





# Enterprise Town Advisory Board MINUTES

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:

### **Extreme Thing**

Sports & Music Festival, Nevada's largest action sports and music festival  
Saturday, March 30, 2013  
11 a.m. to 10 p.m.  
Desert Breeze Park.

## ZONING AGENDA:

04/16/13 PC

1. **UC-0008-11 (ET-0023-13) – DEBREMIHRET SAINT MICHAEL ETHIOPIAN ORTHODOX TEWAHDO CHURCH LAS VEGAS, INC:**  
**USE PERMITS FIRST EXTENSION OF TIME** to commence and review the following: 1) a place of worship; and 2) reduced setbacks.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow non-decorative walls adjacent to a less intensive use.  
**DESIGN REVIEW** for a place of worship on 1.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Robindale Road and the east side of Ullom Drive within Enterprise. SS/mc/ml (For possible action)

**APPROVED 4-0 per staff conditions**

2. **UC-0080-13 – FULL GOSPEL LAS VEGAS KOREAN CHURCH:**  
**USE PERMIT** for a place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow access onto a residential local street or minor residential collector street (Torino Avenue) which serves single family residential development.  
**DESIGN REVIEW** for Phase 1 of a multi-phase place of worship facility on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. SB/dg/ml (For possible action)

**APPROVE Use Permit per staff conditions:**

**DENY Waiver of Development Standards:**

**DENY Design Review:**

**ADD Current Planning “if approved” conditions**

- This application to be returned to the Enterprise TAB with a Design Review for all project phases
- Public services will be sized to accommodate all four project phases.
- Limit outdoor activities to daylight hours;



# Enterprise Town Advisory Board MINUTES

## **ADD Public Works conditions**

- **Traffic study as a public hearing to include impact of peak flows on the entire RNP and mitigation measures required.**
- **Off-sites to be reviewed with the design review and traffic study.**
- **Torino Avenue and Warbonnet Way to be developed to rural roads standards.**
- **Lighting along Buffalo Drive and Pebble Road to be fully shielded and used only for intersections/driveways .**
- **Primary access to be from Buffalo Drive.**
- **Secondary access from Pebble**
- **Traffic circle to remain at Buffalo Drive and Pebble Road**
- **Pebble Road to be designed to restrict traffic into the RNP**

**The motion passed 4-0**

### **3. UC-0099-13 – SOUTHERN HIGHLANDS INVESTMENT PARTNERS:**

**USE PERMIT** for a temporary material processing and rock crushing operation on a portion of 156.0 acres in an R-E (Rural Estates Residential) Zone under Resolution of Intent to R-2 (Medium Density Residential) Zone, R-3 (Multiple Family Residential) Zone, C-2 (General Commercial) 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 southwest side of Southern Highlands Parkway (alignment) within Enterprise. SB/rk/ml (For possible action)

**APPROVED 4-0 per staff conditions and,  
CHANGE Current Planning bullet #1 to read,**

- **3 years to commence and review as a public hearing;**

### **4. ZC-0107-13 – SOUTHERN HIGHLANDS INVESTMENT PARTNERS:**

**ZONE CHANGE** to reclassify 37.6 acres from R-E (Rural Estates Residential) Zone under Resolution of Intent to R-2 (Medium Density Residential) Zone, C-2 (General Commercial) Zone, and H-1 (Limited Resort and Apartment) Zone all in a P-C (Planned Community Overlay District) to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.

