



Enterprise Town Advisory Board MINUTES



Date & Time: August 26, 2015, 6:00 p.m.
 Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.
 Board Members: Frank J. Kapriva - Chair Cheryl Wilson - Vice-Chair
 David Chestnut Laura Ring Rocky Brandonisio
 Secretary Edie Krieger

County Officials:
 Comprehensive Planning: Sami Real
 Current Planning Staff: Bob Klein

.....
 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.

CALL TO ORDER: The meeting was called to order by the Chair
PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by the Chair

ROLL CALL: By Chair:

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.

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.

1. A neighbor asked about zoning application #12. ZC-0333-15 – CSA DEVELOPMENT, LLC. The applicant had informally notified the TAB he would not appear and had requested to have his application held to the next TAB meeting. The neighbor requested to speak about the application because she would not be able to come to the next TAB meeting. Specifically she did not object to 6 lots or less. Subsequently the TAB voted to hold the item.

2. An attendee asked if she would be able to comment on applications when the came up on the agenda. She was assured that she would.



Enterprise Town Advisory Board MINUTES

REGULAR BUSINESS;

1. Approve the Minutes for the meeting held on August 12, 2015. Requires a vote of the Board.

Motion to approve the minutes by: Frank Kapriva

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 zoning applications are companion items and will be heard together respectively:

13. TM-0141-15 - LEWIS INVESTMENT COMPANY OF NEVADA

14. VS-0467-15 – FERN LILY FAWN

15. ZC-0466-15 – LEWIS INVESTMENT COMPANY OF NEVADA

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 to dates noted:

2. DR-0408-15 – ZAK MAK, LLC held to 9-30-15 TAB & 10-6-15 PC

3. TM-0122-15 – ZAK MAK, LLC held to 9-30-15 TAB & 10-6-15 PC

4. VS-0409-15 – ZAK MAK, LLC held to -9-30-15 TAB & 10-6-15 PC

12. ZC-0333-15 – CSA DEVELOPMENT held to 9-9-15 TAB

Motion to approve the agenda with changes as noted above by Frank Kapriva

Approved: 5-0

ANNOUNCEMENTS

1. Clark County's Neighborhood College is seeking residents interested in learning how County government works to better serve their neighborhoods and the community.

The Neighborhood College is a free, eight-week program of interactive workshops and hands-on learning experiences conducted for Clark County residents by subject matter experts from various County departments. Session topics will include, but are not limited to, Government 101, transportation, health, human and community services, public and neighborhood safety, public works, civic engagement and code enforcement.

The class starts on Sept. 21 and will meet from 6 to 9 p.m. on Mondays for eight weeks. Each night will begin with an informal "Power Hour" from 5 to 6 p.m. for networking. The classes will be held in the Pueblo Room on the first floor of the County Government Center, 500 S. Grand Central Parkway.

Applications are due by 5 p.m. on Monday, Aug. 31. Class size is limited to 28 students, so interested citizens are encouraged to apply soon.

To apply for the Neighborhood College:

Obtain an application from the Organizational Development Center located on the first floor of the Clark County Government Center at 500 S. Grand Central Parkway, or;

Complete an application online via this Web link, <https://www.surveymonkey.com/r/FNVTG96>, or;

[Download the application](#), then fax, mail or email the completed application to Tyrone Thompson at fax: (702) 455-3211, email: tyt@clarkcountynv.gov, or mail to:

Clark County Organizational Development Center

500 S. Grand Central Parkway

Las Vegas, NV 89155

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



Enterprise Town Advisory Board MINUTES

ZONING AGENDA:

1. **WS-0448-15 – 4 US ASSET PROTECTION IRREVOCABLE TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased fence height; and 2) allow alternative screening (corrugated metal fence) in the front yard in conjunction with a future single family residence on 1.2 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the south side of Raven Avenue, 800 feet west of Valley View Boulevard within Enterprise. SB/gc/ml (For possible action) **09/01/15 PC**
PREVIOUS ACTION
Enterprise TAB August 12, 2015: HELD to the August 26, 2015 TAB meeting per agreement with the applicant for the applicant to present further documentation in form of photographs of proposed fencing. (Previously heard)

Motion by Dave Chestnut
DENY
Motion passed 5-0

2. **DR-0408-15 – ZAK MAK, LLC, ET AL:**
DESIGN REVIEW for a single family residential development on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action) **09/01/15 PC**
PREVIOUS ACTION
Enterprise TAB July 15, 2015: HELD to the July 29, 2015 TAB meeting with the agreement of the applicant to meet with staff to clarify conditions related to equestrian trail along Cougar alignment and to hold neighborhood meeting to discuss design. (Previously heard)
Enterprise TAB July 29, 2015: HELD to the August 26, 2015 TAB meeting per prior request of the applicant.

