



## V. Informational Items

### 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)

- Applications are available until November 15, 2020 for appointments by the Clark County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year (2-year) term beginning January 2021.

- **Clark County Public Works presentation on Duck Creek Wash project (for Discussion)**

Improve storm water flow with the construction of concrete-lined channel and/or reinforced concrete box storm drain from Bermuda Road to Las Vegas Boulevard. It is anticipated that completion of this project will remove surrounding homes from the FEMA 100-year Special Flood Hazard Area Flood Zone and alleviate flooding problems during heavy rainfall events.

**Proposed Improvements Include:**

- Concrete transition structures to existing facilities at Bermuda Road and Las Vegas Boulevard.
- Reinforced concrete channel lining and/or reinforced concrete box storm drain.
- Storm drain laterals and drop inlets.
- **Status:** In Pre - Design - Anticipated Construction 1st Quarter 2022.
- **Project Needs:**
  - Right-of-way acquisition
  - Utility relocations: water, sewer, gas and telcom.
- **Public Outreach:**
  - Project Engineer, Ryan Belsick, P.E. Phone: 455-6140
  - Email: InTheWorks@ClarkCountyNV.gov (Project name in Subject line)

- **Clark County Master Plan Starting to Take Shape**

A preliminary framework for Clark County's new Master Plan is now available for review. Building on what we have heard from the community to date, this document outlines six core values as a vision for Clark County's future. In conjunction with the goals and goals and initial policy directions that support them, the core values establish a basic direction for the Master Plan. Over the coming months, these ideas will be refined and expanded upon based on additional input from Clark County residents and stakeholders.

### Second Online Input Opportunity

The second of five major input opportunities planned as part of the Transform Clark County process is an [online survey](#) and focuses on the Preliminary Plan Framework. This input opportunity is intended as an opportunity to "check-in" with stakeholders and the community on three key questions: Have we heard you correctly? Are we on the right track? Are we missing anything?

VI. Planning & Zoning

1. **VS-20-0367-WALSH, JOSEPH P. & ROSELYN M.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rush Avenue (alignment) and Cactus Avenue, and between Cameron Street (alignment) and Decatur Boulevard within Enterprise (description on file). JJ/bb/jd (For possible action) **10/20/20 PC**

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

2. **VS-20-0375-PARSONS FAMILY REVOCABLE LIVING TRUST & PARSONS GARY & DEANNA F. TRS:**  
**VACATE AND ABANDON** a portion of right-of-way being Gagnier Boulevard located between Shelbourne Avenue (alignment) and Camaro Avenue within Enterprise (description on file). JJ/nr/jd (For possible action) **10/20/20 PC**

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

3. **VS-20-0382-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** a portion of a right-of-way being Lindell Road located between Roy Horn Way and Badura Avenue, a portion of a right-of-way being Badura Avenue located between Lindell Road and Edmond Street, a portion of a right-of-way being Edmond Street located between Badura Avenue and Roy Horn Way, and a portion of a right-of-way being Roy Horn Way located between Edmond Street and Lindell Road within Enterprise (description on file). MN/lm/jd (For possible action) **10/20/20 PC**

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

4. **WS-20-0359-HCE DECATUR, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** to reduce landscaping; **2)** allow attached sidewalk; and **3)** reduce driveway geometrics.  
**DESIGN REVIEW** for an office building on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the southwest corner of Shelbourne Avenue and Decatur Boulevard within Enterprise. JJ/sd/jd (For possible action) **10/20/20 PC**

Motion by Jenna Waltho  
Action: **APPROVE** applicant request HOLD to the Enterprise TAB meeting on October 14, 2020 to consider revised plans.  
Motion **PASSED** (4-0) /Unanimous

5. **ET-20-400098 (DR-18-0491) -WILLIAM LYON HOMES INC:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** to commence the following: **1)** a single family residential development; and **2)** increased finished grade on 2.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise. MN/jgh/jd (For possible action) **10/21/20 BCC**

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

VII. General Business:

1. Receive update on Master Plan and Development Code Rewrite from Enterprise TAB representative Dave Chestnut (for discussion).

The TAB discussed the handout regarding Rural Low Residential and **DIRECTED** Dave Chestnut to focus the submission on suggested goal and policy changes since the workgroup does not seem to be working on the code re-write yet.

VIII. Public Comment:

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- None

IX. Next Meeting Date

The next regular meeting will be October 14, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho  
**ADJOURN** meeting at 7:05 p.m.  
Motion **PASSED** (4-0) /Unanimous



# Enterprise Town Advisory Board

To: TransformClarkCounty@ClarkCountyNV.gov:

## **ENTERPRISE TAB RURAL LOW RESIDENTIAL POLICY RECOMMENDATIONS**

As of October 6, 2020.

The Rural Low Residential goals and policies must be better defined to distinguish RNP-1 uses from large lot uses outside the RNP overlay. The goals and policies developed must be consistent with the NRS and set the code standards.

