



Enterprise Town Advisory Board MINUTES

The following groups of items are companion items respectively and will be heard together respectively.

2. TM-0015-13 – CFT LANDS, LLC:
5. VS-0058-13 – CFT LANDS, LLC:
7. WS-0057-13 – CFT LANDS, LLC:
9. VS-0060-13 – CFT LANDS, LLC:
15. WS-0059-13 – CFT LANDS, LLC:

10. VS-0062-13 – HLI, LLC ET AL:
16. WS-0061-13 – HLI, LLC ET AL:

11. VS-0064-13 – HLI, LLC:
17. WS-0063-13 – HLI, LLC:

12. VS-0066-13 – TOWN AND COUNTRY BANK, INC
19. ZC-0065-13 – TOWN & COUNTRY BANK

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:

03/19/13 PC

1. **UC-0597-10 (ET-0012-13) – JAHA TRUST:**
USE PERMIT FIRST EXTENSION OF TIME to commence an accessory structure (garage) which exceeds one-half the footprint of the principal building.
DESIGN REVIEW for an accessory structure (garage) in conjunction with a single family residence on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Tomsik Street, 300 feet north of Camero Avenue within Enterprise (description on file). SB/mc/ml (For possible action)

APPROVED 5-0 per staff conditions:

2. **TM-0015-13 – CFT LANDS, LLC:**



Enterprise Town Advisory Board

MINUTES

TENTATIVE MAP consisting of 32 single family residential lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Jones Boulevard and Richmar Avenue within Enterprise. SB/rk/ml (For possible action)

APPROVED 5-0 per staff conditions

3. **UC-0052-13 – SILVERADO MINI-STORAGE, LLC:**

USE PERMIT to allow vehicle rental (U-Haul trucks and trailers) in conjunction with an existing mini-warehouse facility.

WAIVER OF DEVELOPMENT STANDARDS to allow outside storage/display of rental commercial vehicles (U-Haul trucks and trailers) visible from public streets and residential developments on 5.6 acres in a C-1 (Local Business) Zone in the MUD-4 Overlay District. Generally located on the east side of Pollock Drive, 890 feet south of Silverado Ranch Boulevard within Enterprise. SS/pb/ml (For possible action)

DENIED 5-0

4. **VS-0053-13 – UNION PACIFIC RAILROAD COMPANY:**

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and El Camino Road (alignment), and between Serene Avenue (alignment) and Blue Diamond Road in an R-E (Rural Estates Residential) Zone, a H-2 (General Highway Frontage) Zone, and an M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District within Enterprise (description on file). SB/co/ed (For possible action)

APPROVED 5-0 per staff conditions

5. **VS-0058-13 – CFT LANDS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Shade Mountain Street (alignment) and between Richmar Avenue and Meranto Avenue in an R-2 (Medium Density Residential) Zone within Enterprise (description on file). SB/rk/ed (For possible action)

APPROVED 5-0 per staff conditions

6. **WS-0039-13 – MARCETTA-WLODEK LIVING TRUST:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced front setback; and **2)** reduced setback from the right-of-way for an addition to an existing single family dwelling in conjunction with a planned unit development on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Valerie Elaine Street, 40 feet north of Brittany Nicole Court within Enterprise. SB/pb/ml (For possible action)

APPROVED 5-0 per staff conditions

7. **WS-0057-13 – CFT LANDS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; **2)** increased building height; **3)** reduced rear yard setback; **4)** increase the length of a cul-de-sac; and **5)** modified street improvement standards.

DESIGN REVIEW for a single family residential development on 5.0 acres in an R-2 (Medium Density



Enterprise Town Advisory Board

MINUTES

Residential) Zone. Generally located on the northeast corner of Jones Boulevard and Richmar Avenue within Enterprise (description on file). SB/rk/ml (For possible action)

APPROVE Waivers of Development Standards 1, 2, and 4 per staff conditions;

ADD a condition to Wavier of Development Standards #3:

- Waiver of Development Standards #3 applies to lots 15 – 18 on the tentative map only;

DENY Waiver of Development Standards #5;

APPROVE Design Review per staff conditions;

CHANGE Current Planning condition bullets 1 and 2 to read:

- Front and rear elevations and elevations facing public streets shall include architectural enhancements around window and door openings to match the front elevations.
- Provide pedestrian access on the end of the cul-de-sac for additional connectivity to the adjacent property designated as a school site, if approved by Clark County School District.

