



# Enterprise Town Advisory Board MINUTES

Date: January 26, 2011  
Location: Enterprise Library, 25 E. Shelbourne Avenue @ Las Vegas Blvd. South  
Time: 6:00 p.m.

Board Members: Jason Andoscia – Chair Frank J. Kapriva - Vice-Chair  
David Chestnut Laura Ring Cheryl Wilson

County Officials:  
County Liaison: Tiffany Hesser  
Current Planning Staff: Bob Klein  
Comprehensive Planning: Kevin Smedley

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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 Jason Andoscia

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Jason Andoscia

**INTRODUCTION OF COUNTY STAFF:** Noted above

## **PROCEDURES & CONDUCT**

1. Conformance with the 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. Protocol before the Board:

## **REGULAR BUSINESS;**

1. Approve the Agenda with any corrections, deletions or changes.

**APPROVED as amended 5-0**

2. Approve the Minutes for the meeting held on January 12, 2011

**APPROVED as submitted 5-0**

3. Discuss and make recommendations as required on AG-0967-10

AG-0049-11 is on the BCC agenda for February 2, 2011. This item contains a summary of the developers' positions on engineering studies as part of the planning and zoning submittal developed at a January 7 2011, meeting with Comprehensive Planning. The item also states that neighborhood groups have met with Comprehensive Planning, but their positions were not included. The TAB believes that both points of view should be documented in this item prior to TAB making a recommendation on the matter.

1. **AUTHORIZED** the chair to write a letter to the BCC requesting additional review and discussion of this item.
2. **TABLED** to the February 9, 2011 meeting at which time it may be moot or be acted upon by the TAB.  
**APPROVED: 5-0**

4. Review and discuss Enterprise TAB bylaws.

The bylaws were distributed with the suggested changes highlighted. This discussion will occur at the next TAB meeting.



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**TABLED until February 9, 2011: 5-0**

**ANNOUNCEMENTS:**

NV Energy is holding a public open house regarding the Warm Springs & I-15 Transmission Line at the Enterprise Library, 25 E. Shelbourne Ave. February 8, 2011, 4:30 p.m. - 6:30 p.m. Info: 702-402-2620.

**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.

There will be a 2<sup>nd</sup> open house regarding the Blue Diamond mesa concept plan: Thursday, January 17, 2011, 4 – 7 p.m. at the West Career and Technical Academy, 11945 West Charleston.

**ZONING AGENDA:**

**HOLDOVER/RETURNED Applications**

H-1 **NZC-0982-04 (ET-0164-10) - HURLEY, STEVEN & DONNA:**  
**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 2.0 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a plant nursery.  
**USE PERMIT** for outside storage for a plant nursery to be located in front of the building. Generally located on the north side of Gomer Road, 300 feet east of Fort Apache Road within Enterprise (description on file). SB/pb/xx

**APPROVED 5-0 per staff conditions**

H-2 **VS-0577-10 – KAROUM, SAMIR J.:**  
**VACATE AND ABANDON** a portion of right-of-way being Chartan Avenue located between Bermuda Road and Fairfield Avenue (alignment) in an R-E (Rural Estates Residential) (RNP-I) Zone within Enterprise (description on file). SS/al/xx

**APPROVED 5-0 per Current Planning “If approved” and Public Works conditions**

**ATTACHMENT A**

**02/15/11 PC**

1. **CP-1154-10:** That the Enterprise Town Advisory Board accepts public comments for a potential Amendment to the Transportation Element of the Comprehensive Plan that could reduce the width of Pebble Road from 100 feet to 60 feet between Rainbow Boulevard and Durango Drive (2 miles), then forward a recommendation to the Clark County Planning Commission.

