



# Enterprise Town Advisory Board MINUTES



Date: August 13, 2014  
Location: Clark County Government Center,  
Commission Chambers  
500 S. Grand Central Pky.  
Las Vegas NV 89155-1712

Time: 6:00 p.m.

Date: August 14, 2014  
Location: Clark County Government Center,  
Commission Chambers  
500 S. Grand Central Pky.  
Las Vegas NV 89155-1712

Time: 6:00 p.m.

Board Members: David Chestnut - Chair Frank J. Kapriva - Vice-Chair  
Laura Ring Cheryl Wilson James Sweetin (excused)  
Secretary: Edie Krieger

County Officials:  
County Liaison: Tiffany Hesser  
County Liaison: Mike Shannon  
Planning Staff: Al Laird  
Mike Popp  
Paul Doerr  
Daniel Sinagra  
Christopher LaMay

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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 David Chestnut  
**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by David Chestnut  
**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.



# Enterprise Town Advisory Board

## MINUTES

### REGULAR BUSINESS:

1. Approve the Minutes for the meeting held on July 30, 2014. Requires a vote of the Board.  
A motion to approve the minutes of the July 30, 2014 meeting was made by Dave Chestnut:  
Approved: 4-0
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 groups of zoning applications are companion items and will be heard together respectively:
    1. UC-0550-08 (ET-0086-14) – LAS VEGAS VALLEY WATER DISTRICT
    15. ZC-1313-02 (ET-0085-14) – LAS VEGAS VALLEY WATER DISTRICT
    17. TM-0120-14 - WILLIAM BACON LIVING TRUST
    18. VS-0637-14 - WILLIAM BACON LIVING TRUST
    20. ZC-0638-14 – WILLIAM BACON LIVING TRUST
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 applications have been held by the applicants, all to the August 27, 2014 TAB meeting:
  4. UC-0613-14 – OLYMPIA STORAGE SYSTEMS, LLC
  5. UC-0633-14 – KB HOME LV LAUREL HILLS, LLC
  7. VS-0580-14 – LV ST. ROSE, LLC
  8. VS-0605-14 – SOUTHERN HIGHLANDS INVESTMENT PARTNERS, LLC
  10. WS-0618-14 – LV JEFFREYS, LLC:
  12. DR-0635-14 – LEWIS INVESTMENT COMPANY NV, LLC
  13. DR-0636-12 (ET-0084-14) – SOUTHERN HIGHLANDS COMMUNITY ASSOCIATION
  16. TM-0119-14 - LEWIS INVESTMENT COMPANY NV, LLC
  21. TM-0102-14 - DRB HOLDINGS, LLC, ET AL

A motion to approve the agenda with the amendments noted above was made by Dave Chestnut:  
Approved: 4-0

### 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.

Mr. Bruce Stoker, representing Mrs. Helen Frias and neighboring residents, stated that some land use change requests submitted by these residents either did not appear on maps or the table of change requests. On the request forms themselves, they had 7 parcels, 5 of which had multiple requests which were not addressed. A petition signed by 45 residents on 48 properties in Enterprise to expand the current RNPs submitted to Planning was not addressed on any of the maps.



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He was informed by the Chair that every application will be heard by the Board. The Board understands that there are change requests not included in either the published maps or lists but these will be included at the time those respective maps are addressed.

## **ADDITIONAL BUSINESS:**

NONE

## **PUBLIC NOTICE:**

### **Planning Commission**

September 16, 2014, 7:00 PM

### **Board of County Commissioners**

October 22, 2014, 9:00 AM

**Maps in the lobby** show RNP's in Enterprise. These maps are available for residents to suggest names for the RNP's. Names for RNP's are a suggestion of Commissioner Brager and Comprehensive Planning staff to identify neighborhoods. Residents may write in a name for their RNP.