Motion passes 5-0

03/20/13 BCC

8. **VS-0046-13 – PARDEE HOMES OF NEVADA, INC; ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Torino Avenue and between Tomsik Street and Gagnier Boulevard in an R-E (Rural Estates Residential) (RNP-I) Zone within Enterprise (description on file). SB/rk/ed (For possible action)

HELD by the applicant to the March 13, 2013 TAB meeting.

9. **VS-0060-13 – CFT LANDS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue and Richmar Avenue, and between Jones Boulevard and Westwind Road in an R-2 (Medium Density Residential) Zone within Enterprise (description on file). SB/gc/xx (For possible action)

APPROVED 5-0 per staff conditions

10. **VS-0062-13 – HLI, LLC ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Lions Peak Court (alignment), and between Silverado Ranch Boulevard and Ledgewood Creek Avenue in an R-2 (Medium Density Residential) Zone within Enterprise (description on file). SB/al/xx (For possible action)

APPROVED 5-0 per staff conditions

11. **VS-0064-13 – HLI, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Gary Avenue (alignment), and between Lindell Road and Mohawk Street (alignment) in an R-E (Rural Estates Residential) Zone within Enterprise (description on file). SB/al/xx (For possible action)

APPROVED 5-0 per staff conditions



Enterprise Town Advisory Board MINUTES

12. **VS-0066-13 – TOWN AND COUNTRY BANK, INC:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Blue Diamond Road and between Grand Canyon Drive and Park Street in an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (RNP-I) Zone within Enterprise (description on file). SB/mk/xx (For possible action)

APPROVED 5-0 per staff conditions

13. **WS-0042-13 – VAG HOLDINGS II, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** requirement for parking areas to be designed in a series of smaller, connected parking courts; and **2)** required trash enclosure.
DESIGN REVIEW for a parking lot on 5.0 acres in a C-2 (General Commercial) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the south side of Maule Avenue, 330 feet east of Redwood Street within Enterprise. SS/pb/ml (For possible action)

**APPROVED 5-0 per staff “If Approved” conditions and,
ADD Public Works Development Review condition:**

- **Install pedestrian operated protected cross walk on Maule Avenue.**

14. **WS-0045-13 – PARDEE HOMES OF NEVADA, INC; ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced lot area; **2)** full off-site improvements; and **3)** modified street improvement standards in conjunction with a proposed single family residential development on 7.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side Pebble Road and the west side of Tomsik Street within Enterprise. SB/rk/ml (For possible action)

HELD by the applicant to the March 13, 2013 TAB meeting.

15. **WS-0059-13 – CFT LANDS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** increase building height; and **3)** modified street improvement standards.
DESIGN REVIEW for a single family residential development on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Richmar Avenue, 700 feet east of Jones Boulevard within Enterprise. SB/gc/ml (For possible action)

**APPROVED 5-0 per staff condition with the following changes:
CHANGE Current Planning condition bullets 1 and 2 to read:**

- **Front and rear elevations and elevations facing public streets shall include architectural enhancements around windows and doors to match the front elevations.**
- **Provide pedestrian access, other than Richmar Avenue access, to adjoining property designated as a school site, if approved by Clark County School District.**

16. **WS-0061-13 – HLI, LLC ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; **2)** increased building height; **3)** reduced setbacks; and **4)** reduced intersection off-set in conjunction with a single family residential development on 5.1 acres in an R-2 (Medium Density Residential) Zone.



