



Enterprise Town Advisory Board MINUTES

8. VS-0325-13 – MCELROY, MARIE, ET AL
12. ZC-0324-13 – MCELROY, MARIE, ET AL

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

Approved as amended: 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.

NONE:

ANNOUNCEMENTS:

1. The July 10, 2013 Enterprise TAB meeting will be held in the Clark County Commission Chambers, Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV. 89155 at 6:00 pm.

2. Mountains Edge Regional Park/Trail - Phase I

Clark County is seeking comments about accessibility in the County's public parks. In keeping with the County's ongoing efforts to serve all members of the community, Clark County is holding a public input meeting.

Individuals who would like to provide input are invited to attend the upcoming public meeting scheduled for July 8, 2013 at the following location:

Desert Breeze Community Center
MEETING ROOM
8275 Spring Mountain Road
Las Vegas, NV 89117
6:00 PM to 8:00 PM

PRESENTATION:

Presentation and discussion regarding the Cooperative Management Area Deed Modification Policy and potential impact on upcoming Land Use Plan update.

The key points briefed during the presentation:



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- The noise lines around McCarran International Airport have been significantly reduced.
- Deed restricted land outside the new DNL 60 (day night noise line) can be developed for residential uses.
- Deed restricted land between New DNL 60 to DNL 65 Lines may be used for short term residential (30 days)
 - Recently approved by Board of County Commissioners.
 - Sound mitigation through building standards will not be used.
 - Concern with aircraft noise interrupting outdoor activities.
- Property owners of deed restricted land eligible for modification will be informed of the process to do so.
- County owned deed restricted land may be sold at auction.
 - The land uses would be governed by the deed restriction and County land use.
 - Land Auction are noticed in the newspaper and posted at various locations
 - No notification is mailed to land owners around the property to be auctioned.
- Updated land use plans may be required in areas no longer inside the DNL 60 line
- Airport and Comprehensive Planning disagree on the use of mixed use development (MUD) inside the DNL 65 line.
 - Comprehensive Planning considers the MUD residential component to be commercial and not subject to residential noise restrictions.

ZONING AGENDA:

07/03/13 BCC

H-1 **WS-0277-13 – DJURISIC, DRAGAN:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** a reduced setback; and **2)** reduced landscaping.

WAIVER OF CONDITIONS of a waiver of development standards (WS-0493-11) requiring any future development on the parcel will require full off-site improvements.

DESIGN REVIEW for a new metal industrial/warehouse building in conjunction with an existing industrial building and outside storage business on 1.9 acres in an M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District. Generally located on the south side of Pebble Road and the west side of Bronco Street within Enterprise. SB/mk/ml (For possible action)

**APPROVED 5-0 per staff “if approved” conditions and,
ADD a Current Planning “if approved: condition:**

- **Design Review for Lighting and Signage as a Public Hearing;**
- ADD a Public Works condition:**
- **Paved access to be provided from Pebble Rd. and Bronco St.**

07/16/13 PC

1. **VS-0310-13 – GALLERY 2012, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Pioneer Way and Jerlyn Street, and between Agate Avenue and Oleta Avenue in a U-V (Urban Village- Mixed Use) Zone in the MUD-4 Overlay District within Enterprise (description on file). SB/mc/xx (For possible action)



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APPROVED 5-0 per staff conditions

2. **VS-0318-13 – MANUEL & ROSA BIORATO FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Agate Avenue (alignment), and between Gagnier Boulevard (alignment) and Tomsik Street (alignment) in an R-E (Rural Estates Residential) (RNP-I) Zone within Enterprise (description on file). SB/pb/xx (For possible action)

APPROVED 5-0 per staff conditions and exhibit provided.

3. **WS-0321-13 – ASSEMBLIES GOD LOAN FUND:**
WAIVER OF DEVELOPMENT STANDARDS to reduce lot area in conjunction with a single family residential development on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Erie Avenue and the west side of Bermuda Road within Enterprise. SS/dg/ml (For possible action)

DENIED 5-0

If approved, ADD Public Works conditions:

- Waive full off-sites on Fairfield and Erie except for one lane of paving;
- Waive lighting on Bermuda.

4. **ZC-0326-13 – SOUTHERN HIGHLANDS INVESTMENT PARTNERS:**
ZONE CHANGE to reclassify 43.8 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone under ROI to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone, and H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone for a single family residential development.
USE PERMIT to modify residential development standards for a front yard setback.
WAIVER to allow modified street improvement standards in conjunction with a proposed single family residential development in the Southern Highlands Master Planned Community. Generally located on the southeast corner of Southern Highlands Parkway and Robert Trent Jones Lane within Enterprise (description on file). SB/rk/ml (For possible action)

HELD 5-0 to the July 10, 2013 TAB meeting per agreement of applicant for clarifications on the staff report.

