



Enterprise Town Advisory Board MINUTES

Date: July 28, 2010
Location: Enterprise Library, 25 E. Shelbourne Avenue
Time: 6:00 p.m.

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

County Officials:
County Liaison: Tiffany Hesser
Current Planning Staff: Dionisio Gordonio

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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 3-0 with the following changes:

Companion items that will be heard together:

- H-1. UC-0275-10 – DONAL SERIES 3, LLC, ET AL: PC 3 Aug 2010
- H-2. VS-0276-10 – DONAL SERIES 3, LLC, ET AL: PC 3 Aug 2010

- 5. VS-0300-10 - WILLIAM LYON HOMES. INC:
- 9. WS-0299-10 - WILLIAM LYON HOMES, INC:

- 6. VS-0311-10 - KB HOME LV TALAVERA. LLC:
- 10. WS-0313-10 - KB HOME LV TALA VERA. LLC:

- 7. VS-0318-10 - PN II. LLC:
- 11. WS-0319-10 - PN II, INC:

2. Approve the Minutes for the meeting held on July 14, 2010
APPROVED 3-0 as corrected.

3. On behalf of NDOT, a representative from the Louis Berger Group, Inc. will present a 2- to 5-minute overview of the proposed I-15/Cactus Avenue Interchange project and to extend an invitation to the upcoming August 12th public meeting.

**Thursday, Aug. 12, 2010, 4 p.m. - 7 p.m.
Southern Highlands Preparatory School, gymnasium,
11500 Southern Highlands Pkwy, Las Vegas, NV.**

COMMISSIONERS
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VIRGINIA VALENTINE, County Manager



Enterprise Town Advisory Board MINUTES

4. Discuss and authorize the TAB chair to write a letter in support of an ordinance to amend Title 8.20.020.081 for a new liquor license category, Neighborhood Grocery Market, and to amend section 8.20.020.265 to allow a Neighborhood Grocery Market to be eligible for a Package Beer, Wine. The ordinance was introduced and scheduled for a public hearing on August 17, 2010. The BCC has directed a working group be formed to review this ordinance and several others.

The Title 8 working Group met on July 13, 2010. The group has representatives from the casinos, NV Resort Association, TAB, County staff and several law firms. The discussion covered how the current Title 8 can be modified. The neighborhood market is viewed a solution for the small business owner does not fit into the convenience store land use category. The group agreed that the neighborhood market be restricted to the C-1 and C-2 zone district. The next working meeting is August 10, 2010.

TABLED until August 11, 2010 TAB meeting. Approved 3-0.

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.

The TAB is looking for a representative and alternate to the Community Development Advisory Committee (CDAC). The TAB nominees must be submitted by August 25, 2010. The TAB will make their selection at the August 11, 2010 meeting to meet this deadline.

A1 Organics Nevada Organic Recycling Blue Diamond/Jones will hold a neighborhood meeting on Thursday, August 5, 2010 at 6:30pm at Desert Breeze Community Center, 8275 Spring Mountain Rd. Call 702-448-4405 for information.

ZONING AGENDA:

ATTACHMENT H

H-1 UC-0275-10 – DONAL SERIES 3, LLC, ET AL:

USE PERMITS for the following: 1) a communication tower; and 2) increase the height of a communication tower on a portion of 5.0 acres in an R-E (Rural Estates Residential) Zone.

DESIGN REVIEW for a communication tower with associated equipment. Generally located on the north side of Cactus Avenue, 1,400 feet east of Durango Drive within Enterprise. SB/al/ed

APPROVED 3-0 per Current Planning conditions

H-2 VS-0276-10 – DONAL SERIES 3, LLC, ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Green Ridge Avenue (alignment), and between Cimarron Road (alignment) and Durango Drive in an R-E (Rural Estates Residential) Zone within Enterprise (description on file). SB/al/ed

APPROVED 3-0 per Staff conditions

H-3 ZC-0238-10 – DIAMOND PLACID, LLC:

ZONE CHANGE to reclassify 2.3 acres from C-1 (Local Business) Zone and C-1 (Local Business) (AE-60) Zone to M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone for an office/warehouse building with accessory outside storage.

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WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the required setback for a trash enclosure; and 2) eliminate the required landscape buffer adjacent to a residential use.

DESIGN REVIEW for an office/warehouse with accessory outside storage. Generally located on the west side of Placid Street, 230 feet south of George Crockett Road within Enterprise (description on file). SS/tc/dr

APPROVED 3-0 per Staff recommendations and conditions:

Applicant withdraws Waiver of Development Standards 2a

Add Current Planning conditions:

- Any significant changes to the Design Review require a Public Hearing
- An intense landscape buffer on the west boundary

ATTACHMENT A

08/17/10 PC

1. **VS-0755-06 (ET-0105-10) - WARMINGTON BLUE DIAMOND ASSOCIATES, LP:**
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Buffalo Drive and Pioneer Way, and portions of rights-of-way being Oleta Avenue located between Buffalo Drive and Pioneer Way, and Jerlyn Street located between Agate Avenue and Blue Diamond Road in a U-V (Urban Village – Mixed Use) Zone and an H-2 (General Highway Frontage) Zone in the MUD-4 Overlay District within Enterprise (description on file). SS/mc/ed

APPROVED 3-0 per Staff conditions

2. **VS-0471-08 (ET-0106-10) – MIKE-SAB #2 NEVADA, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located on the southeast corner of Haven Street and Bruner Avenue in a C-1 (Local Business) Zone in the MUD-2 Overlay District within Enterprise (description on file). SS/jt/ed