**APPROVED 5-0 to recommend a reduction of Pebble Road to sixty feet between South Lisa Lane on the west and Roseanna Street on the east.**

**The board cited the following reasons for their recommendation:**

- 1. The area is a viable, developing RNP;**
- 2. Residents of the neighborhood are in favor of the reduction.**
- 3. Pebble Road bisects county horse trails;**
- 4. Rural road standards are in character with the rural neighborhood;**



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5. **Need to protect the established rural neighborhood;**
6. **An active developer of residential housing in the area also requests the width reduction;**

2. **WS-0620-10 – MORLEY, COREY & SALLY:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with a proposed 8 lot single family residential subdivision on 1.0 acre in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Levi Avenue and the west side of Charismatic Court within Enterprise. SB/mc/ml

**HELD by the applicant to February 9, 2011**

**02/16/11 BCC**

3. **UC-0287-09 (ET-0217-10) – PETERSEN SOUTH DEVELOPMENT, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** to review outside storage to be stacked above the height of the screen wall in conjunction with an existing storage yard on 4.6 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Duneville Street, 300 feet north of Mesa Verde Lane within Enterprise. SS/co/ml

**The applicant did not appear:**

**HELD until such time that the applicant may reschedule and appear before the TAB: 5-0**

4. **VS-1025-08 (ET-0198-10) – HARMONY 19, LLC; ET AL:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Huntington Cove Parkway and Ford Avenue, and between Fort Apache Road and Grand Canyon Drive, and a portion of right-of-way being Wigwam Avenue located between Fort Apache Road and Grand Canyon Drive in an R-3 (Multiple Family Residential) Zone, R-4 (Multiple Family Residential - High Density) Zone, and a C-2 (General Commercial) all in a P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community within Spring Valley and Enterprise (description on file). SB/rk/ed

**APPROVED 3-2 per staff conditions (Chestnut & Kaprivaya)**

5. **ZC-1313-02 (ET-0222-10) – NEVADA STATE BANK:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 39.2 acres from R-E (Rural Estates Residential) Zone to C-P (Office & Professional) P-C (Planned Community Overlay District) Zone and C-2 (General Commercial) P-C (Planned Community Overlay District) Zone for a commercial development in the Mountain's Edge Master Planned Community. Generally located on the west side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise (description on file). SB/rk/ml

**APPROVED 5-0 per staff conditions with the following recommendations:**

1. The zone change be made permanent with no Resolution of Intent
2. The properties on the applicant's exhibit in pink to be zoned CP;
3. The properties on the applicant's exhibit in yellow to be zoned C2;

Note: The applicant and Comprehensive Planning will assign zone districts to specific APN represented



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based on the applicant's exhibit.

6. **ZC-1313-02 (ET-0224-10) – OPAQUE LAND DEVELOPMENT, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone for future commercial development in the Mountain's Edge Master Planned Community. Generally located on the northeast corner of Rainbow Boulevard and Erie Avenue within Enterprise (description on file). SB/rk/ml

**APPROVED 5-0 per staff conditions with the following recommendations:**  
**No Resolution of Intent;**  
**Staff directed to make the zoning permanent.**

7. **ZC-0865-04 (ET-0225-10) – MOUNTAIN'S EDGE, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.3 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone for a single family residential development in the Mountain's Edge Master Planned Community. Generally located on the north side of Mountains Edge Parkway, 330 feet east of Rumrill Street within Enterprise (description on file). SB/rk/ml

**APPROVED 5-0 per staff conditions with the following recommendations:**  
**No Resolution of Intent;**  
**Staff directed to make the zoning permanent.**

8. **UC-0623-10 – TURNBERRY CENTRA SUB, LLC:**  
**USE PERMITS** for the following: **1)** a convenience store; **2)** packaged beer and wine sales; and **3)** packaged liquor sales in conjunction with an existing regional shopping center (Town Square) on 93.1 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/mk/ml

**APPROVED 5-0 per Current Planning 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.

1. A board member suggested that The Board of County Commissioners review how land use applications are processed for applicants that owe back taxes. Given the severe financial status of the county, the county needs to collect all the taxes that are owed to the county. Allowing taxes to remain unpaid is not fair to the residents and business that pay their taxes.
2. The presenter of item number 4 on the zoning agenda commented that if permits were not granted because back taxes were owed applicants in such situations would not be able to proceed and would not thereby be able to generate revenue to pay back taxes.

**NEXT MEETING DATE:** February 9, 2011 6:00 p.m.

**ADJOURNMENT:** 7:30 p.m.