



# Enterprise Town Advisory Board MINUTES

Date: March 26, 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: Dionicio Gordillo  
Jon Wardlaw – Planning Manager – Advanced Planning  
Kevin Smedley -- Principal Planner  
Garrett TerBerg -- Principal Planner

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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: 6:05 pm.

**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 March 12, 2014. Requires a vote of the Board.

**Approved: 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.

Zoning agenda item #18 will be heard directly after zoning item #6.

2. The Town Advisory Board may combine two or more agenda items for consideration.

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

1. TM-0224-13 – U.S.A
2. VS-0802-13 – U.S.A
3. WS-0801-13 – U.S.A

7. DR-0141-14 – STARR & HAVEN, LLC

11. TM-0044-14 - STARR & HAVEN, LLC

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**BOARD OF COUNTY COMMISSIONERS**  
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SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager



# Enterprise Town Advisory Board MINUTES



- 8. DR-0142-14 – STARR & HAVEN, LLC
- 12. TM-0045-14 - STARR & HAVEN, LLC
- 14. VS-0144-14 - STARR & HAVEN, LLC
- 9. TM-0042-14 – PAL FAMILY TRUST
- 17. ZC-0134-14 – PAL FAMILY TRUST
- 10. TM-0043-14 – LH VENTURES, LLC
- 13. VS-0138-14 – LH VENTURES, LLC
- 15. WS-0137-14 – LH VENTURES, LLC

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

**Approved 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.

- An attendee requested that the TAB move the Land Use Update Report before the zoning agenda because many people were concerned and it would be considerate to hear this report before the zoning items. The Chair did not do so, but reminded the attendees that the report will be presented to the BCC on April 2, 2014 and that the land use update would come before the TAB at a future date.

**ANNOUNCEMENTS:**

NONE

**ZONING AGENDA:**

**04/02/14 BCC**

- 1. **TM-0224-13 – U.S.A.:**  
**HOLDOVER TENTATIVE MAP** consisting of 27 single family residential lots and common lots on 15.0 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 side of Warbonnet Way within Enterprise. SB/dg/ml (For possible action)

**DENIED 5-0**

**Change Public Works – Development Review #2 to read:**

- **Right-of-way dedication to include 40 feet for Wigwam Avenue, 30 to 60 feet for Warbonnet Way, 30 feet for Cougar Avenue, 30 to 60 feet for Miller Lane and associated spandrels.**



# Enterprise Town Advisory Board MINUTES

2. **VS-0802-13 – U.S.A.:**  
**AMENDED HOLDOVER VACATE AND ABANDON** a portion of right-of-way being Miller Lane located between Wigwam Avenue and Cougar Avenue (alignment) (no longer needed), 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.

**DENIED 5-0**

**Change Public Works – Development Review #2 to read:**

- **Right-of-way dedication to include 40 feet for Wigwam Avenue, 30 to 60 feet for Warbonnet Way, 30 feet for Cougar Avenue, 30 to 60 feet for Miller Lane and associated spandrels.**

3. **WS-0801-13 – U.S.A.:**  
**AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height (no longer needed); **2)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); **3)** modified street improvements in accordance with Clark County’s Uniform Standard Drawings; **4)** reduced lot area (previously not notified); and **5)** reduced setbacks (previously not notified).

**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.

**DENIED 5-0**

**Change Public Works – Development Review #2 to read:**

- **Right-of-way dedication to include 40 feet for Wigwam Avenue, 30 to 60 feet for Warbonnet Way, 30 feet for Cougar Avenue, 30 to 60 feet for Miller Lane and associated spandrels.**

04/15/14 PC

4. **VS-0614-11 (ET-0026-14) - GALLEGOS, RICHARD:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for an easement of interest to Clark County located between Torino Avenue and Pebble Road and between Gagnier Boulevard and Tomsik Street within Enterprise (description on file). SB/mc/ml (For possible action)

**APPROVED 5-0 per staff conditions**



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5. **WS-0130-14 – TB-JACK, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; and 2) street landscaping in conjunction with an approved single family residential development on 4.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Juliano Road and the north side of Ford Avenue within Enterprise. SB/mk/ml (For possible action)