07/17/13 BCC

5. **UC-0693-07 (ET-0051-13) – SHORT LINE HORIZON, LLC:**
USE PERMITS THIRD EXTENSION OF TIME to commence the following: 1) reduce the separation from a convenience store to a residential use; and 2) reduce the separation from a car wash to a residential use.
DESIGN REVIEW for a shopping center on 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Fort Apache Road and Long Boat Key Avenue within Enterprise. SB/co/ml (For possible action)



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**APPROVED 5-0 per staff conditions and,
ADD Current Planning conditions:**

- Design Review as a Public Hearing for significant changes to plans;
- Design Review as a Public Hearing for Signage and Lighting;
- Perpetual cross access to be provided to commercial properties to the south.

6. **VS-0304-13 - LEONARD R. DUMAS TRUST EST UDT DTD 12/10/98:**

VACATE AND ABANDON easements of interest to Clark County located between Arden Grove Street and Bear Ridge Street, and between Pipers Ridge Avenue and Robindale Road in an R-2 (Medium Density Residential) Zone within Enterprise (description on file). SS/mk/xx (For possible action)

APPROVED 5-0 per staff conditions

7. **VS-0323-13 - KWONG, JULIA & VICTOR TRUST:**

VACATE AND ABANDON easements of interest to Clark County located between Cougar Street and Wigwam Avenue (alignment), and between Conquistador Street (alignment) and Reynolds Spring Street in an RUD (Residential Urban Density) Zone within Enterprise (description on file). SB/rk/xx (For possible action)

APPROVED 5-0 per staff conditions

8. **VS-0325-13 – MCELROY, MARIE, ET AL:**

VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Shelbourne Avenue, and between Tenaya Way and Rainbow Boulevard in an RUD (Residential Urban Density) Zone within Enterprise (description on file). SB/al/xx (For possible action)

APPROVED 5-0 per staff conditions

9. **ZC-0303-13 – LEONARD R. DUMAS TRUST EST UDT DTD 12/10/98:**

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a proposed single family subdivision. Generally located on the south side of Robindale Road, 130 feet east of Arden Grove Street within Enterprise (description on file). SS/mk/ml (For possible action)

APPROVE Zone Change reduced from R-2 to R-D per staff conditions: 5-0

ADD Current Planning condition:

- Landscaping along Robindale will match the landscaping provided by Nevada Trails.

10. **ZC-0315-13 – AYB INVESTMENTS, LLC, ET AL:**

ZONE CHANGE to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District.

DESIGN REVIEW for a retail center on 2.5 acres. Generally located on the east side of Dean Martin Drive and the south side of Rush Avenue within Enterprise (description on file). SB/jvm/ml (For possible action)

APPROVE the Zone Change: 5-0



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DENY the Design Review: 5-0 due to TAB's desire to require cross access

ADD Current Planning condition:

- **Design Review as a Public Hearing for Lighting and Signage;**

Change Current Planning bullet #3 to read:

- **A Design Review as a Public Hearing for future plans;**

11. **ZC-0322-13 – KWONG, JULIA & VICTOR TRUST:**

ZONE CHANGE to reclassify 5.4 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone for a single family residential development.

WAIVER OF DEVELOPMENT STANDARDS to exceed the maximum site disturbance in conjunction with a hillside development.

DESIGN REVIEW for a grading plan for development within a Hillside & Foothills Transition Boundary Area. Generally located on the north side of Cougar Avenue and the west side of Reynolds Spring Street (alignment) within Enterprise (description on file). SB/rk/ml (For possible action)

APPROVED Zone Change to R-2 per staff "If Approved" conditions and plans on file: 5-0

12. **ZC-0324-13 – MCELROY, MARIE, ET AL:**

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone for a single family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) open space; 2) reduce street intersection off-sets; and 3) non-standard off-site improvements. Generally located on the south side of Windmill Lane, 1,280 feet west of Rainbow Boulevard within Enterprise (description on file). SB/al/ml (For possible action)

APPROVED 5-0 per staff "If Approved" conditions (which includes the recommendation of reduction of the zone change to R2).

ADDITIONAL BUSINESS

NONE

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.

1. The Current Planning staff present reminded that the hypothetical moratorium on non-conforming zone changes does not exist.
2. Re: issue of sidewalks on the Southern Highlands project above. There is an agenda item on the county commission meeting this coming Wednesday (07-03-13 at 9:00 am) addressing whether or not county code should require sidewalks on public and private streets and on one or both sides.
3. There is also an item on the upcoming BCC agenda discussing administrative applications.



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

Note:

The July 10, 2013 Enterprise TAB meeting will be held in the Clark County Commission Chambers, Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV 89155, at 6:00 pm.

ADJOURNMENT: 8:47 PM