## **ZONING AGENDA:**

09/02/14 PC

1. **UC-0550-08 (ET-0086-14) – LAS VEGAS VALLEY WATER DISTRICT:**  
**USE PERMIT SECOND EXTENSION OF TIME** to commence the use of hazardous materials storage in conjunction with a water treatment facility.  
**DESIGN REVIEW** for public facility structures (water treatment facility) on an approximate 20.0 acre site in a P-F (Public Facility) Zone. Generally located on the northwest corner of Cactus Avenue (alignment) and Buffalo Drive within Enterprise. SB/rk/ml (For possible action)

**The motion was made by Dave Chestnut:**

**Approve per staff conditions;**

**Motion Passed 4-0**

2. **UC-0530-11 (ET-0091 -14) – UNION PACIFIC RAILROAD COMPANY:**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence an office as a principal use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks for access gates; **2)** allow a non-decorative fence (chain link); and **3)** reduced setback for a non-decorative fence (chain link).  
**DESIGN REVIEW** for an office building on a portion of 2.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District. Generally located on the north side of Oleta Avenue, 280 feet west of Jones Boulevard within Enterprise. SB/mc/ml (For possible action)

**The motion was made by Dave Chestnut:**

**Approve per staff conditions;**

**Motion Passed 4-0**



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3. **UC-0215-12 (ET-0087-14) – UNITED BROTHERHOOD OF CARPENTERS:**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence a communication tower.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased tower height; and 2) reduce the separation between communication towers.  
**DESIGN REVIEW** for a communication tower and supporting ground based equipment in conjunction with an existing training facility and proposed parking structure on a portion of 1.0 acre in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally located on the east side of La Cienega Street (alignment), 400 feet north of Pamalyn Avenue within Enterprise. SS/co/ml (For possible action)

**The motion was made by Dave Chestnut:**  
**Approve per staff conditions;**  
**Motion Passed 4-0**

4. **UC-0613-14 – OLYMPIA STORAGE SYSTEMS, LLC:**  
**USE PERMITS** for the following: 1) mini-warehouse (self-storage); 2) watchman's quarters; and 3) increased wall height.  
**VARIANCES** for the following: 1) allow RV storage in a C-2 zone; and 2) reduced landscaping.  
**DESIGN REVIEW** for a proposed mini-warehouse and RV storage facility on 4.7 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 west side of Interstate 15 and the south side of Robert Trent Jones Lane (alignment) within Enterprise. SB/rk/ml (For possible action)

**HELD by the applicant to the August 27, 2014 TAB meeting.**

5. **UC-0633-14 – KB HOME LV LAUREL HILLS, LLC:**  
**USE PERMIT** for modified residential development standards in conjunction with a single family subdivision.  
**DESIGN REVIEW** for a single family development on 21.0 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue and the east side of Grand Canyon Drive within Spring Valley and Enterprise. SB/rk/ml (For possible action)

**HELD by the applicant to the August 27, 2014 TAB meeting.**

6. **UC-0643-14 – MAJESTIC NEVADA PROPERTY HOLDINGS, LLC, ET AL:**  
**USE PERMIT** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: 1) conduct live entertainment beyond daytime hours for a temporary outdoor commercial event; and 2) all other deviations as depicted per plans on file.  
**DESIGN REVIEW** for a temporary outdoor commercial event in conjunction with an existing resort hotel (Silverton) on 74.8 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-2 Overlay District. Generally located on the southeast corner of Blue Diamond Road and Dean Martin Drive within Enterprise. SB/gc/ml (For possible action)

**The motion was made by Dave Chestnut:**  
**Approve per staff conditions with a suggestion that the applicant work with the Department of Public Works to provide traffic flow toward Blue Diamond Rd. rather than south on Dean Martin;**  
**Motion Passed 4-0**