Enterprise Town Advisory Board MINUTES

WAIVER OF CONDITIONS of a zone change (ZC-1450-04) requiring provide a 15 foot wide landscape buffer with detached sidewalks along Lindell Road with 2 rows of medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape areas. Generally located on the southwest corner of Silverado Ranch Boulevard and Lindell Road within Enterprise. SB/al/ml (For possible action)

APPROVE Waivers of Development Standards No’s 1, 2, and 4 per staff conditions;

ADD a condition to Wavier of Development Standards #3:

- **Wavier of Development Standards #3 applies to lots located on the cul-de-sac bulb**

APPROVE Waiver of Conditions per staff conditions.

CHANGE Current Planning condition bullet # 1 to read:

- **Provide enhanced fenestration on all windows and doors facing public rights-of-way or public facilities.**

Motion Passes 5-0

17. **WS-0063-13 – HLI, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; 2) increased building height; and 3) allow alternative off-site improvements in conjunction with a single family residential development.

WAIVER OF CONDITIONS of a zone change (ZC-1599-06) requiring right-of-way dedication to include 30 feet for Mohawk Street.

DESIGN REVIEW for a detached single family residential development on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Silverado Ranch Boulevard, 330 feet east of Lindell Road within Enterprise. SB/al/ml (For possible action)

APPROVE Waivers of Development Standards No’s 1, 2, and 3a per staff conditions;

DENY Waiver of Development Standards # 3b;

APPROVE Waiver of Conditions per staff conditions;

APPROVE Design Review per staff conditions;

CHANGE Current Planning conditions bullets 2 and 3 to read:

- **Provide enhanced fenestration on elevations that face public roads and public facilities**
- **Provide pedestrian access on the north end of the subdivision for additional connectivity to the adjacent property designated as a school site, if approved Clark County School District.**

Motion passes 5-0

18. **ZC-0043-13 – BGD, LLC:**

ZONE CHANGE to reclassify 5.0 acres from M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-65) Zone to C-2 (General Commercial) Zone and C-2 (General Commercial) (AE-65) Zone.

USE PERMIT for vehicle repair in conjunction with a proposed vehicle/automobile sales facility.

WAIVER OF DEVELOPMENT STANDARDS to waive the requirement for parking areas to be designed in a series of smaller connected parking courts.

DESIGN REVIEW for a vehicle/automobile sales and repair facility in the MUD-3 and CMA Design Overlay Districts. Generally located on the north side of Maule Avenue and the east side of Redwood Street within Enterprise (description on file). SS/pb/ml (For possible action)

APPROVED 5-0 per staff conditions



Enterprise Town Advisory Board MINUTES

19. **ZC-0065-13 –TOWN & COUNTRY BANK:**

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced lot sizes; **2)** reduced setbacks; **3)** modified street improvement standards; and **4)** full off-site improvements in conjunction with a proposed single family subdivision on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone and an R-D (Suburban Estates Residential) Zone. Generally located on the east side of Grand Canyon Drive, 350 feet south of Pebble Road within Enterprise (description on file). SB/mk/ml (For possible action)

APPROVE zone change per staff conditions;

APPROVE waiver of development standards #s 3a & 3b per staff conditions

DENY waiver of development standards #s 1a, 1b, 2 & 4 per staff recommendation

CHANGE public works development review condition #1 to read:

“If Approved”

- **Waive full off-sites on Park Street, except for 32 feet paving along centerline, if allowed by drainage study**

ADD public works development review condition,

“If Approved”

- **Street lighting along Grand Canyon Drive at intersections only and to be full shielded.**

Motion passes 5-0

ADDITIONAL BUSINESS

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.

The TAB will begin discussions concerning the Enterprise 2004 Major Land Use update. The discussions will include land use category descriptions, goals and policies, administrative procedures and descriptive land use. The public is encouraged to submit ideas and suggestions for this discussion. The TAB will not take action on the any item discussed until it has been placed on the agenda for action.

NEXT MEETING DATE: March 13, 2013, 6:00 p.m.

ADJOURNMENT: 8:45 pm