HELD per prior request of the applicant to the 9-30-15 TAB & 10-6-15 PC

3. **TM-0122-15 – ZAK MAK, LLC, ET AL:**
TENTATIVE MAP consisting of 65 single family residential lots on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action) **09/01/15 PC**
PREVIOUS ACTION
Enterprise TAB July 15, 2015: HELD to the July 29, 2015 TAB meeting with the agreement of the applicant to meet with staff to clarify conditions related to equestrian trail along Cougar alignment and to hold neighborhood meeting to discuss design. (Previously heard)
Enterprise TAB July 29, 2015: HELD to the August 26, 2015 TAB meeting per prior request of the applicant.

HELD per prior request of the applicant to the 9-30-15 TAB & 10-6-15 PC



Enterprise Town Advisory Board MINUTES

4. **VS-0409-15 – ZAK MAK, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue (alignment), and between Monte Cristo Way (alignment) and Belcastro Street (alignment); and a portion of right-of-way being Cougar Avenue located between Monte Cristo Way and Tenaya Way (alignment) within Enterprise (description on file). SB/gc/ml (For possible action) **09/01/15 PC**

PREVIOUS ACTION

Enterprise TAB July 15, 2015: HELD to the July 29, 2015 TAB meeting with the agreement of the applicant to meet with staff to clarify conditions related to equestrian trail along Cougar alignment and to hold neighborhood meeting to discuss design. (Previously heard)

Enterprise TAB July 29, 2015: HELD to the August 26, 2015 TAB meeting per prior request of the applicant.

HELD per prior request of the applicant to the 9-30-15 TAB & 10-6-15 PC

5. **UC-0475-15 – 215 JONES, LLC, ET AL:**
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing retail center on a portion of 0.5 acres in a C-1 (Local Business) Zone. Generally located on the north side Moberly Avenue, 200 feet east of Jones Boulevard within Enterprise. SS/dg/ml (For possible action) **09/15/15 PC**

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 5-0

6. **VS-0493-15 – CFT LANDS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street (alignment) and between Silverado Ranch Boulevard and Richmar Avenue within Enterprise (description on file). SB/co/ml (For possible action) **09/15/15 PC**

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 5-0

7. **WS-0483-15 – CASANOVA, JAVIER & SHANNON:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a single family lot on 0.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located 285 feet north of Piscadera Beach Avenue and 270 feet east of Southern Highlands Parkway on Vadella Sound Way within Enterprise. SB/rk/ml (For possible action) **09/15/15 PC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 5-0



Enterprise Town Advisory Board MINUTES

8. **WS-0487-15 – CENTURY COMMUNITIES OF NEVADA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced front setback.
DESIGN REVIEW for revised home models in conjunction with an approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of El Capitan Way and the north side of Le Baron Avenue within Enterprise. SB/gc/ml (For possible action) **09/15/15 PC**

Motion by Dave Chestnut

**APPROVE per staff conditions and,
ADD a Current Planning condition:**

- **Reduced setback on not more than two lots on each 25 foot stub street.**

Motion passed 5-0

9. **DR-0489-15 – BLM USA AND CLARK COUNTY PARKS AND RECREATION:**
DESIGN REVIEW for a public park and all associated uses including, but not limited to, soccer fields, basketball courts, restrooms, shade structures, splash pad, playground equipment, and walking trail on a 17.0 acre portion of an 80.3 acre site in a P-F (Public Facility) Zone. Generally located the south side of Starr Hills Avenue and the east side of Decatur Boulevard (alignment) within Enterprise. SB/rk/ml (For possible action) **09/16/15 BCC**

Motion by Cheryl Wilson

**APPROVE per staff conditions and,
CHANGE Current Planning condition bullet #2 to read:**

- **Design review as a public hearing for lighting and signage with more detailed plans, including photometric values and details on lighting fixture, for all on-site lighting.**

