



Enterprise Town Advisory Board MINUTES

Date: August 14, 2013
Location: Enterprise Library, 25 E. Shelbourne Avenue @ Las Vegas Blvd. South
Time: 6:00 p.m.

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

County Officials:
County Liaison: Tiffany Hesser
Current Planning Staff: Dionicio Gordillo
Long Range Planning: Kevin Smedley
Comprehensive Planning: Jon Wardlaw

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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.

REGULAR BUSINESS:

1. Approve the Minutes for the meeting held on July 31, 2013. Requires a vote of the Board.
Approved: 4-0 as submitted
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 items are companion items and will be heard together:

5. VS-0451-13 - HARMONY MESA VERDE I, LLC, ET AL:
9. ZC-0450-13 - HARMONY MESA VERDE I, LLC, ET AL:
4. VS-0433-13 - PARDEE HOMES OF NEVADA, INC:
7. ZC-0432-13 - PARDEE HOMES NEVADA:

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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 items have been held until the 8/28/13 TAB meeting.

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY
DON BURNETTE, County Manager



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- H-1. NZC-0138-13 – DALEY FAMILY TRUST, ET AL:
- H-2. VS-0139-13 – DALEY FAMILY TRUST, ET AL:

Approved 4-0 with above noted changes.

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 meetings for non-conforming zone changes from August 15 to 21, 2013:

See attachment

ADDITIONAL BUSINESS

Enterprise Land Use Plan Update from Comprehensive Planning_(for possible action).

| | | |
|---------------------|---------------------|---------------------------|
| Tentative Schedule: | Initial Open House: | late September to October |
| | Draft: | March-April 2014 |
| | Before the BCC: | June 2014 |

Significant changes under consideration.

- o Fewer land use categories based on intensity rather than use
- o New land use categories are still under discussion.
- o Greater use flexibility within land use categories
- o Zoning would become stricter.
- o Enterprise to be the lead township for implementation.

No action taken.

08/06/13 PC

H-1. NZC-0138-13 – DALEY FAMILY TRUST, ET AL:

AMENDED HOLDOVER ZONE CHANGE to reclassify 20.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow modifications to standard drawings for public street sections; **2)** reduce street intersection off-sets; and **3)** allow modified elevations (no longer required). Generally located on the north side of Frias Avenue, 1,200 feet east of Decatur Boulevard within Enterprise (description on file). SB/pb/ml (For possible action)

HELD by the applicant until the 8/28/13 TAB meeting.

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 DON BURNETTE, County Manager



Enterprise Town Advisory Board MINUTES

- H-2. **VS-0139-13 – DALEY FAMILY TRUST, ET AL:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Jo Rae Avenue and Frias Avenue, and between Decatur Boulevard and Arville Street in an R-E (Rural Estates Residential) Zone within Enterprise (description on file). SB/pb/ed (For possible action)

HELD by the applicant until the 8/28/13 TAB meeting.

09/03/13 PC

1. **VC-0420-13 – MENGELKAMP, ROBERT A. & ALEXANDRA A.:**
VARIANCE to reduce the rear setback for a patio cover in conjunction with a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone in the Pinnacle Peaks Concept Plan Area. Generally located on the north side of Parrot Ridge Court, 450 feet east of Torrey Pines Drive within Enterprise. SB/gc/ml (For possible action)

**APPROVE 4-0 per staff “If Approved” conditions and,
Applicant must comply with Title 30, R-2 standards.**

2. **WS-0417-13 – BALLARD LIVING TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a proposed single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Saint Elmo Circle, 180 feet south of Wigwam Avenue, and 150 west of La Cienega Street within Enterprise. SS/mk/ml (For possible action)

APPROVE 4-0 per staff “If Approved” conditions

3. **WS-0452-13 – HARMONY MESA VERDE I, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for modified street improvements in accordance with Clark County’s Uniform Standard Drawings to allow for reduction in off-set to residential driveway geometrics in conjunction with a proposed single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Decatur Boulevard and the north side of Mesa Verde Lane within Enterprise. SS/dg/ml (For possible action)

**APPROVE Waiver of Development Standards for lot #26
DENY Waiver of Development Standards for lot #39
4-0 Per staff comments.**

09/04/13 BCC

4. **VS-0433-13 – PARDEE HOMES OF NEVADA, INC:**
VACATE AND ABANDON easements of interest to Clark County located between Park Street and Grand Canyon Drive (alignment), and between Raven Avenue (alignment) and Blue Diamond Road in an R-D (Suburban Estates Residential) Zone within Enterprise (description on file). SB/al/ed (For possible action)

