





# Enterprise Town Advisory Board

## MINUTES

### 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:

#### **Neighborhood meeting:**

Nonconforming Zone Change: ZC-O0286-13  
Meeting Daze: Thursday June 6, 2013  
Meeting Time: 5:30 pm  
Meeting Location; The Club at Yellowstone  
10175 Quarterhorse Lane  
Las Vegas, NV. 89178  
Applicant: D.R- HORTON  
Represented by: Taney Engineering  
6030 S. Jones Blvd, Ste. 100  
Las Vegas, NV 89118  
702 362 8844  
Contact: ROBERT CUNNINGHAM

### ZONING AGENDA:

06/18/13 PC

1. **UC-0261-13 – KTR LV LOAN, LLC:**  
**USE PERMIT** for a recreational facility (indoor trampoline park) with accessory commercial uses.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced on-site parking in conjunction with an existing office/warehouse complex on 17.7 acres in an M-D (Designed Manufacturing) (AE-65) Zone in the MUD-2 Overlay District. Generally located on the northeast corner of Dean Martin Drive and Eldorado Lane within Enterprise. SS/gc/ml (For possible action)  
  
**APPROVED 5-0 per staff conditions**
2. **VC-0265-13 – CANFAM HOLDINGS, LLC, ET AL:**  
**VARIANCES** for the following: **1)** reduced lot size; **2)** reduced front setback; **3)** reduced rear setback; **4)** reduced garage setback; **5)** increased building height; **6)** increase the length of architectural enclosures; **7)** increased wall height; **8)** increase the length of a hammerhead turnaround; and **9)** modify street improvements in accordance with Clark County Uniform Standard Drawings in conjunction with a single



# Enterprise Town Advisory Board

## MINUTES

family development on 24.7 acres in an R-2 (Medium Density Residential) Zone in the Pinnacle Peaks Concept Plan Area. Generally located on the south side of Wigwam Avenue and the east and west sides of Torrey Pines Drive within Enterprise. SB/rk/ml (For possible action)

### Original motion:

**APPROVED 5-0 per staff "if approved" conditions and,**

**ADD two Major Projects conditions:**

- Variance #2 permitted only on plans presented;
- Variance #4 for hammerhead lots only;

**ADD Public Works condition:**

- Detached sidewalks throughout project.

**Motion to reconsider the above motion approved 5-0**

### Amended motion:

**APPROVED 5-0 per staff "if approved" conditions and,**

**ADD two Major Projects conditions:**

- Variance #2 permitted only on plans presented;
- Variance #4 for hammerhead lots only;

**ADD Public Works condition:**

- Detached sidewalks on Torrey Pines and Wigwam only.

3. **VS-0236-13 – GAUGHAN SOUTH, LLC:**

**VACATE#2 AND ABANDON** a portion of right-of-way being Ensworth Street located between Le Baron Avenue and Silverado Ranch Boulevard in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District within Enterprise (description on file). SS/co/ml (For possible action)

**APPROVED 5-0 per staff conditions**

4. **VS-0266-13 - CANFAM HOLDINGS, LLC, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue, and between Sorrel Street and El Camino Road in an R-2 (Medium Density Residential) Zone in the Pinnacle Peaks Concept Plan Area within Enterprise (description on file). SB/mk/ed (For possible action)

**APPROVED 5-0 per staff conditions**

5. **WS-0255-13 – KB HOME DIAMOND RANCH ESTATES, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for modified street improvement standards in conjunction with a single family residential subdivision on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located 6 feet west of Ullom Drive between Diamond Estates Court and Serene Ranch Court within Enterprise. SS/gc/ml (For possible action)

**APPROVED 5-0 per staff conditions**

6. **ZC-0264-13 – CANFAM HOLDINGS, LLC, ET AL:**



# Enterprise Town Advisory Board MINUTES

**ZONE CHANGE** to reclassify 6.7 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) Zone under ROI to C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone for a single family development in the Pinnacle Peaks Concept Plan Area.