**APPROVED 5-0 per staff conditions**

6. **WS-0143-14 – MREC WRG WARM SPRINGS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with an approved single family subdivision on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located between Warm Springs Road and Eldorado Lane, 350 feet east of Buffalo Drive within Enterprise. SS/jt/ml (For possible action)

**APPROVED 5-0 per staff conditions and,  
MODIFY the Waiver of Development Standards:**

- To apply to the drainage channel only and 50 feet on either end to match existing grade

04/16/14 BCC

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7. **DR-0141-14 – STARR & HAVEN, LLC:**  
**DESIGN REVIEW** for a single family residential development on 1.3 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/dg/ml (For possible action)

**APPROVED 5-0 per staff conditions and,  
ADD a condition:**

- All pole mounted street lighting to be fully shielded.

8. **DR-0142-14 – STARR & HAVEN, LLC:**  
**DESIGN REVIEW** for a single family residential development on 11.5 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the southeast corner of Haven Street and Starr Avenue within Enterprise. SS/dg/ml (For possible action)

**APPROVED 5-0 per staff conditions and,  
ADD a condition:**

- All pole mounted street lighting to be fully shielded.

9. **TM-0042-14 – PAL FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 10 single family residential lots and common lots on 1.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue, 200 feet west of Cameron Street (alignment) within Enterprise. SB/gc/ml (For possible action)

**DENIED 5-0  
Project is too dense and lot sizes too small.**



# Enterprise Town Advisory Board MINUTES

10. **TM-0043-14 – LH VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 14 single family residential lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Windmill Lane and the east side of Jones Boulevard within Enterprise. SB/rk/ml (For possible action)
- APPROVED 5-0 per staff conditions**
11. **TM-0044-14 - STARR & HAVEN, LLC:**  
**TENTATIVE MAP** consisting of 7 single family residential lots and common lots on 1.3 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/dg/ml (For possible action)
- APPROVED 5-0 per staff conditions and,  
ADD a condition:**
- All pole mounted street lighting to be fully shielded.
12. **TM-0045-14 - STARR & HAVEN, LLC:**  
**TENTATIVE MAP** consisting of 69 single family residential lots and common lots on 11.5 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the southeast corner of Haven Street and Starr Avenue within Enterprise. SS/dg/ml (For possible action)
- APPROVED 5-0 per staff conditions and,  
ADD a condition:**
- All pole mounted street lighting to be fully shielded.
13. **VS-0138-14 – LH VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Atlantis Dream Avenue, and Jones Boulevard and Discovery Point Street within Enterprise (description on file). SB/rk/ml (For possible action)
- APPROVED 5-0 per staff conditions**
14. **VS-0144-14 - STARR & HAVEN, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Starr Avenue and Neal Avenue, and between Haven Street and Rancho Destino Road within Enterprise (description on file). SS/dg/ml (For possible action)
- APPROVED 5-0 per staff conditions**
15. **WS-0137-14 – LH VENTURES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; **2)** increased building height; **3)** reduced setbacks; **4)** reduced intersection off-set; and **5)** allow modified street improvement standards in conjunction with a single family residential development.  
**DESIGN REVIEW** for a single family residential development on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Windmill Lane and the east side of Jones Boulevard within Enterprise. SB/rk/ml (For possible action)



# Enterprise Town Advisory Board

## MINUTES

**APPROVE** Waivers of Development Standards #1a & #1b, #2, #4, #5a & #5b;

**APPROVE** Waiver of Development Standards #3 changed to read:

- Reduce the rear setback to 10 feet where 15 feet is required (a 33% reduction) *restricted to hammerhead lots only*;

**DENY** Waiver of Development Standards #5c;

**APPROVE** Design Review;

**Motion passed: 5-0**

16. **ZC-0092-14 – BROWNE, WENDY W.:**

**ZONE CHANGE** to reclassify 0.9 acres from R-E (Rural Estates Residential) Zone to C-P (Office & Professional) Zone to convert an existing residence into an office building.

**USE PERMIT** for personal services (beauty salon).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate trash enclosure; **2)** alternative landscaping; **3)** permit an existing wall and gates; **4)** reduced setback from right-of-way for an existing wall; **5)** reduced setback for gates; and **6)** reduced driveway width.

