



Enterprise Town Advisory Board MINUTES



Date: May 26, 2010
Location: Enterprise Library, 25 E. Shelbourne Avenue
Time: 6:30 p.m.

Board Members: David Chestnut – Chair Frank J. Kapriva – Vice Chair
Jason Andoscia J. Dapper Rocky Brandonisio

County Officials present:
Nancy Lipski, Director, Comprehensive Planning
Bruce Sillitoe, Parks and Trails, Planning Manager
Joe McColluch, Major Projects

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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 Dave Chestnut

OPENING: The Pledge of Allegiance was led by Dave Chestnut

REGULAR BUSINESS:

1. Approve the Agenda with any corrections, deletions or changes.
Approved 5-0 with the following changes:
Regular Business item #4 will be heard before #3
2. Approve the Minutes for the meeting held on May 12, 2010
Approved as published 5-0
3. Review, discuss and make recommendations as necessary on the Title 30 interpretation that allows C-2 uses in the H-2 Zone District.

A presentation was made by Nancy Lipski, Director Comprehensive Planning on Title 30 interpretations. The shopping center use permit interpretation was the example used to show how the process works.

Several points were made concerning interpretations and the H-2 zone district.

- **What is permitted in the underlying zoning district is what is permitted in the shopping center.**
- **The only way it is permitted is to meet the requirements of the underlying zoning district.**
- **Every use has to meet the requirements of the underlying zoning district.**
- **Staff write-ups should say why they are recommending approval.**
- **Staff must provide justification from code.**
- **There really is no interpretation: what is permitted is permitted; what is not is not.**

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- For any use not permitted an applicant has recourse to file for a zone change or text amendment and/or for a use permit or special use permit.
- Taverns in H-2 zone must be within 600' of the intersection of two state roads.

When an interpretation is used by the staff it should be indicated in the staff agenda sheet to alert the TAB and the public to its use. No action was required by the TAB.

4. Discuss and make recommendations as required the Site Plan for a Public Park and Associated Uses in Mountain's Edge Master Planned Community.

Chris Dingell presented the latest Mountain's Edge, Nathaniel Jones Park site plan. This plan has considered over 1000 Mountain's Edge resident park surveys. A committee with representatives from Focus, Mountain Edge Master HOA Parks Committee and County Staff has significantly advanced the park plan from the plan presented in September.

Several questions were raised about who would construct and maintain the park. Also, several inconsistencies were pointed out between the proposed Mountain's Edge master agreement and the park design review before the Board of County Commissioners. The TAB was not able to render a recommendation on DR-0213-10 because it was not placed on the TAB agenda.

BEGINNING PUBLIC COMMENTS AND DISCUSSION: No action 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.

NONE

ZONING AGENDA:

ATTACHMENT H - Holdover items

H-1. **UC-0737-09 – DEBREMIHRET SAINT MICHAEL CHURCH LAS VEGAS:**
USE PERMITS for the following: 1) allow a place of worship; and 2) reduced rear yard setback.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced throat depth; 2) allow non-decorative walls where decorative walls are required; 3) allow a development to access a residential local street; 4) reduce the setback to a street for a sign; and 5) reduce the setback to a property line for a sign.
DESIGN REVIEWS for the following: 1) a place of worship; and 2) a freestanding sign on 1.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Robindale Road and the east side of Ullom Drive within Enterprise. SS/mc/dr

Approved 5 -0, USE PERMIT #1, allow a place of worship

Deny 5 – 0, USE PERMIT #2, Reduce the rear yard setback for a place of worship to 14 feet where 30 feet is required (a 60% reduction)

Approved 5 -0, WAIVERS OF DEVELOPMENT STANDARDS #1, reduced throat depth;

Approved 5 -0, WAIVERS OF DEVELOPMENT STANDARDS #2, allow non-decorative walls where decorative walls are required;

Deny 5 – 0, WAIVERS OF DEVELOPMENT STANDARDS #3, allow a development to access

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a residential local street;

Deny 5 – 0, WAIVERS OF DEVELOPMENT STANDARDS #4, Reduce the setback to a street for a sign;

Deny 5 – 0, WAIVERS OF DEVELOPMENT STANDARDS #5, Reduce the setback to a property line for a sign.

Deny 5 – 0, DESIGN REVIEW #1, A place of worship

Deny 5 – 0, DESIGN REVIEW #2), A freestanding sign

Change 5 – 0, Current Planning bullet #1 to read: Perimeter walls to be finished with stucco on the place of worship side of the wall.

Change 5 – 0, Civil Engineering bullet # 1 to read: Construct full off-sites except street lighting on Ullom Drive.

Add 5 – 0, conditions to Current Planning conditions:

- 2 Year review as a public hearing
- Any fill over 18 inches requires a equal reduction in building height
- One internally lit monument sign
- No amplified sound outside.
- Significant changes to the DESIGN REVIEW require a public hearing
- No Outside activities.
- Comply with Clark County residential noise standards
- Exterior Lighting conditioned as follows:
 - All lighting to be low level with any light source to be shielded with "full cut-off" fixtures (light lens not visible)
 - Floodlights, spotlights, or any other similar lighting shall not be permitted to illuminate buildings adjacent or abutting residential.
 - No wall signage on any building elevation facing residential,
 - All parking lot lighting to use motions sensors and timers.
 - Ballard type lighting to be use.
 - The applicant provided a lighting analysis showing that little or no site lighting from the place of worship will be visible from the adjacent/abutting residential uses.

ATTACHMENT A

06/15/10 PC

1. **UC-0195-10 – RAINBOW ROBINDALE CTR USA, LLC:**

USE PERMITS for the following: **1)** a convenience store; **2)** reduced residential separation from a convenience store; **3)** reduced street setback from a convenience store; and **4)** on-premise consumption of alcohol (service bar) with a restaurant.

DESIGN REVIEW for a restaurant with a service bar and convenience store in conjunction with an existing shopping center on 1.8 acres in a C-1 (Local Business) Zone. Generally located on the southwest

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corner of Rainbow Boulevard and Robindale Road within Enterprise. SS/tc/dr

DENY 4-0, (Kapriya abstained) Use Permit #1, Allow a convenience store in a C-1 zone.

DENY 4-0, (Kapriya abstained) Use Permit #2, Reduce the separation to a proposed convenience store from a residential development to 132 feet where a 200 foot separation is the standard (a 34% reduction).

DENY 4-0, (Kapriya abstained) Use Permit #3, Reduce the setback from a convenience store to a section line street to 13 feet where a 30 foot setback is the standard (a 57% reduction).

APPROVED 4-0, (Kapriya abstained) Use Permit #4, Allow on-premise consumption of alcohol (service bar) in conjunction with a restaurant.

DENY 4-0, (Kapriya abstained) the Design Review for a convenience store.

APPROVED 4-0, (Kapriya abstained) the Design Review for a restaurant with a service bar.

2. **VC-0177-10 – ULEVICH, LYNNE B. & ALBERTO, SANTANTONIO:**

VARIANCE to reduce the rear setback in conjunction with a trellis addition off an existing patio on 0.3 acres in an R-2 (Medium Density Residential) P-C (Planned Community) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Villa Rafael Drive, 200 feet east of San Madera Place within Enterprise. SB/rk/dr

APPROVED 5-0, per Staff conditions

ENDING PUBLIC COMMENTS AND DISCUSSION: No action 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.

NONE

NEXT MEETING DATE

**June 9, 2010, 6:30 p.m.
Enterprise Library
25 E. Shelbourne Avenue Las Vegas Blvd. South**

ADJOURNMENT: 8:20 pm

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