**VARIANCES** for the following: **1)** reduced lot size; **2)** reduced front setback; **3)** reduced rear setback; **4)** reduced garage setback; **5)** increased building height; **6)** increase the length of architectural enclosures; and **7)** increased wall height. Generally located on the south side of Wigwam Avenue and the west side of Crystal Basin Street within Enterprise (description on file). SB/rk/ml (For possible action).

**APPROVED 5-0 per staff "if approved" conditions and,**

- Variance #2 permitted only on plans presented;
- Variance #4 for hammerhead lots only;

**ADD Major Projects condition:**

- All elevations shall include architectural enhancements around windows and doors opening visible from a street;

**ADD Public Works condition:**

- Detached sidewalks on Wigwam.

06/19/13 BCC

7. **DR-0115-13 – GOOD SAMARITAN LUTHERAN CHURCH OF LAS VEGAS:**

**DESIGN REVIEWS** for the following: **1)** classroom building; **2)** activity area addition to the place of worship building with associated ancillary shade structures; and **3)** future phases of development for a place of worship campus/facility with all ancillary uses and structures in conjunction with an existing place of worship on 4.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

**WAIVER OF CONDITIONS** of a use permit (UC-0730-09) requiring limiting school to kindergarten thru Grade 3. Generally located on the southwest corner of Windmill Lane and Gagnier Boulevard within Enterprise. SB/dg/ml (For possible action)

**APPROVED 5-0 per staff conditions and**

**DELETE** Current Planning bullet #1

**ADD** to Current Planning conditions the following conditions as stated and amended:

- Design review as a public hearing for significant changes to future buildings or phases.
- The church has the option to change the construction order of phases two and three with staff administrative approval.
- The church will construct a fence on the west property line. From the sidewalk on Windmill to the north side of the school building the fence will be wrought iron, a minimum of five feet high, and match the current playground fence. From the north side of the school to the south property line wall, the church may use a five foot high chain link or wrought iron fence. If a chain link fence is used it will be replaced with a matching wrought iron fence in the next phase of construction. The west property line fence will be completed before a certificate of occupancy is issued for the initial seven room school building.
- The church will construct a six foot high screening wall on part of the south and east sides of their property. The wall will be constructed in two phases.



# Enterprise Town Advisory Board

## MINUTES



- Project phase one, the screening wall (southeast corner) will be built approximately 190 feet north and 80 feet west. This wall will be completed before a certification of occupancy is issued for the initial school room building.
  - Project phase two, the screening wall (southeast corner) will be extended approximately 140 feet (total length) to the west. This screening wall will be completed when 20 or more parking spaces are added.
  - White slump stone will be used to match the current walls.
  - The top of the wall will be 6 feet above the benchmark elevation.
  - That benchmark elevation agreed upon is the center of the current fire department turn around.
  - The church has the option to rebuild the current wall, increase the current boundary wall height, or add a redundant wall to meet the screening requirement.
  - All pole mounted lighting will be shielded.
  - Bollards (with a maximum height of four feet) will be used for new parking lots and sidewalks.
  - All exterior building light fixtures should be shielded to prevent light from shining onto residential neighborhood;
  - No amplified sound system (speakers) on the eastern side;
  - School pick-up and drop-off will be on the north side of the building only with the eastern parking lot closed by cones or other methods during school hours;
  - Eastern parking lot to be used for staff only Monday thru Friday during school hours; Staff of Good Samaritan must be on-site for all events;
  - No outside noises in the form of bells, sirens, whistles, etc. during outdoor events;
  - All outdoor events must be on the north or west sides of the buildings
  - One monument sign is allowed on the property.
8. **DR-0242-13 – SHFL PROPERTIES, LLC:**  
**DESIGN REVIEW** for a comprehensive sign plan that includes a freestanding sign with (non-video) electronic message unit, project identification signs, and wall signs in conjunction with an approved office/warehouse building on 9.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the MUD-3 and CMA Design Overlay Districts. Generally located on the east side of El Camino Road and the north side of Rafael Rivera Way within Enterprise. SS/dg/ml (For possible action)
- APPROVED 5-0 per staff conditions**
9. **VS-0257-13 – RICHMOND AMERICAN HOMES OF NEVADA, INC:**  
**VACATE AND ABANDON** a portion of right-of-way being Neal Avenue (alignment) located between Southern Highlands Parkway and Goett Golf Drive in an C-2 (General Commercial) Zone in Southern Highlands within Enterprise (description on file). SB/mc/ed (For possible action)
- APPROVED 5-0 per staff conditions**
10. **ZC-0672-12 (WC-0043-13) – RICHMOND AMERICAN HOMES OF NEVADA, INC:**  
**WAIVER OF CONDITIONS** of a zone change requiring development per the site plan dated December 10, 2012 on 5.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Neal Avenue (alignment), and the west side of Turf Center Drive (alignment) within Enterprise (description