**DESIGN REVIEW** for an office building (personal service and photo studio). Generally located on the north side of Pebble Road, 300 feet east of Giles Street within Enterprise (description on file). SS/mk/ml (For possible action)

**APPROVED 5-0 per staff conditions**

17. **ZC-0134-14 – PAL FAMILY TRUST:**

**ZONE CHANGE** to reclassify 1.3 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 south side of Ford Avenue, 200 feet west of Cameron Street (alignment) within Enterprise (description on file). SB/gc/ml (For possible action)

**APPROVE** Zone Change

**DENY** Design Review

**Project is too dense and lot sizes too small.**

**Motion passed: 5-0**

18. **ZC-0140-14 – CHURCH REMNANT MINISTRIES INTERNATIONAL & CUNNINGHAM FAMILY TRUST:**

**ZONE CHANGE** to reclassify 1.9 acres from R-E (Rural Estates Residential) Zone to C-P (Office & Professional) Zone for an off-site parking lot.

**USE PERMITS** for the following: **1)** a place of worship; and **2)** a parking lot.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced on-site parking; **2)** allow access to a residential local street; and **3)** reduced street landscaping.

**WAIVERS OF CONDITIONS** of a zone change (ZC-0219-04) requiring the following: **1)** per plans submitted at the Board of County Commissioners' meeting; and **2)** the office portion of the project to be 1 story only at a maximum height of 17 feet.

**DESIGN REVIEWS** for the following: **1)** an expansion to a place of worship on 2.0 acres in an R-E (Rural Estates Residential) Zone and a CRT (Commercial Residential Transition) Zone; and **2)** an off-site parking

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DON BURNETTE, County Manager



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lot on 1.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Windmill Lane and the east and west sides of Placid Street within Enterprise. SS/jt/ml (For possible action)

**HELD 5-0 until the April 30, 2014 TAB meeting per agreement with the applicant to hold a neighborhood meeting.**

04/02/14 PC

19. **TM-0035-13 (WC-0023-14) – D.R. HORTON, INC.:**

**WAIVER OF CONDITIONS** of a tentative map requiring right-of-way dedication to include 55 feet to back of curb for a portion of the cul-de-sac at the east end of Mountains Edge Parkway in conjunction with an approved 102 lot single family subdivision on 15.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Mountains Edge Parkway within Enterprise. SB/mc/ml (For possible action)

**PREVIOUS ACTION:**

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

**WITHDRAWN by the applicant.**

**PRESENTATION**

Land Use Report – presentation of proposed land use categories, proposed schedule, and briefing on update process.

The Advanced Planning Staff presented a new method for land use planning, Community Development Plan, and revised land use categories. These items will be submitted to the Board of County Commissioners on April 2, 2014 for further direction. The following concerns were expressed by the public and the TAB during the discussion:

- The zone district development standards changes must be in Title 30 and completed before the first TAB public hearing using the new Community Development Plan.
- Stricter criteria for zone district approval within each land use category is required.
- The time line is too short for the work that must be accomplished. (Community Development Plan and Title 30)
- Given the different zone districts in each land use category, buffering and distance requirements are extremely important to orderly development.
- So far the Community Development Plan has not had sufficient public involvement.
- The public has seen too many non-conforming zone changes approved that do not meet the current the Title 30 compelling justification.
- The public views the Planning Commission as too developer friendly. Unwilling to uphold the current land use plan or Title 30 standards

**The presentation materials are on the Clark County web site at:**

**[http://www.ClarkCountyNV.gov/depts/comprehensive\\_planning/land\\_use/pages/default.aspx](http://www.ClarkCountyNV.gov/depts/comprehensive_planning/land_use/pages/default.aspx)**

**ADDITIONAL BUSINESS**

Receive a request from the Committee on RNP Traffic Mitigation to forward to the Department of Public Works a

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recommendation that the southern-most Silverton exit be limited to right turn only. (For possible action)

**Motion to forward the request to the Department of Public Works:**

**APPROVED: 5-0**

## **PUBLIC COMMENTS**

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- Question from a TAB member whether the TAB is going to give consideration for a TAB committee on land use.

**NEXT MEETING DATE:** April 9, 2014, 6:00 p.m.

**ADJOURNMENT:** 9:40 pm

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