The Rural Low Residential land use, ½ acre and larger, has evolved over the last decade in the Enterprise, Spring Valley and Lone Mountain Land Use Plans. At first, it covered land in the RNP overlay where rural character preservation is required. It was then expanded to include large lot development outside the RNP where rural character preservation is not required.

### **HISTORY**

- Residents were told by the County staff to establish large lot residential in Enterprise 20 to 30 years ago.
  - Many residences were established with equestrian uses.
  - At that time, only a small area of Enterprise was included in the land use plan.
  - Goals and policies for rural uses were not established.
- In the early 90's, Nevada established the Rural Neighborhood Preserve (RNP).
  - However, that law was not renewed after 10 years.
  - It was replaced with the current definition.
- In 2004, the County established the RNP overlay on approximately 3000 acres in Enterprise.
- The RNP overlay has been poorly defined in policy and code.
- The open rural design is being supplanted by closed in small subdivision design.

### **NRS 278.0177**

The NRS 278.0177 defines a “Rural Preservation Neighborhood” as:

“Rural preservation neighborhood” means a subdivided or developed area:

1. Which consists of 10 or more residential dwelling units;
2. Where the outer boundary of each lot that is used for residential purposes is not more than 330 feet from the outer boundary of any other lot that is used for residential purposes;
3. Which has no more than two residential dwelling units per acre; and
4. Which allows residents to raise or keep animals non-commercially.

### **TITLE 30.48 PART C (current)**

Title 30.48 Part C is used to implement the “Rural Preservation Neighborhood”



# Enterprise Town Advisory Board

30.48.170

Purpose.

The Rural Neighborhood Preservation Overlay District, hereinafter referred to as RNP, is established to ensure that the character of rural and other residential development is preserved.

## ANALYSIS

The key word in both the State and County code about the RNP is preservation. The preservation element must be included in the policies for Rural Low Residential. The County code introduces “rural character” as an element in Rural Low Residential. It does not provide the distinguishing characteristic between the RNP and large lot developments. The two terms, “preserve” and “rural character”, taken together mean RNP neighborhoods must be have clearly defined goals and policies.

A developed/protected neighborhood is a concept currently used by master planned communities and HOAs to maintain the neighborhood character and prevent parcel removal. The difference between master planned communities/HOAs and RNPs is who controls the neighborhood development/protection.

The HOA is defined and controlled by NRS Chapter 116. The NRS limits County control. The master planned communities are defined by the developer in accordance with County Title 30 Chapter 30.20. Each master planned community has its own land use plan and standards.

The County has not applied the same level of goals and policies to the RNP. The goals and policies for the RNP are few. The result is the RNPs changes are being driven by private developers’ land use applications.

## RURAL CHARACTER

The verbiage below defines how rural character should be developed into goals and policies. These were developed by examining how other government bodies in the valley approach the development/protection of Rural Low Residential uses.

RNP neighborhood is defined by some or all the characteristics below:

- Populated by residents with common interests in more open space lifestyles than experienced in suburban/urban neighborhoods.
- Homes front on local streets or 4-house cul-de-sacs.
- Custom built homes.
- No mandatory conditions, covenants, and restrictions (CC&Rs) or homeowners' associations.
- Suitable for raising or keeping animals non-commercially and/or riding horses in a rural residential setting.
- Access to county trail system or internal trail systems.



# Enterprise Town Advisory Board

- Residential net lot size large enough to park boats, horse trailers, and other recreational vehicles behind the front setback line and with enough rear yard area to construct accessory buildings.
- Residential densities low enough to provide greater setbacks between neighboring dwellings than typically found in suburban/urbanized areas.
- Modified pavement sections and few public streetlights and sidewalks.
- Less light pollution from fewer residential nighttime activities and reduced house lighting in general.

The current goals and policies are too watered down to provide the necessary guidance for preservation and future development.

## SUGGESTED GOALS AND POLICIES:

Given the information above, the following goals and policies are suggested:

**Rural Low Residential**                      Goal adopted by Board of County Commissioners

Rural Neighborhood Residential to provide for large lot residential uses with two distinct land uses: large lot homes and the Rural Neighborhood Preservation (RNP).

### Additional Estate Residential Policies:

- Rural Neighborhood characteristics should be defined.
- Rural Neighborhood Residential uses should be developed to two units or less per acre.
- RNP overlay should be developed to maintain rural characteristics.
- Discourage the development of enclosed communities.
- Development within or abutting RNP overlay uses should preserve the RNP rural character and limit any impacts of non-residential development.
- Develop/preserve existing Rural Neighborhood Preservation Overlay Districts by discouraging reclassification of viable neighborhoods for other uses.
- The RNP-1 overlay should conform with the NRS and Clark County criteria for "Rural Neighborhood Preservation".

Jenna Waltho  
Chair, Enterprise Town Advisory Board