# Enterprise Town Advisory Board MINUTES

on file). SB/mc/ed (For possible action)

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

- **Require five foot landscaping and sidewalks at the western terminus.**

11. **WS-0249-13 – RICOLI DEVELOPMENTS, LLC, ET AL:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow proposed single family residential lots to have direct access to an arterial street (Gomer Street); and **2)** waive off-site improvements in conjunction with a proposed 4 lot single family residential parcel map on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Gomer Road (alignment) and the west side of Belcastro Street (alignment) within Enterprise. SB/dg/ml (For possible action)

**The following motion was approved 5-0:**

**DENY Waiver of Development Standards #1**

**APPROVE Waiver of Development Standards #2 per staff "if approved" conditions**

**STRIKE Current Planning "if approved" bullets #1 and #2**

**ADD Public Works - Development Review condition:**

- **Waive all off-sites except 32 feet paving on Gomer and Belcastro.**

**ADDITIONAL BUSINESS**

1. Review and approve Enterprise TAB 2014 calendar (for possible action).

**APPROVED 5-0 with request that all items that would have been heard at those meetings canceled due to conflicts with national holidays be heard at the subsequent meetings.**

January	1	Canceled	July	9	
	15			30	
	29		August	13	
February	12			27	
	26		September	10	
March	12		October	1	
	26			15	
April	9			29	
	30		November	12	
May	14			26	Canceled
	28		December	10	
June	11			31	Canceled
	25				

2. Discuss forwarding the following concerns and recommendations to Comprehensive Planning for consideration during the Enterprise Major Land Use Update (for possible action):

**APPROVED 5-0:**

- Do we plan CMA deed restricted land as though the restrictions have been removed?
  - What policies will be enforced?
  - Review single family residential uses outside the DNL 60 line



# Enterprise Town Advisory Board

## MINUTES

- Review single family residential uses between the DNL 60 to 65 line
- Could affect a large number of parcels in Enterprise
- Presents opportunities to create significant additional residential uses
- Examine commercial uses and locations in the Enterprise Land Use Plan
  - Is Business Design and Research Park a good buffer to RNP?
  - Consider preserving areas for primary job creation
  - Review Arden industrial area
  - Review commercial uses within the Business Design and Research Park
  - Consider removing all residential uses within industrial land uses
- Review Mixed-use Overlay for the following:
  - Compliance with Title 30 standards
  - Consider removal from industrial planned areas
  - Consider removal from airport noise restricted areas DNL 65 and above
- Review residential buffering policies
  - Review large lot buffering policy
  - Review policy on large lot development standards
- The Pinnacle Peaks Master Plan terminates on 02/05/2014
  - Consider changing Pinnacle Peaks Master Plan land use designations to current County standards
- The Goals and Policy Chapter should be considered prior to hearing the the land use changes.
- Request a presentation by the appropriate Planning staff at an Enterprise TAB meeting prior to the beginning of any Land Use Plan Update meetings to coordinate the TAB input with the staff.

### **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.

TAB Chair asked for a presentation from all pertinent staff (Aviation, Real Property Management, Planning) regarding the lifting of CMA deed restrictions.

**NEXT MEETING DATE:** June 12, 2013, 6:00 p.m.

**ADJOURNMENT:** 8:13 pm (Approved 5-0)