



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.

Neighborhood Meetings:

RE: APN 176-34-601-011
Mountains Edge: Rainbow at Erie
Zone change from C-2 to R-2
Monday, July 14, 2014, 6:00 pm
The Mountains Edge Master Assoc. Office
8090 Blue Diamond Rd., Ste. 240

Public Meeting for Gypsum Ridge Trail and Park Phase 1
Desert Breeze Community Center
8275 Spring Mountain Road. Las Vegas, NV 89117
Thursday, July 10, 2014
6:00 PM ADA Accessibility Presentation followed by:
7:00-9:00 PM Open House

ADDITIONAL BUSINESS:

1. County planning staff will update TAB on the land use plan update. (For discussion only.)
 - The final public Open House for the 2014 Enterprise Land Use Plan Update will be August 4, 2014 at the Windmill Library
 - The 2014 Enterprise Land Use Plan Update TAB hearings will take place August 13 and 14 at 6:00 pm at the Clark County Government Center.
 - The 2014 Enterprise Land Use Plan Update Planning Commission hearings will be September 16, 2014
 - The 2014 Enterprise Land Use Plan Update Zoning Commission hearings will be October 22, 2014
2. Liaison update TAB on budget requests from prior fiscal year. (For possible action.)
 - Delayed until the July 30, 2014 TAB meeting

ZONING AGENDA:

07/15/14 PC

1. **NZC-0832-13 – PANNEE LEITCH MCMACKIN SEPARATE PROPERTY TRUST:**
HOLDOVER ZONE CHANGE to reclassify 9.2 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone in the MUD-3 Overlay District.
DESIGN REVIEW for a multi-family residential development. Generally located on the east side of Dean



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Martin Drive, 660 feet south of Cactus Avenue within Enterprise (description on file). SB/pb/ml (For possible action)

APPROVE Holdover Zone Change to R-3 with density not to exceed 14 units per acre which is the maximum density permitted under the current land use plan;
DENY Design Review because the density is too high;
Per staff conditions;
Motion passed 5-0

08/05/14 PC

2. **UC-0531-14 – AIP RICHMAR, LLC:**

USE PERMIT to waive screening from rights-of-way for an existing outside storage yard.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) off-site improvements (curb, gutter, sidewalk, and streetlights) in conjunction with an existing outside storage yard on 14.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Richmar Avenue and the east side of Redwood Street within Enterprise. SB/gc/xx (For possible action)

APPROVE Use Permit

APPROVE Waivers of Development Standards #1 & 2

CHANGE Current Planning "If Approved" bullet #2 to read:

- **Rockscaping to be provided along the street frontages between the existing chain link fences and the property lines to include an asphalt curb;**

Per staff "If Approved" conditions

Motion passed 5-0

3. **VS-0526-14 – BCP – RAINBOW & BADURA, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue, and between Rainbow Boulevard and Redwood Street within Enterprise (description on file). SS/co/ml (For possible action)

APPROVED 5-0 per staff conditions and,

ADD a Public Works – Development Review condition:

- **All previous conditions.**

4. **VS-0555-14 – THOMAS PITTMAN JR. & AGNES PITTMAN REV TRUST:**

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue, and between Gagnier Boulevard and Tomsik Street within Enterprise (description on file). SB/mc/ml (For possible action)

APPROVED 5-0 per staff conditions

5. **VS-0560-14 – D.R. HORTON, INC:**

VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Camero Avenue, and between Pioneer Way and Buffalo Drive within Enterprise (description on file). SB/mc/ml (For possible action)



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APPROVED 5-0 per staff conditions

08/06/14 BCC

6. **DR-0533-14 – ST. SHARBEL MARONITE CATHOLIC TRUST:**
DESIGN REVIEW for a decorative fence in conjunction with a place of worship on 2.1 acres in a P-F (Public Facility) Zone. Generally located on the southwest corner of Frias Avenue and Rancho Destino Road within Enterprise. SS/al/ml (For possible action)

APPROVED 5-0 per staff conditions

7. **DR-0554-14 – BCP-10410 S DECATUR, LLC:**
DESIGN REVIEW for a retail/restaurant building with a drive-thru within an existing shopping center on 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the south side of Rush Avenue within Enterprise. SB/gc/ml (For possible action)

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

- Design Review as a Public Hearing for Signage;
- All previous lighting conditions on the property be complied with.

