



# Enterprise Town Advisory Board MINUTES



Date & Time: October 14, 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 (absent)

Secretary: Edie Krieger

County Officials:  
 County Liaison: Tiffany Hesser  
 Current Planning Staff: Bob Klein

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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 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.

NONE:

**REGULAR BUSINESS:**

1. Approve the Minutes for the meeting held on September 30, 2015. (Requires a vote of the Board.)

**Motion by: Frank Kapriva**

**Approved as submitted:**

**Motion passed: 4-0**



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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.
  3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

The TAB has received requests to hold the following item(s) to date(s) noted:

1. UC-0595-15 – SOUTHERN HILLS BAPTIST CHURCH to 11-12-15 TAB & 12-02-15 BCC meetings

The following zoning application has been withdrawn.

2. UC-0596-15 – SOUTHERN HILLS BAPTIST CHURCH

**Motion by: Frank Kapriva**

**Approve with changed noted above.**

**Motion passed: 4-0**

## ANNOUNCEMENTS

1. Neighborhood meeting:  
October 21, 2015, 5:30 p.m., Windmill Library, Conference Room, 7060 W. Windmill Lane.  
Property located at southeast corner of El Camino Rd. and Pebble Rd.  
Rezone trisected zoned property from M-1, R-E, & H-2 to M-1 on the entire property for the development of a storage yard.  
TAB meeting date: 12/09/15  
PC date: January 5, 2016  
BCC date: February 3, 2016
2. LVMPD Enterprise Area Command Presents: TRUNK or TREAT and Hunted House:  
Location: 6975 W. Windmill Lane  
Time: 6:00 p.m. to 10 p.m.  
Date: Tuesday, October 27.
3. Starr Ave. & I-15 interchange stake-holder design meeting.
  - NDOT presentation on design of the interchange:
  - I-15 will be an overpass over Starr Ave.
  - NDOT project encompasses Starr Ave. from Las Vegas Blvd. to Dean Martin Dr.
  - The City of Henderson will complete Starr Ave. from St. Rose Pkwy to LV BLVD
  - When completed Starr Ave. will connect Valley View Blvd on the west to Executive Airport Dr. on the east.
  - The design is currently 60% complete.
  - 100% design completion is anticipated within 6 months.
  - Public comment will follow design completion.
  - Projected contract bids end of 2016
  - Projected construction start 1st or 2nd quarter of 2017
  - Eighteen months to complete
  - The interchange will have a Yucca theme.
  - Three color pallets were shown to the stakeholders for their comments.

#### BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
SUSAN BRAGER – CHRIS GIUNCHIGLIANI – MARILYN KIRKPATRICK – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager



# Enterprise Town Advisory Board MINUTES

## PRESENTATION

Discussion on trail issues in Enterprise (for discussion).

County staff: Scott Hagen, Mario Bermudez, Ron Gregory.

### STAFF PRESENTATION:

VEGAS VALLEY Past Situation:

- BCC approved/adopted the current map in early 2011 (update from 2007 map)
- Since that time:
  - Valley wide development has increased again
  - More trails have been completed
  - Updates of GIS mapping data
  - Trails Map/Comp Plan Element updates on the horizon

ENTERPRISE AREA

- Equestrian Trails – N/S of Blue Diamond & Western Trails Park
- Equestrian Trailhead near Wigwam and Durango
- Future Southwest Ridge Recreation Area Trail
- On-Street Connectors
- Exploration Peak Hiking Trail
- Mountains Edge Regional Park Path

TRAIL CHALLENGES

- Increasing Development & Trails
  - Development submittals are reviewed for trail issues
  - Interface with developers/engineers/planners regarding trails
  - Provide support to Commissioners/Liaisons for trail issues/questions (BCC – final decision makers)
- Right-of-Way (ROW) issues in RNP Areas
  - Many undeveloped parcels – no ROW dedication or option to purchase
  - Lack of ROW seriously impacts trail implementation
- Funding
  - SNPLMA funding has decreased significantly
  - Other sources of funding – typically inadequate/require matching funds