APPROVED 3-0 per Staff conditions

3. **UC-0307-10 – EMPRESS GROUP, LLC:**
USE PERMIT for a dog kennel in conjunction with an existing shopping center.
DESIGN REVIEW for an outside dog run/play yard in conjunction with a proposed kennel on a portion of 5.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Bermuda Road, 370 feet south of Silverado Ranch Boulevard within Enterprise. SS/tc/ed

APPROVED 3-0 per Current Planning conditions and:

CHANGE Current Planning bullet #1 to: 1 year to commence and public review

ADD Current Planning bullet: Outside dog run limited 6:00 am to 7:00 pm

4. **UC-0316-10 – AG/LH MONTEREY RANCH OWNER, LLC:**
USE PERMIT for modified residential development standards in conjunction with a detached residential development on an approximate 77.0 acre site in an RUD (Residential Urban Density) Zone and an R-3 (Multiple Family Residential) Zone both within a P-C (Planned Community Overlay District) Zone in the

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Enterprise Town Advisory Board MINUTES

Mountain’s Edge Master Planned Community. Generally located on the east side of Buffalo Drive and the north side Erie Avenue within Enterprise. SB/rk/ed

APPROVED 3-0 per Major Projects conditions

- 5. **VS-0300-10 – WILLIAM LYON HOMES, INC:**
VACATE AND ABANDON a portion of right-of-way being Irvin Avenue between Tenaya Way (alignment) and Montessouri Street (alignment); and a portion of right-of-way being Tenaya Way between Erie Avenue and Irvin Avenue (alignment) in an RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone in the Mountain’s Edge Master Planned Community within Enterprise (description on file). SB/rk/ed

APPROVED 3-0 per Staff conditions

- 6. **VS-0311-10 – KB HOME LV TALAVERA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Tenaya Way (alignment), and between Levi Avenue and Cactus Avenue in an RUD (Residential Urban Density) Zone and an R-3 (Multiple Family Residential) Zone, both within a P-C (Planned Community Overlay District) Zone in the Mountain’s Edge Master Planned Community within Enterprise (description on file). SB/rk/ed

APPROVED 3-0 per Staff conditions

- 7. **VS-0318-10 – PN II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessouri Street and between Rush Avenue (alignment) and Mountains Edge Parkway in an RUD (Residential Urban Density), P-C (Planned Community Overlay District) Zone in the Mountain’s Edge Master Planned Community within Enterprise (description on file). SB/rk/ed

APPROVED 3-0 per Staff conditions

- 8. **WS-0295-10 – GLOBAL TRUCK WASH BLUE DIAMOND, LLC, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to allow automobile detailing outside a permanent enclosed building.
DESIGN REVIEW for a proposed permanent canopy structure in conjunction with an existing truck wash facility on 1.1 acres in an M-D (Designed Manufacturing) (AE-60) (AE-65) Zone in the MUD-2 Overlay District. Generally located on the east side of Valley View Boulevard, 580 feet north of Blue Diamond Road within Enterprise. SS/tc/ed

APPROVED 3-0 per Current Planning conditions

ADD Current Planning bullet to read:

1 year to complete and review

- 9. **WS-0299-10 – WILLIAM LYON HOMES, INC:**
WAIVER OF DEVELOPMENT STANDARDS for early grading in conjunction with a single family subdivision on 25.1 acres in an RUD (Residential Urban Density) P-C (Planned Community Overlay

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District) Zone in the Mountain’s Edge Master Planned Community. Generally located on the north side of Erie Avenue and the east side of Tenaya Way (alignment) within Enterprise. SB/rk/ed

APPROVED 3-0 per Staff conditions

- 10. **WS-0313-10 – KB HOME LV TALAVERA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit early grading; and **2)** allow an accessory structure (perimeter wall) prior to the principal use in conjunction with a single family subdivision on 45.7 acres in an RUD (Residential Urban Density) Zone and an R-3 (Multiple Family Residential) Zone, both within a P-C (Planned Community Overlay District) Zone in the Mountain’s Edge Master Planned Community. Generally located on the northwest corner of Rainbow Boulevard and Levi Avenue within Enterprise. SB/rk/ed

APPROVED 3-0 per Staff conditions

- 11. **WS-0319-10 – PN II, INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced front setback to a garage; **2)** modified street width; **3)** increased wall height; **4)** reduced street off-sets; and **5)** modify required street improvements in accordance to the County’s Uniform Standard Drawings on 34.6 acres in an RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community. Generally located on the west side of Rainbow Boulevard, 330 feet south of Mountains Edge Parkway within Enterprise. SB/rk/ed

APPROVED 3-0 per Major Projects conditions

08/18/10 BCC

- 12. **UC-0726-06 (ET-0109-10) – STARDUST TOWERS, LLC:**
USE PERMITS SECOND EXTENSION OF TIME to commence the following: **1)** resort condominiums; and **2)** increased building height.
DESIGN REVIEW for a resort condominium complex with associated accessory uses on 4.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 300 feet north of Pebble Road within Enterprise. SS/mk/ed

APPROVED 3-0 per Current Planning conditions

- 13. **VS-0347-10 – PYLE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Haven Street and Giles Street and a portion of right-of-way being Haleh Avenue located between Haven Street and Giles Street in an H-1 (Limited Resort and Apartment) Zone in the MUD-4 Overlay District within Enterprise (description on file). SS/mk/ed

APPROVED 3-0 per updated Current Planning conditions

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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.

A resident commented on the hazards of roll curb. When the driveway slopes upwards after the roll curb, some vehicles will bottom out entering the driveway. The resident wanted to know who to at the County they could talk to.

ADJOURNMENT: 8:02 pm

NEXT MEETING DATE

**August 11, 2010 6:00 p.m.,
Enterprise Library,
25 E. Shelbourne Avenue
Las Vegas Blvd. South**

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