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7. **VS-0580-14 – LV ST. ROSE, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Spencer Street located between St. Rose Parkway and Dave Street and easements of interest to Clark County located between Spencer Street and Jeffreys Street and between St. Rose Parkway and Dave Street within Enterprise (description on file). SS/mc/ml (For possible action)
- HELD by the applicant to the August 27, 2014 TAB meeting.**
8. **VS-0605-14 – SOUTHERN HIGHLANDS INVESTMENT PARTNERS, LLC, ET AL:**  
**VACATE AND ABANDON** portions of a right-of-way being Las Vegas Boulevard South located between Cactus Avenue and Starr Avenue within Enterprise (description on file). SS/mc/xx (For possible action)
- HELD by the applicant to the August 27, 2014 TAB meeting.**
9. **VS-0634-14 – RYLAND HOMES NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cactus Avenue and Peaceful Trellis Drive, and between Buffalo Drive and Petrilli Street within Enterprise (description on file). SB/co/ml (For possible action)
- The motion was made by Dave Chestnut:  
Approve per staff conditions;  
Motion Passed 4-0**
10. **WS-0618-14 – LV JEFFREYS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow early grading on a portion of 19.6 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the north side of St. Rose Parkway, 500 feet west of Jeffreys Street within Enterprise. SS/gc/xx (For possible action)
- HELD by the applicant to the August 27, 2014 TAB meeting.**
11. **WS-0626-14 – PARDEE HOMES OF NEVADA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced rear setback; 2) reduced street intersection offset; and 3) allow a modified roll curb.  
**DESIGN REVIEW** for single family homes in conjunction with a proposed residential subdivision on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Pebble Road and Gagnier Boulevard within Enterprise. SB/jt/ml (For possible action)
- The motion was made by Dave Chestnut:  
Approve per staff "If Approved" conditions;  
Motion Passed 4-0**



# Enterprise Town Advisory Board MINUTES

09/03/14 BCC

12. **DR-0635-14 – LEWIS INVESTMENT COMPANY NV, LLC:**  
**DESIGN REVIEW** for a single family residential development on 15.0 acres in an R-1 (Single Family Residential) Zone.  
**WAIVERS OF CONDITIONS** of a zone change (NZC-0539-13) requiring the following: **1)** per revised site plans submitted at the 05/21/14 Board of County Commissioners' meeting which includes a 20 foot wide landscape buffer along the north side of the Mistral Avenue alignment; **2)** color palette to be neutral colors; **3)** crash gate at Lindell Road; **4)** Lots 1, 2, 15, and 16 along Mistral Avenue shall be single story; and **5)** full off-site improvements. Generally located on the south side of Windmill Lane and the east side of Lindell Road within Enterprise. SB/al/ml (For possible action)
- HELD by the applicant to the August 27, 2014 TAB meeting.**
13. **DR-0636-12 (ET-0084-14) – SOUTHERN HIGHLANDS COMMUNITY ASSOCIATION:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** to commence a maintenance yard on 1.3 acres in a P-F (Public Facility) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Starr Hills Avenue, 1,500 feet east of Jones Boulevard (alignment) within Enterprise. SB/rk/ml (For possible action)
- HELD by the applicant to the August 27, 2014 TAB meeting.**
14. **VC-0265-13 (ET-0092-14) – LONG TERM LAND HOLDINGS, INC., ET AL:**  
**VARIANCES FIRST EXTENSION OF TIME** to commence 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 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)
- The motion was made by Dave Chestnut:**  
**Approve per staff conditions;**  
**Motion Passed 4-0**
15. **ZC-1313-02 (ET-0085-14) – LAS VEGAS VALLEY WATER DISTRICT:**  
**ZONE CHANGE SECOND EXTENTION OF TIME** to reclassify a 20.0 acre site from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone. Generally located on the northwest corner of Cactus Avenue (alignment) and Buffalo Drive within Enterprise (description on file). SB/rk/ml (For possible action)
- The motion was made by Dave Chestnut:**  
**Approve per staff conditions;**  
**Motion Passed 4-0**



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16. **TM-0119-14 - LEWIS INVESTMENT COMPANY NV, LLC:**  
**TENTATIVE MAP** consisting of 67 single family residential lots and common lots on 15.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Windmill Lane and the east side of Lindell Road within Enterprise. SB/al/ml (For possible action)

**HELD by the applicant to the August 27, 2014 TAB meeting.**

17. **TM-0120-14 - WILLIAM BACON LIVING TRUST:**  
**TENTATIVE MAP** consisting of 10 single family residential lots and common lots on 1.3 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the north side of Pebble Road, 350 feet east of Decatur Boulevard within Enterprise. SB/al/ml (For possible action)