### TAB CONCERNS:

- No single source for the land owner/public/TAB to find trail easements.
- Staff has been unable to provide accurate trail requirements for land use applications.
- Staff is more concerned on what cannot be done as opposed to making it happen.
- How does a neighborhood develop an internal trail plan, the answer did not provide guidance to the TAB.
- How does TAB know what is to be dedicated as a trail if current BLM land recently acquired by a developer?
- Need to show local roads in the Master Transportation Plan required to complete trail alignments.
- County does not protect local road needed to support public facilities including trails



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## PUBLIC DISCUSSION:

- Questions about width of equestrian trail.
- Complaint that this is too much land to take from a land owner.
- Is there a standard for width dedication?
- The Mountains Edge master plan has an established trail plan with a 30 ft. width.
- Discussion on how the county determines what is to be dedicated as trail.
- Need map showing what is trail segment are dedicated or not and what is required to complete the trail.
- Now: streets alignments not dedicated are not shown or made known to the public or the TAB.
- When does land owner find out if there is an easement?
- Only three trails in the valley have been tracked by the county for use.
- What is to prevent a horse from entering a foot trail from an equestrian trail – or vice versa - when one continues from the other?
- The current horse crossing on arterials is not adequate.
  - Better equestrian crossing need to be built.
  - Significant resistance to better equestrian crossing by public works.

## ZONING AGENDA:

1. **UC-0595-15 – SOUTHERN HILLS BAPTIST CHURCH, ET AL:**  
**USE PERMIT** for a proposed school.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased building height; **2)** alternative landscaping; and **3)** off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).  
**WAIVER OF CONDITIONS** of a use permit (UC-0078-15) requiring per revised plans dated April 21, 2015.  
**DESIGN REVIEW** for a proposed school on a portion of 10.0 acres in an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the south side of Pebble Road (alignment), 300 feet east of Torrey Pines Drive within Enterprise. SB/pb/ml (For possible action) **10/21/15 BCC**  
**PREVIOUS ACTION**  
Enterprise TAB September 30, 2015: HOLD to 10-14-15 TAB meeting for the applicants to consider an alternative exit in case of an emergency. (Previously heard)  
  
**HELD per request of the applicant to the 11-12-15 TAB & 12-02-15 BCC meetings. Previously heard at the October 14 TAB meeting.**
2. **UC-0596-15 – SOUTHERN HILLS BAPTIST CHURCH, ET AL:**  
**USE PERMIT** to modify an approved place of worship.  
**WAIVER OF CONDITIONS** of a use permit (UC-0078-15) requiring per revised plans dated April 21, 2015.  
**DESIGN REVIEW** for modifications to an approved place of worship on a portion of 10.0 acres in an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the south side of Pebble Road (alignment), 300 feet east of Torrey Pines Drive within Enterprise. SB/pb/ml (For possible action) **10/21/15 BCC**



# Enterprise Town Advisory Board MINUTES

## PREVIOUS ACTION

Enterprise TAB September 30, 2015: HOLD to 10-14-15 TAB meeting for the applicants to consider an alternative exit in case of an emergency. (Previously heard)

**WITHDRAWN without prejudice prior to the TAB meeting.**

3. **UC-0703-14 (ET-0079-15) – CENTURY COMMUNITIES OF NEVADA, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence modified residential development standards in conjunction with a single family development.  
**WAIVERS** for the following: 1) allow modified street improvements to Clark County Standard Drawings; and 2) allow early final grading.  
**DESIGN REVIEW** for a single family residential development on 40.0 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone and an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the east side of Fort Apache Road and the south side of Sherwood Greens Drive within Spring Valley and Enterprise. SB/rk/ml (For possible action) **11/03/15 PC**

**Motion by Frank Kapriva**  
**APPROVE per staff conditions**  
**Motion passed 4-0**

4. **VS-0612-15 – CENTURY COMMUNITIES OF NEVADA, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being El Capitan Way located between Mountains Edge Parkway and Cactus Avenue within Enterprise (description on file). SB/co/ml (For possible action) **11/03/15 PC**