**WAIVERS** for the following: **1)** increase the length of a dead-end street; and **2)** allow early finished grading in conjunction with a proposed single family residential development in the Southern Highlands Master Planned Community. Generally located on the west side of Southern Highlands Parkway, 1,420 feet south of Robert Trent Jones Lane within Enterprise (description on file). SB/rk/ml (For possible action)

**APPROVED 4-0 per staff conditions**

**04/17/13 BCC**

### **5. UC-1947-05 (ET-0022-13) – SOUTHERN HIGHLANDS INVESTMENT PARTNERS, ET AL:**

**USE PERMITS SECOND EXTENSION OF TIME** to commence the following: **1)** an expansion of the Gaming Enterprise District; **2)** a 2,400 room resort hotel; **3)** resort condominium units; **4)** public areas including casino areas, shopping/retail, meeting areas, showrooms/lounges, theaters, recreational uses, restaurants, outside dining areas, live entertainment, and meeting room areas; **5)** increase building height; **6)** all associated back-of-house areas, incidental and accessory uses; and **7)** deviations to development



# Enterprise Town Advisory Board MINUTES

standards.

**DEVIATIONS** for the following: **1)** permit encroachment into airspace; and **2)** permit all other deviations as shown per plans on file.

**WAIVER OF DEVELOPMENT STANDARDS** to permit early grading.

**DESIGN REVIEWS** for the following: **1)** redesign a previously approved resort; **2)** a resort condominium tower consisting of 800 units; and **3)** all associated accessory and incidental uses buildings and structures on 97.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Las Vegas Boulevard South and Interstate 15, and between Bruner Avenue and State Route 146 (St. Rose Parkway) within Enterprise. SS/co/ml (For possible action)

**APPROVED 4-0 per staff conditions**

6. **VS-0046-13 – PARDEE HOMES OF NEVADA, INC; ET AL:**  
**AMENDED HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Torino Avenue and between Tomsik Street and Gagnier Boulevard; and a portion of right-of-way being Gagnier Boulevard located between Pebble Road and Torino Avenue (previously not notified) in an R-E (Rural Estates Residential) (RNP-I) Zone within Enterprise (description on file). SB/rk/ed (For possible action)

**AMEND the application, VS-0046-13 – PARDEE HOMES OF NEVADA, INC; ET AL, to read:**  
**AMENDED HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Torino Avenue and between Tomsik Street in an R-E (Rural Estates Residential) (RNP-1) Zone within Enterprise (description on File).

**APPROVED 4-0**

7. **WS-0045-13 – PARDEE HOMES OF NEVADA, INC; ET AL:**  
**AMENDED HOLDOVER 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)

**DENY Waiver of Development Standards #1**

**APPROVE and RESTATE Waiver of Development Standards #2 to read:**

- Waive full off-sites along public street frontages: Tonsik, Torino, Gagnier Blvd. and Pebble Rd.

**APPROVE Waiver of Development Standards #3 per staff “if approved” conditions**

**ADD Public Works condition:**

- Waive off-sites on Pebble except for 32 feet of paving;

**Motion passed 4-0**

## **ADDITIONAL BUSINESS**

The TAB will discuss items concerning the Enterprise 2014 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



# Enterprise Town Advisory Board

## MINUTES

on the any item discussed until it has been placed on the agenda for action.

**Add to list of discussion items: Arden industrial area.**

### **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.

**Three individuals spoke in opposition of the ordinance that would change the county code such that the Fire Chief is no longer supervising the Fire Prevention Bureau. The proposed ordinance would shift supervision of the Fire Prevention Bureau and fire inspectors from the Fire Chief to the building department.**

**Comments included:**

- **The proposal is to merge Fire Prevention Bureau into the Building Department to provide a single service point to the development community.**
- **Fire Prevention serves the entire community**
- **Fire Prevention services extend well beyond the traditional Building Department role.**
- **There is no objection to being collocated with the Building Department.**
- **The Fire Chief should remain the official responsible for Fire Prevention Bureau supervision.**
- **The merger would place an additional layer of bureaucracy to accomplish some fire prevention services.**
- **Would tend to isolate fire prevention personnel from the fire fighter.**
- **The net effect would be to reduce fire prevention safety for the entire community.**

**NEXT MEETING DATE:** April 10, 2013, 6:00 p.m.

**ADJOURNMENT:** 8:23 pm