**The motion was made by Dave Chestnut:**

**DENIAL per Denial of application ZC-0638-14 – WILLIAM BACON LIVING TRUST, and lot size too small;**  
**Per staff "If Approved" conditions;**  
**Motion Passed 4-0**

18. **VS-0637-14 - WILLIAM BACON LIVING TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Forest Shadow Avenue (alignment), and between Ullom Drive (alignment) and Decatur Boulevard within Enterprise (description on file). SB/al/ml (For possible action)

**The motion was made by Dave Chestnut:**

**Approve per staff conditions;**  
**Motion Passed 4-0**

19. **WS-0624-14 – BV MUD, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a freestanding sign in conjunction with a shopping center on 5.4 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-2 Overlay District.

**WAIVER OF CONDITIONS** of a zone change (ZC-0384-11) requiring architectural design and elements of the freestanding signs per plans.

**DESIGN REVIEW** for a freestanding sign. Generally located on the south side of Blue Diamond Road and the west side of Valley View Boulevard within Enterprise. SB/pb/ml (For possible action)

**The motion was made by Dave Chestnut:**

**DENIAL with recommendation that the "99cent" portion of the sign be redesigned;**  
**Motion passed 4-0**



# Enterprise Town Advisory Board MINUTES

20. **ZC-0638-14 – WILLIAM BACON LIVING TRUST:**  
**ZONE CHANGE** to reclassify 1.3 acres from RUD (Residential Urban Density) Zone to R-2 (Medium Density Residential) Zone for a single family residential development in the MUD-3 Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** increased wall height; **3)** alternative landscaping; and **4)** reduced street intersection off-set.  
**DESIGN REVIEW** for a single family residential development. Generally located on the north side of Pebble Road, 350 feet east of Decatur Boulevard within Enterprise (description on file). SB/al/ml (For possible action)

**The motion was made by Dave Chestnut:**  
**DENIAL** per staff "If Approved" conditions;  
**Motion Passed 4-0**

**A motion to reconsider the recommendation was made by Dave Chestnut:**  
**Motion Passed 4-0**

**The motion was made by Dave Chestnut:**  
**APPROVE** Zone Change;  
**DENY** all Waivers of Development Standards;  
**DENY** Design Review;  
Per staff "If Approved" conditions;  
**Motion passed 4-0**

**08/20/14 BCC**

21. **TM-0102-14 - DRB HOLDINGS, LLC, ET AL:**  
**TENTATIVE MAP** consisting of 174 single family residential lots and common lots on 25.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Badura Avenue and the west side of Redwood Street within Enterprise. SS/dg/ml (For possible action)

**PREVIOUS ACTION**

Enterprise TAB July 30, 2014: HELD to the August 13, 2014 TAB meeting per request of the applicant:  
(Not previously heard)

**HELD by the applicant to the August 27, 2014 TAB meeting.**



# Enterprise Town Advisory Board MINUTES

9/16/14 PC

22. **CP-0610-14: – Enterprise Land Use Plan:** That the Enterprise Town Advisory Board hold a public hearing on an update to the Enterprise Land Use Plan, and after considering requests for changes, take appropriate testimony, and forward a recommendation to the Clark County Planning Commission. (For possible action)

**The motion was made by Dave Chestnut:**

**All recommendations for the 2014 Enterprise Land Use Plan Update and the accompanying Goals and Policies to be forwarded to the Clark County Planning Commission;**

**Motion Passed 4-0**

## **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.

The TAB expressed its appreciation to the county staff for the excellent assistance with the Land Use Plan hearings. One applicant thanked the staff and TAB.

**NEXT MEETING DATE:** August 27, 2014, 6:00 p.m.

## **ADJOURNMENT:**

The meeting was recessed by the Chair at 1:20 am, August 14, 2014, until 6:00 pm, August 14, 2014;

The meeting was reconvened at 6:06 pm, August 14, 2014

Motion to adjourn by Frank Kapriva:

Motion Passed 4-0

Adjourn at 1:19 am, August 15, 2014.