8. **UC-0541-14 – DARUL-IMAN ETHIOPIAN MUSLIM COMMUNITY, INC:**
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** waive or provide alternative screening and landscape buffering; **3)** waive architectural design standards (wood shake roof); **4)** reduce drive aisle width; **5)** reduce setback from a trash enclosure to a residential use; **6)** reduce driveway design standards in accordance with Clark County's Uniform Standard Drawings; and **7)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Warm Springs Road and Hinson Street.
DESIGN REVIEW to convert an existing single family residence to a place of worship on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Warm Springs Road and the east side of Hinson Street within Enterprise. SS/dg/xx (For possible action)

HELD per request of the applicant until the July 30, 2014 TAB meeting

9. **UC-0563-14 – TOP SHELF DEVELOPMENT, LLC:**
USE PERMIT to reduce the separation between an on-premise consumption of alcohol establishment (tavern) and a residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **3)** reduced setback for a trash enclosure; and **3)** waived landscape buffer to a less intense use.
DESIGN REVIEW for a proposed retail center on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Fort Apache Road and Huntington Cove Parkway within Enterprise. SB/rk/ml (For possible action)

DENY Use Permit



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APPROVE Waivers of Development Standards

DENY Design Review

CHANGE Current Planning bullet #5 to read:

- **Lighting** in the development to be low level with any light source to be shielded with "full cut-off" fixtures (light lens not visible), floodlights, spotlights, or other similar lighting shall not be permitted to illuminate buildings;

ADD Current Planning conditions:

- **No drive aisle on the west side of the inline building;**
- **In-line building western doors to be emergency exits only;**
- **Design Review as a public hearing for signage;**

Motion passed 5-0

10. **UC-0552-14 – BARTSAS MARY 10, LLC:**
USE PERMITS for the following: **1)** retail uses; **2)** restaurants; **3)** a convenience store, **4)** vehicle wash (automobile); and **5)** a gasoline station within a shopping center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping buffer along a street; and **2)** allow non-standard improvements within the right-of-way.
DESIGN REVIEW for a shopping center on 4.9 acres in an H-1 (Limited Resort and Apartment) Zone and an H-2 (General Highway Frontage) Zone in the MUD-1 and MUD-4 Overlay Districts. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. SS/pb/ml (For possible action)

APPROVE Use Permits

APPROVE Waivers of Development Standards

DENY Design Review because of **DENIAL** of Vacate and Abandon of Giles right-of-way. (re: related application: VS-0553-14 - BARTSAS MARY 10, LLC)

ADD Current Planning conditions:

- **Record perpetual cross access, ingress/egress, and parking agreement with the adjoining property to the south if compatible uses are established.**
- **Design Review as a Public Hearing for Lighting and Signage.**

Motion passed: 5-0

11. **VS-0553-14 - BARTSAS MARY 10, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street and between Cactus Avenue and Conn Avenue (alignment), and a portion of right-of-way being Giles Street located between Cactus Avenue and Conn Avenue (alignment) within Enterprise (description on file). SS/pb/ml (For possible action)

APPROVE Vacate and Abandon for all easements except Giles right-of-way (i.e., **DENY** Vacate and Abandon for Giles right-of-way.

Motion Passed: 5-0

12. **WS-0550-14 – BUSINESS SOCKS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for waive off-site improvements (curbs, gutters, sidewalk, streetlights, and reduced width of paving) along Cimarron Road in conjunction with a single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally



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located on the southeast corner of Cimarron Road and Ford Avenue within Enterprise. SB/al/ml (For possible action)

APPROVED 5-0 per staff "If Approved" conditions

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A resident of the area would like the county to look at the requirements for intense landscaping regarding the size of shrubbery with smaller bushes behind commercial buildings against walls. In this resident's neighborhood there are no several homeless people have moved into the bushy area of landscaping behind either Walgreens or CVS and Smiths because the bushes are almost as high as the wall. The bushes have been there for 8 – 9 years and are now big enough to shield these homeless people. There is now a notable amount of debris accumulated in the area from their habitation. These landscaped areas are not being maintained by the large commercial developments and have now created a problem.

NEXT MEETING DATE: July 30, 2014, 6:00 p.m.

ADJOURNMENT: 8:55 pm