Motion passed 5-0

10. **WS-0494-15 – TSLV, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit encroachment into airspace; and **2)** allow a roof sign.
DESIGN REVIEWS for the following: **1)** a proposed restaurant; and **2)** signage for a proposed restaurant in conjunction with an existing shopping center on a portion of 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Sunset Road within Enterprise. SS/jt/ml (For possible action) **09/16/15 BCC**

Motion by Frank Kapriva

**APPROVE per staff conditions
Motion passed 5-0**



Enterprise Town Advisory Board MINUTES

11. **WS-0510-15 – VAG HOLDINGS II, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
WAIVER OF CONDITIONS of a waiver of development standards (WS-0042-13) requiring per revised plans dated 03/20/13.
DESIGN REVIEW for an expansion to a previously approved parking lot on 5.0 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Maule Avenue, 330 feet east of Redwood Street within Enterprise. SS/pb/ml (For possible action) **09/16/15 BCC**
- Motion by Dave Chestnut**
APPROVE per staff conditions
Motion passed 5-0
12. **ZC-0333-15 – CSA DEVELOPMENT, LLC:**
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-D (Suburban Estates Residential) Zone.
DESIGN REVIEW for a single family residential subdivision. Generally located on the northeast corner of Haven Street and Frias Avenue within Enterprise (description on file). SS/al/ml (For possible action) **09/16/15 BCC**
- HELD to 9-9-15 TAB per prior request of the applicant**
13. **TM-0141-15 - LEWIS INVESTMENT COMPANY OF NEVADA, LLC, ET AL:**
TENTATIVE MAP consisting of 53 single family residential lots and common lots on 8.0 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the north side of Serene Avenue (alignment), 540 feet east of Hualapai Way within Enterprise. SB/pb/ml (For possible action) **09/02/15 BCC**
- PREVIOUS ACTION:**
Enterprise TAB August 12, 2015: HELD to the August 26, 2015 TAB meeting per prior request of the applicant. (Not previously heard)
- Motion by Dave Chestnut**
APPROVE per staff conditions
Motion passed 5-0
14. **VS-0467-15 – FERN LILY FAWN, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way and Conquistador Street (alignment) and between Serene Avenue (alignment) and Blue Diamond Road within Enterprise (description on file). SB/pb/ml (For possible action) **09/02/15 BCC**
- PREVIOUS ACTION:**
Enterprise TAB August 12, 2015: HELD to the August 26, 2015 TAB meeting per prior request of the applicant. (Not previously heard)
- Motion by Dave Chestnut**
APPROVE per staff conditions
Motion passed 5-0



Enterprise Town Advisory Board MINUTES

15. **ZC-0466-15 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC, ET AL:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District.
WAIVER OF CONDITIONS of a zone change (ZC-0030-15) and tentative map (TM-0007-15) requiring per revised plans dated March 17, 2015.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finished grade on 8.0 acres. Generally located on the north side of Serene Avenue (alignment), 540 feet east of Hualapai Way within Enterprise (description on file). SB/pb/ml (For possible action) **09/02/15 BCC**
PREVIOUS ACTION:
Enterprise TAB August 12, 2015: HELD to the August 26, 2015 TAB meeting per prior request of the applicant. (Not previously heard)

Motion by Dave Chestnut

**APPROVE per staff conditions and,
ADD Public Works – Development Review condition:**

- **All pole mounted lighting to be fully shielded including street lighting.**

Motion passed 5-0

GENERAL BUSINESS:

1. TAB discuss and take public input regarding suggestions for next funding year budget requests. (For possible action)
See attachment #1.
Revised wording of requests to be submitted at 9-30-15 TAB meeting.
2. TAB to discuss Title 30 standards on accessory structures in residential zones. (For possible action)
See attachment #2.
Motion by Frank Kapriva
Form a sub-committee to study the issue.
The committee members will be: Cheryl Wilson – Chair, Dave Chestnut, J. D. Allen, Edie Krieger.
Motion passed 5-0
3. The Enterprise TAB to determine the number of committee members for the Traffic Sub-Committee and appoint individuals to the Traffic Sub-Committee. (For possible action)
Motion by Frank Kapriva
Reconstitute the sub-committee with the following members:
Dave Chestnut – Chair, Heidi Magee, and one more member to be named.
Motion passed 5-0



Enterprise Town Advisory Board MINUTES

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.

