



# Enterprise Town Advisory Board MINUTES



Date & Time: May 13, 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 (excused) Laura Ring (excused) Adrian Shahbazian

Secretary: Edie Krieger

County Officials:  
 County Liaison: Tiffany Hesser  
 Current Planning Staff: Dionicio Gordillo

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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 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 April 29, 2015. Requires a vote of the Board.  
 Motion to approve the minutes by Frank Kapriva:  
**Approved: 3-0**
2. Approve the Agenda with any corrections, deletions or changes. Requires a vote of the Board.



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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 items are companion items and will be heard together:
    4. TM-0073-15 – CFT LANDS
    6. VS-0257-15 – CFT LANDS
    8. ZC-0256-15 – CFT LANDS
  3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.  
The following zoning item has been held to the June 10, 2015 TAB and July 8, 105 BCC meetings
    10. ZC-0209-15 – N P SUNSET LINDELL
- Motion to approve the agenda with changes as noted above by Frank Kapriva:  
**Approved: 3-0**

## ANNOUNCEMENTS

None

## PRESENTATION

### **Update on the Paradise Whitney Interceptor by the Clark County Water Reclamation District.**

Clark County Water Reclamation District representative Ed Carasco

- A thirteen mile sewer line expansion project
- 3 year project to provide additional capacity for sewerage services.
- To be accomplished in three parts:
- The eastern segment at Nellis Blvd. and Flamingo to Valley View and Serene: began October 2014
- Central segment.
- The western that begin in January and which falls in the boundary of Enterprise : starts on Eldorado west of Amigo, down Bermuda to Wigwam, under the I-15 to Valley View. Will see construction activity on Bermuda to Eldorado to mid summer through end of August.
- Also, a smaller line on Fairfield.
- Potential community center at Valley View and Decatur has been pushed back and is not part of this project.
- Status and exact location of odor control facility are not yet established.

## ZONING AGENDA:

1. **UC-0191-04 (AR-0027-15) – RAGEN, MONICA:**  
**USE PERMITS THIRD APPLICATION TO REVIEW** the following: 1) increase the number of horses; and 2) allow alternative landscaping in conjunction with a residential boarding stable on 2.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Bermuda Road, 330 feet north of Windmill Lane within Enterprise. SS/co/ml (For possible action) **06/02/15 PC**

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



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- Until April 8, 2025 to review.

Motion passed 3-0

2. **UC-0251-15 – HARMON, STEVE:**

**USE PERMIT** to allow an accessory structure (garage/exercise room/game room) to exceed one-half the footprint of the principal dwelling on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Conn Avenue, 160 feet west of Schuster Street within Enterprise. SB/rk/ml (For possible action) **06/02/15 PC**

**Motion by Frank Kapriva**

**APPROVE per staff conditions**

**Motion passed 3-0**

3. **VS-0231-15 – NEW CHARTER ENTERPRISES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Great Sioux Road and between Erie Avenue and Wolf Wood Court within Enterprise (description on file). SB/co/ml (For possible action) **06/02/15 PC**

**Motion by Frank Kapriva**

**APPROVE per staff conditions**

**Motion passed 3-0**

4. **TM-0073-15 – CFT LANDS, LLC:**

**TENTATIVE MAP** consisting of 12 single family residential lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Silverado Ranch Boulevard and Lindell Road within Enterprise. SB/gc/ml (For possible action) **06/03/15 BCC**

**Motion by Frank Kapriva**

**APPROVE per staff conditions**

**Motion passed 3-0**

5. **UC-0232-15 – ROJUSA, LLC:**

**USE PERMIT** to allow an outside dog run.

**DESIGN REVIEW** for a veterinary clinic service building in conjunction with an existing commercial complex on 0.8 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Decatur Boulevard, 80 feet north of Silverado Ranch Boulevard within Enterprise. SB/jt/ml (For possible action) **06/03/15 BCC**

**Motion by Frank Kapriva**

**APPROVE per staff conditions and,**

**ADD a condition:**

- No animals outside beyond county daytime hours.

**Motion passed 3-0**

6. **VS-0257-15 – CFT LANDS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Yarra Valley Avenue



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and Silverado Ranch Boulevard, and between Black Coyote Court (alignment) and Lindell Road within Enterprise (description on file). SB/gc/ml (For possible action)

**Motion by Frank Kapriva**  
**APPROVE per staff conditions**  
**Motion passed 3-0**

7. **DR-0993-14 (WC-0030-15) – RAINSPRINGS, LLC:**  
**WAIVER OF CONDITIONS** of a design review requiring per revised plans dated January 29, 2015 for a retail building in conjunction with an existing shopping center on 1.5 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Rainbow Boulevard and Capovilla Avenue within Enterprise. SS/co/ml (For possible action) **06/03/15**  
**BCC**

**Motion by Frank Kapriva**  
**APPROVE per staff conditions**  
**Motion passed 3-0**

8. **ZC-0256-15 – CFT LANDS, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) increase building height; and 3) allow alternative landscaping.  
**DESIGN REVIEW** for a single family residential development. Generally located on the northwest corner of Silverado Ranch Boulevard and Lindell Road within Enterprise (description on file). SB/gc/ml (For possible action) **06/03/15**  
**BCC**

**Motion by Frank Kapriva**  
**APPROVE per staff conditions**  
**Motion passed 3-0**

9. **WS-0198-15 – FIRE STATION PLAZA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the number of signs.  
**DESIGN REVIEW** for signs (monument and freestanding) in conjunction with an existing shopping center on 4.2 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the southeast corner of Southern Highlands Parkway and Valley View Boulevard within Enterprise. SB/rk/ml (For possible action) **05/19/15**  
**PC**

**PREVIOUS ACTION**

Enterprise TAB April 29, 2015: HELD to the May 13, 2015 TAB per request of the applicant. (Not previously heard)

**Motion by Frank Kapriva**  
**APPROVE per staff “if approved” conditions**  
**Motion passed 3-0**



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10. **ZC-0209-15 – N P SUNSET LINDELL, LLC:**  
**ZONE CHANGE** to reclassify 10.3 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone for an office warehouse and a distribution center within the CMA Design Overlay District.

**DESIGN REVIEW** for a warehouse building and a distribution center. Generally located on the east side of Lindell Road and the south side of Sunset Road within Enterprise (description on file). SS/al/ml (For possible action) **06/03/15 BCC**

**PREVIOUS ACTION**

Enterprise TAB April 29, 2015: HELD to the May 13, 2015 TAB per request of the applicant. (Not previously heard)

**Held by the applicant to the June 10, 2015 TAB and July 8, 2015 BCC meetings**

**GENERAL BUSINESS:**

Arden Rail Business Park Overlay Concept for discussion and recommendation to Board of County commissioners. (For possible action)

Motion by Frank Kapriva

Propose that, in drafting any recommendations to the Board of County Commissioners, TAB member Mr. Chestnut, the sponsor of the concept, recommend there be public hearings and notifications to the media announcing further discussions about the Arden Rail Business Park Overlay Concept.

Motion passed 3-0

**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.

A concern about the approval of applications of housing projects for two story homes. The commentator felt that the developers mislead the land use commissions on the availability of product they had. The commentator asked if the applications can be brought back and the county liaison reminded him that the date for requesting a reconsideration has passed, therefore the developer is legally permitted to build what was approved on their application.

**NEXT MEETING DATE:** May 27, 2015, 6:00 p.m.

**ADJOURNMENT:**

**Motion by Cheryl Wilson**

**Adjourn 7:00 pm**

**Motion passed 3-0**