APPROVED 4-0 per staff conditions



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5. **VS-0451-13 - HARMONY MESA VERDE I, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Edmond Street (alignment) and Hauck Street and between Robindale Road and Moberly Avenue, and portions of rights-of-way being Edmond Street located between Robindale Road and Moberly Avenue (alignment), and Robindale Road located between Edmond Street (alignment) and Hauck Street in an R-2 (Medium Density Residential) Zone within Enterprise (description on file). SS/dg/ed (For possible action)

APPROVED 4-0 per staff conditions

6. **ZC-0422-13 – DONAL SERIES 3, LLC, ET AL:**
ZONE CHANGE to reclassify 9.8 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a future single family residential development. Generally located on the north side of Cactus Avenue, 1,400 feet east of Durango Drive within Enterprise (description on file). SB/pb/ml (For possible action)

**APPROVE 4-0 Zone Change REDUCED to R-D and,
ADD conditions:**

- **Comply with Mountains Edge architectural, lighting, and landscape standards**
- **Coordinate with the Clark County parks and recreation department for access points to the regional park.**

7. **ZC-0432-13 – PARDEE HOMES NEVADA:**
ZONE CHANGE to reclassify 5.0 acres from H-2 (General Highway Frontage) Zone, R-E (Rural Estates Residential) Zone, and R-D (Suburban Estates Residential) Zone to R-D (Suburban Estates Residential) Zone for a single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; **2)** increased block wall height; and **3)** modified street standards in accordance with Clark County Uniform Standard Drawings. Generally located on the southeast corner of Grand Canyon Drive and Raven Avenue (alignment) within Enterprise (description on file). SB/al/ml (For possible action)

NO RECOMMENDATION

Motion to approve the application per staff if approved conditions resulted in a 2-2 split vote (Kapriya, Sweetin aye; Chestnut, Wilson nay).

Motion to approve zone change, deny waiver of development standards 1a, and approve waivers of development standards 1b, 2, and 3 per staff if approved conditions was withdrawn prior to a vote.

8. **ZC-0442-13 – LEWIS, THANH THI:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for modified street improvements in accordance with Clark County's Uniform Standard Drawings. Generally located on the south side of Cactus Avenue, 700 feet east of Buffalo Drive (alignment) within Enterprise (description on file). SB/dg/ml (For possible action)



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**APPROVED 4-0 per staff conditions and,
ADD Current Planning conditions:**

- Comply with architectural color palette for Mountains Edge;
- An emergency access be provided between the north and south sections on Snicker Street on the diagram presented.

9. **ZC-0450-13 – HARMONY MESA VERDE I, LLC, ET AL:**

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

DESIGN REVIEW for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Robindale Road and Hauck Street within Enterprise (description on file). SS/mb/dg/ml (For possible action)

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APPROVED 4-0 per staff conditions

10. **ZC-0454-13 – LAS VEGAS COML INVEST, LLC:**

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a future single family development. Generally located on the west side of Fort Apache Road, 350 feet south of Le Baron Avenue (alignment) within Enterprise (description on file). SB/mk/ml (For possible action)

**APPROVE REDUCED Zone Change to RD: 4-0 per staff conditions,
ADD condition:**

- Comply with Mountains Edge lighting, landscape, and architectural standards.

ADDITIONAL BUSINESS

1. Update on budget requests from prior fiscal year. (for possible action)
Place on next several agendas: no action.
2. Discuss and take public input regarding funding capital budget requests for upcoming fiscal year. (for possible action)
Place on next several agendas for public input: no action.
3. TAB to consider recommendation for a change to Title 30.52.080.d.2 Improvement Requirements for a Minor Subdivision. (for possible action)

A request from the traffic committee for the TAB to make a recommendation on a RNP-1 exception to the following:

30.52.080.d.2 Improvement Requirements for a Minor Subdivision.

Changed to read:

Within 660 feet of existing full off-site improvements, in any direction from the parcel map, provided the parcel map has a street frontage of a nominal 300 feet, which shall include frontage on private streets. Except within or abutting the RNP-1 overlay.

Continue to the next meeting. No action.



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1. A traffic hazard exists at the intersection of Jones and Windmill. Request that public safety look at the situation and see if traffic mitigation devices can be installed. Overgrown landscaping is also a problem.
2. Request for an update on the status of improvement of Rainbow south of Blue Diamond to Starr.
3. Zoning items H-1 and H-2 on this agenda have been on the agenda several times and held several times. Now held to the August 28 TAB meeting. A new developer has taken over the application with a new plan. It is not fair to the concerned neighbors who have attended prior meetings and have expected to have the application publicly vetted by now. The suggestion was made that the applicant conduct a neighborhood meeting prior to the TAB hearing and an indefinite hold until the new plans are ready.

NEXT MEETING DATE: August 28, 2013, 6:00 p.m.

ADJOURNMENT: 8:17 pm

BOARD OF COUNTY COMMISSIONERS
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