



# Enterprise Town Advisory Board MINUTES



Date: June 27, 2012  
Location: Enterprise Library, 25 E. Shelbourne Avenue @ Las Vegas Blvd. South  
Time: 6:00 p.m.

Board Members: Jason Andoscia – Chair Frank J. Kapriva - Vice-Chair  
David Chestnut Laura Ring Cheryl Wilson

County Officials:  
County Liaison: Tiffany Hesser  
Current Planning Staff: Jared Tasko

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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 Jason Andoscia  
**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Jason Andoscia  
**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 June 13, 2012. Requires a vote of the Board.  
**Approved as submitted 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.
  2. The Town Advisory Board may combine two or more agenda items for consideration.  
The following item pairs heard together respectively: 6 & 7; 8 & 9; 10 & 11.
  3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.  
**Approved as published 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



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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:

## ADDITIONAL BUSINESS

## ZONING AGENDA:

### ATTACHMENT A

07/17/12 PC

1. **UC-0267-12 – SILVERADO RANCH CENTRE, LLC:**  
**USE PERMIT** for a communication tower and associated uses.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation between 2 communication towers.  
**DESIGN REVIEW** for a communication tower and supporting ground equipment in conjunction with a shopping center on a portion of 9.3 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Maryland Parkway and Silverado Ranch Boulevard within Enterprise. SS/mk/ml (For possible action)

**APPROVED 5-0 per Staff conditions**

2. **VS-0278-12 – RHODES RANCH, G.P.:**  
**VACATE AND ABANDON** a right-of-way (unnamed street) located between Fort Apache Road and Seeliger Street and between Ford Avenue (alignment) and Hidden Mountain Way in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community within Enterprise (description on file). SB/rk/xx (For possible action)

**HELD to the July 11, 2012 TAB meeting per request of the applicant: 5-0**

3. **WS-0222-12 – LAS VEGAS PARTIES, LLC:**  
**WAIVER OF DEV ELOPMENT STANDARDS** to increase the height of an existing off-premise sign (billboard) above the height of a sound wall.  
**DESIGN REVIEW** for an off-premise sign (billboard) on a portion of 0.7 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Interstate 215, 300 feet east of Arville Street (alignment) within Enterprise. SS/bk/ml (For possible action)

**APPROVED 5-0 per staff “if approved” conditions**

4. **WS-0271-12 – BROOKS, ELIAS:**



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**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for a proposed patio cover in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on west side of Tamaruga Court, 225 feet north of Horizon Rock Avenue within Enterprise. SB/rk/ml (For possible action)

**APPROVED 5-0 per Staff conditions**

5. **WS-0284-12 – RYLAND HOMES NEVADA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear yard setback for 1 lot in conjunction with a single family subdivision on a portion of 52.0 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the southwest corner of Horizon Hyatt Avenue and Lake Carlton Street within Enterprise. SB/rk/ml (For possible action)

**APPROVED 5-0 per Staff conditions**

**07/18/12 BCC**

6. **UC-0384-08 (ET-0068-12) – FRESH & EASY PROPERTY COMPANY LLC, ET AL:**  
**USE PERMITS SECOND EXTENSION OF TIME** to commence and review the following: 1) reduce the separation from a convenience store to a residential use; and 2) reduce the separation from an automobile maintenance facility to a residential use.  
**DESIGN REVIEW** for a shopping center including a convenience store with gasoline sales and an automobile maintenance facility on 4.3 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the southeast corner of Durango Drive and Blue Diamond Road within Enterprise. SB/mc/xx (For possible action)

**APPROVE 5-0 Use Permit #1**

**DENY 5-0 Use Permit #2**

**APPROVE 5-0 Design Review for the convenience store**

**DENY 5-0 Design Review for the automobile maintenance facility**

7. **ZC-1346-06 (ET-0075-12) – FRESH & EASY PROPERTY COMPANY LLC, ET AL:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to review the deferral of construction of full off-site improvements in conjunction with an approved shopping center on 4.3 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the southeast corner of Durango Drive and Blue Diamond Road within Enterprise. SB/mc/xx (For possible action)

**DENIED 5-0**

8. **VS-0290-12 - TORREY PINES-ERIE, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Torrey Pines Drive located between Levi Avenue and Erie Avenue and a portion of right-of-way being Erie Avenue located between Torrey Pines Drive and El Camino Road (alignment) in an R-2 (Medium Density Residential) Zone within Enterprise (description on file). SB/pb/xx (For possible action)



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**APPROVED 5-0 per Staff conditions**

9. **WS-0289-12 – TORREY PINES-ERIE, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** to allow modifications to standard drawings for public street sections in conjunction with a proposed single family residential subdivision on 10.0 acres in an R-2 (Medium Density Residential) Zone.

**WAIVER OF CONDITIONS** of a zone change (ZC-0923-03) requiring a 10 foot wide landscape buffer along Levi Avenue with 36 inch box Mondel pines, double row staggered, with 20 foot on center spacing. Generally located on the east side of Torrey Pines Drive and the north side of Erie Avenue within Enterprise. SB/pb/xx (For possible action)

**WITHDRAW w/o prejudice Waivers of Development Standards #1a and #1b**

**APPROVE 5-0 Waiver of Conditions**

10. **VS-0262-12 – NEVADA STATE BANK; ETAL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue and Rainbow Boulevard and Monessouri Street, and a portion of right-of-way being Serene Avenue located between Rainbow Boulevard and Montessouri Street, and a portion of right-of-way being Rosanna Street located between Meranto Avenue and Blue Diamond Road in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community within Enterprise (description on file). SB/rk/xx (For possible action)

**APPROVED 5-0 per Staff conditions**

11. **ZC-0261-12 – NEVADA STATE BANK:**

**ZONE CHANGE** to reclassify 2.0 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone.

**USE PERMIT** to reduce the separation from a single family detached residential development to a large scale retail building.

**WAIVER OF DEVELOPMENT STANDARDS** to increase screen wall height.

**DESIGN REVIEW** for a large scale retail building (Walmart) on 16.8 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road and the west side of Rainbow Boulevard within Enterprise (description on file). SB/rk/xx (For possible action)

**APPROVED 5-0 per Staff conditions and,**

**DELETE Public Works – Development Review bullet #3: Full off-site improvements;**

**ADD the following conditions:**

- **Design Review as a Public Hearing for signage;**
- **Design Review as a Public Hearing for any significant changes to plans;**
- **Provide sound mitigation from delivery trucks on south side;**
- **Recommend that traffic engineering provide for controlled access i.e. traffic light, for left turn ingress/egress on Rainbow;**
- **Light poles to be no more than 15 ft high within 200 feet of residential properties;**



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- **Provide for cross access with commercial properties adjacent to the northwest and southeast corners of the property and for existing developed property to the northeast**

## **PUBLIC COMMENTS**

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1. Explanation of “Vacate and Abandon” in general and as it applies to VS-0262-12 on this agenda.
2. Question: is a property owner required to replace landscaping buffer that has been damaged by the weather, i.e. downed trees? Staff responded the property owner would be required to replace and maintain such landscaping if it was a condition of approval on the property. Complaints of this nature should be reported to Clark County Public Response Office.

**NEXT MEETING DATE:** July 11, 2012, 6:00 p.m.

**ADJOURNMENT:** 8:47 pm