**Motion by Dave Chestnut**  
**APPROVE per staff conditions**  
**Motion passed 4-0**

5. **VS-0628-15 – KCG LIVING TRUST:**  
**VACATE AND ABANDON** a portion of right-of-way being Hinson Street located between Ford Avenue and Torino Avenue within Enterprise (description on file). SB/co/ml (For possible action) **11/03/15 PC**

**Motion by Dave Chestnut**  
**DENY**  
**Motion passed 4-0**

6. **VS-0634-15 – LV JEFFREYS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jeffreys Street and Spencer Street, and between Dave Street and St. Rose Parkway within Enterprise (description on file). SS/co/ml (For possible action) **11/03/15 PC**

**Motion by Dave Chestnut**  
**APPROVE per staff conditions**  
**Motion passed 4-0**



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7. **WS-0633-15 – LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with an approved single family residential development.  
**DESIGN REVIEW** for additional single family residential home models in conjunction with an approved single family residential development on 20.1 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the southeast corner of Blue Diamond Road and Park Street within Enterprise. SB/al/ml (For possible action) **11/03/15 PC**

**Motion by Frank Kapriva**

**APPROVE** per staff “if approved” conditions *per plans presented*.

(Note to correct one APN: 037 should be 034.)

**Motion passed 4-0**

8. **WS-0637-15 – CULPEPPER, DONNIS & STELLA FAMILY TRUST:**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased wall height in conjunction with an approved single family residential development on 5.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Neal Avenue and Turf Center Drive within Enterprise. SB/mk/ml (For possible action) **11/03/15 PC**

**Motion by Frank Kapriva**

**APPROVE** per staff conditions

**Motion passed 4-0**

9. **DR-0643-15 – PANTHERS INVESTMENTS, LLC:**  
**DESIGN REVIEWS** for the following: **1)** proposed canopy; **2)** proposed site lighting; and **3)** proposed signage in conjunction with an approved commercial development on 2.3 acres in a C-1 (Local Business) Zone. Generally located on the west side of Dean Martin Drive and the north side of Cactus Avenue within Enterprise. SB/pb/ml (For possible action) **11/04/15 BCC**

**Motion by Dave Chestnut**

**APPROVE** per staff conditions

**Motion passed 4-0**

10. **WS-0639-15 – D.R. HORTON, INC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced front setback; and **2)** off-site improvements (streetlights, curb, gutter, sidewalk, and partial paving).  
**WAIVER OF CONDITIONS** of a zone change and tentative map (ZC-0061-15 and TM-0017-15) requiring full off-site improvements in conjunction with an approved single family residential development on 7.4 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Starr Avenue and the west side of La Cienega Street within Enterprise. SS/gc/ml (For possible action) **11/04/15 BCC**

**Motion by Dave Chestnut**

**APPROVE** per staff "if approved" conditions and,  
**Recommend that a fourth model be added to the mix**

**Motion passed 4-0**



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11. **WS-0321-13 (ET-0069-15) – RYANIK LAS VEGAS HOLDING, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to commence waiving off-site improvements along Erie Avenue and Bermuda Road in conjunction with a single family residential development on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Erie Avenue and the west side Bermuda Road within Enterprise. SS/co/ml (For possible action) **10/21/15 BCC**

**PREVIOUS ACTION**

Enterprise TAB September 30, 2015: HOLD to the October 14, 2015 TAB meeting: the applicant did not appear. (Not previously heard)

(The applicant did not appear for 2<sup>nd</sup> time.)

**Motion by Dave Chestnut**

**Recommend that the BCC HOLD this application at their October 21 meeting and return to the TAB at the October 28, 2015 meeting**

**Motion passed 4-0**

**GENERAL BUSINESS:**

Approval of 2016 TAB calendar. (For possible action.)

**Motion by Dave Chestnut**

**APPROVE draft calendar submitted by the county.**

**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.

1. TAB member requests a general business item on the next TAB agenda for the selection of third member to the Traffic Committee.
2. TAB member requests a general business item on the next TAB agenda for an update and discussion of the Community Plan Work Group.

**NEXT MEETING DATE:** October 28, 2015, 6:00 p.m.

**ADJOURNMENT:**

**Motion by Cheryl Wilson**

**Adjourn 7:50p.m.**

**Motion passed 4-0**