Two residents spoke about the following issues:

- The Buffalo and Wigwam roundabout has had about one-third of the curbing destroyed by construction traffic and equipment.
- Several road signs have been run over by construction vehicles.
- Some of the damage may be intentional by construction equipment operators wanting to go faster through the roundabout and should be investigated.
- Dust and debris in the roadway on Buffalo between Wigwam and Windmill is creating a hazard.
- The right-of-way is being used for unknown construction storage.
- Trenches, for utilities, are being left open for extended periods of time.
- The open trenches, just a couple feet from the roadway or walkway, present a safety hazard for residents and pets using the public right-of-way.
- Construction supervisors, when approached by the residents, seem indifferent to the safety hazards to local residents. Their response is "we are allowed".

NEXT MEETING DATE: September 9, 2015, 6:00 p.m.

ADJOURNMENT:

Motion by Cheryl Wilson
Adjourn 7:55 pm
Motion passed



Enterprise Town Advisory Board MINUTES

ATTACHEMNT #1

Each year the Enterprise Town Advisory Board develops a Capital Budget Request list, which we forward to respective departments for consideration. Updates for 2014/2015 requests are provided.

- Complete the intersection at Jones Blvd and Blue Diamond Rd including Pebble Rd connection to Jones
The design is scheduled to start this FY on the extension of Jones north of Blue Diamond. Pebble will not connect to Jones.
- Connect Cactus Ave from Buffalo Drive to Durango Drive
This project is not funded.
- Complete the Durango Drive intersection south of Blue Diamond Rd.
This will be completed with the Durango project north of Blue Diamond.
- Connect Agate Ave, from any point west of Melrose Park St., to previous Jones Blvd/Oleta Ave intersection with 32 feet of paving. No north/south local roads exists from Jones Blvd to Lindell Rd due to builder requested vacations
We are looking at this connection and will include in our design from Jones- Blue Diamond to Cactus project.
- Decatur built-out to 4 lanes between Warm Springs Rd and Blue Diamond Rd
This project is currently under design. Right of way may need to be acquired.
- Jones built-out to 4 lanes between Blue Diamond Rd and Erie Ave/Shinnecock Hills Ave
This project is scheduled to begin design this FY.
- Durango built-out to 4 lanes between Blue Diamond Rd and Windmill Lane
This project has been under for some time and should go to bid this fall.
- Review and rework the drainage on Camero Ave between Durango Drive and Tomsik St.
Some preliminary investigation of this area has been done but nothing finalized.
- Enterprise Community Center & Enterprise Senior Center
There has been no funding identified for the park projects, but they continue to be included in the Capital Improvement Plan. Unfunded projects for Park District 2 include Silverado Ranch Park Phase II (\$24,475,630) which consists of a 45,000 sf recreation/senior center and renovations of existing park.
- Neighborhood park in the area bounded by Decatur, Silverado Ranch Blvd, Jones Blvd and Blue Diamond
Park District 4 unfunded projects include parks at Cactus and Torrey Pines, Le Baron and Rainbow, Pyle and Jones, Pyle and Lindell among others.
- Community pool
There has been no funding identified
- Continued Mountain's Edge regional park expansion
We currently have under design a new baseball complex as the next expansion of the park.

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



Enterprise Town Advisory Board MINUTES

ATTACHEMNT #2

TAB to discuss Title 30 standards on accessory structures in residential zones.

Refer to:

- Title 30 Table 30.44-1 – Global Use Table
- Title 30 Table 30.56-2A - DESIGN STANDARDS single family residential design standards

The discussion should consider two factors concerning accessory structures: These two factors are not sufficiently related and codependent in the code. A closer relationship between these should be considered.

- Size
- Design



Enterprise Town Advisory Board MINUTES

SIZE

Title 30 Table 30.44-1 states:

4...an accessory building on a single family residential lot shall not exceed ½ the footprint, nor shall the cumulative area of all accessory buildings exceed the footprint of the principal dwelling (principal building footprint does not include overhangs, patio covers, or similar structures).

A straight forward statement. However, in Notes below that, bullet #1, read the following,

- *Conditions #3 and #4 may be waived with an Administrative Minor Deviation application,* negating condition #4 above and rendering this code useless. This state of affairs does not provide reliable basis or guidance for anyone along the land use path to make a clear recommendation.

There should be stated conditions on which the waivers can be used or not used although there do not seem to be specific statements of such conditions in the sited section of the code: Table 30.16-7.

