAIVER for modified street improvements in accordance with Clark County Uniform Standard Drawings. **DESIGN REVIEW** for a single family residential subdivision on 19.2 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Ford Avenue and the west side of Chieftain Street within Enterprise and Spring Valley. SB/rk/ml (For possible action)

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APPROVE Use Permit restricted to hammerhead lots only;

APPROVE Waiver of Development Standards;

APPROVE Design Review with minimum lot size, in the Enterprise Township, to be 4,000 square feet or greater.

Motion passed 4-0 per staff conditions

12. **WS-0081-14 – LDR & ASSOCIATES, LTD:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative parking lot landscaping; 2) requirement for parking areas to be designed in a series of smaller, connected parking courts;



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and 3) eliminate required trash enclosure.

DESIGN REVIEW for a parking lot on a portion of 4.6 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Badura Avenue, 320 feet east of Rainbow Boulevard within Enterprise. SS/mk/dg/ml (For possible action)

APPROVED 4-0 per staff conditions and,

ADD conditions:

- **Wall height amended to six feet. New plans to be submitted to county to show this amendment;**
- **Design Review as a Public Hearing for lighting.**

13. **ZC-0075-14 – ELIOT HOLDINGS, LLC:**

ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) maximum site disturbance requirements for hillside development; 2) modified street improvements in accordance with Clark County’s Uniform Standard Drawings; and 3) reduced public street width.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) preliminary grading plan within a Hillside and Foothill Transition Boundary Area. Generally located on the east side of Edmond Street (alignment), and the north and south sides of Chartan Avenue (alignment) within Enterprise (description on file). SB/dg/ml (For possible action)

APPROVE Zone Change reduced to R-1 and limited to four units per acre;

ADD Current Planning condition:

- **Comply with Southern Highlands Architectural, Landscape and Lighting standards;**

APPROVE Waiver of Development Standards with a stipulation that all sidewalks must meet current Americans with Disabilities Act requirements;

APPROVE Design Review

Per staff "if approved" conditions,

Motion passed: 4-0

03/04/14 PC

14. **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)

PREVIOUS ACTION:

Enterprise TAB, January 15, 2014: HELD until the January 29 meeting per agreement with applicant in order to meet with the neighbors: previously heard.

Enterprise TAB, January 29, 2014: HELD until the February 12 meeting per request of applicant.

Enterprise TAB, February 12, 2014: HELD until the February 26 meeting per request of applicant.

HELD by the applicant until the March 26, 2014 Enterprise Town Board Meeting.

15. **WS-0801-13 – U.S.A.:**

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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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)

PREVIOUS ACTION:

Enterprise TAB, January 15, 2014: HELD until the January 29 meeting per agreement with applicant in order to meet with the neighbors: previously heard.

Enterprise TAB, January 29, 2014: HELD until the February 12 meeting per request of applicant.

Enterprise TAB, February 12, 2014: HELD until the February 26 meeting per request of applicant.

HELD by the applicant until the March 26, 2014 Enterprise Town Board Meeting

16. **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)

PREVIOUS ACTION:

Enterprise TAB, January 29, 2014: HELD until the February 26 meeting per request of applicant; not previously heard.

HELD per applicants request until the March 12, 2014 TAB meeting: 4-0

Applicant is submitting revised plans to the County Staff.

17. **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)

PREVIOUS ACTION:

Enterprise TAB, January 29, 2014: HELD until the February 26 meeting per request of applicant; not previously heard.

HELD per applicants request until the March 12, 2014 TAB meeting: 4-0

Applicant is submitting revised plans to the County Staff.

ADDITIONAL BUSINESS

Receive a report from the Enterprise Town Advisory Board Committee on RNP Traffic Mitigation, (For possible action.)



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The TAB received a written report from the Traffic Committee. The report requests the TAB consider the following:

Title 30.56.080 m should be changed to better mitigate traffic flow in and around the RNP-1 areas as follows:

m. The intersections of local streets with collector ~~and arterial~~ streets should occur approximately 660 feet apart, except near intersections of arterial and collector streets, where the length should be no more than 1,000 feet.

1. The intersections of local streets and arterials are vacated where possible.
2. Where the arterial traffic volume requires more than 32 ft. of pavement, provide a center line island that restricts left turns on to and off of local streets.
3. Provide choke down to rural road standards prior to the RNP-1 border.
4. Local streets or alignments leading to CCSD sites will not be vacated.
5. Local streets or alignments vacations must consider traffic diverted to other local roads.
6. Local streets or alignments should be used as a border to the RNP-1

Continue the Traffic Committee report to March 12, 2014 TAB meeting: 4-0

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. A resident is concerned about the continuing "holds" of applications, VS-0802-13 – U.S.A., and, WS-0801-13 – U.S.A. This meeting was the fourth time these application were scheduled to be heard. These continuations, particularly announced on very short notice, are a hardship and inconsideration to the concerned neighbors. These applications were discussed at the first scheduled meeting and were universally opposed by the neighbors. A neighborhood meeting was held but the applicant has continued to schedule the hearing of the applications only then to reschedule them.

2. A resident is pleased to hear that the TAB is concerning itself with water flow problems and drainage. Some TAB members have attended neighborhood meetings where concerns about water flow problems were aired.

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

ADJOURNMENT: 7:55 pm