If the conditions in the code consisted of the Table 30.44-1 points 1 -4 alone the code would be clearly defined, and application of the code would be straight forward. But in light of Table 30.44-1 point 5 and Note bullet #1, the size of residential accessory structures is not really conditioned at all. The existing condition that the county land use boards limit the size of a single accessory building on a single family residential lot to no more than ½ the footprint of the principal dwelling and all accessory structures be limited to no more that the size of the principal dwelling with existing design standards is adequate to that size limit *if it were adhered to*.

The issue to be discussed then is: what conditions could be added to code to clarify and regulate requests for waivers of size that specificity all possible application situations and that can be adhered to.

SIZE

Conditions on size for accessory structures to a principal residence:

1. On a residential lot 1 acre or less, in zoning districts R-U, R-A, R-E, R-D, R-D PUD, R-1, R-2, R-T, in no circumstance, no single accessory structure greater than ½ the size of the principal dwelling, and cumulative area of all accessory buildings not to exceed the footprint of the principal dwelling. Not waivable.
2. On a residential lot greater than 1 acre in zoning districts R-U, R-A, R-E, allow a single accessory structure not to exceed % 100 percent of the principal residential dwelling footprint, and cumulative area of all accessory buildings not to exceed % 125 of the footprint of the principal dwelling with special use permit
3. On a residential lot greater than 2 ½ acres in residential zoning districts R-A, R-U (but not R-E) allow a single accessory structure greater than the footprint of the principal dwelling and allow additional accessory structures none being greater than % 10 of the size of the principal dwelling.
4. Strike Note bullet #1 under Table 30.44-1 Accessory Uses and Structures.



Enterprise Town Advisory Board

MINUTES

DESIGN

RE: Title 30 Table 30.56-2A: Design Standards - Single Family Residential Design Standards.

Oddly, accessory structures to single family residences are not specifically mentioned. This is a problem. Refers back to Table 30.44-1 Global Use Table.

Note point #5 of Table 30.44-1:

5. Applicable design standards established in Tables 30.56-2 and 30.56-2A may be waived subject to approval of a special use permit or administrative minor deviation, .

again, rendering any design conditions of the code, Table 30.56-2A, Design Standards, useless.

There needs to be specific design standards, a specific category or heading, for accessory structures to single family residential dwellings. The conditions suggested seek to more closely integrate the two factors size and design within Title 30. Some of these conditions are to deter the use of accessory structures as non-permitted residences. It should be clearly stated that there be no commercial use and no residential use of these accessory structures.

1. For accessory structures $\frac{1}{2}$ the footprint of the principal dwelling or less in all residential zoning districts the current code under Table 30.44-1 Accessory Uses and Structures, conditions 1, 2, 3, &4, is adequate but; strike condition #5, and strike Notes bullet #1.

2. On a residential lot greater than 1 acre in zoning districts R-U, R-A, R-E, where a single accessory structure not to exceed %100 percent of the principal residential dwelling footprint, and cumulative area of all accessory buildings not to exceed %125 of the footprint of the principal dwelling is allowed with special use permit the following design conditions in addition to those in Table 30.44-1 Accessory Uses and Structures - Accessory Uses and Structures and striking condition #5 and Notes bullet #1 apply:

1. The accessory building must be of residential construction and design standards. That is, it must be stick frame and stucco coated and 3/12 minimum roof pitch with tile or shingle roofing.
2. Concrete slab floor.
3. Interior wall surfaces not required to be finished or insulated.
4. No more than one separate space can be less in size than %25 of the building.
5. No more than four separate spaces.
6. No plumbing.
7. Require at least one double wide roll-up access door.
8. Paved surface to vehicular access points. (Dust control)

Continued



Enterprise Town Advisory Board MINUTES



3. On a residential lot greater than 2 ½ acres in residential zoning districts R-A, R-U (but not R-E) where a single accessory structure greater than the footprint of the principal dwelling and additional accessory structures none being greater than % 10 of the size of the principal dwelling are allowed:

If the principal dwelling is within an urban township:

All conditions in Table 30.44-1, striking condition #5 and Notes bullet #1, apply and all suggested above conditions apply.

If the principal dwelling is not within an urban township and is not demonstrated to be an agricultural accessory structure:

Table 30.44-1 as currently written is sufficient; no additional conditions required.

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