

Enterprise TAB meeting.

Related applications:

2. NZC-19-0310-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
3. TM-19-500087-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
9. VS-19-0311-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

11. DR-19-0282-JONES FORD LINDELL, LLC:
15. WC-19-400050 (NZC-17-0044)-JONES FORD LINDELL, LLC:

12. DR-19-0284-GREENLAND VEGAS IRR BUS TR:
14. VS-19-0285-GREENLAND VEGAS IRR BUS TR:

V. Informational Items

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

The Enterprise Land Use Plan Update Open House

Tuesday, May 21, 2019, from 4 pm to 7 pm,
Windmill Library, 7060 W. Windmill Lane.

Clark County Department of Comprehensive Planning invites you to an Open House to comment on the update of the Enterprise Land Use Plan. You will have the chance to meet with land use planners and other service providers. The OPEN HOUSE is the first informal meeting for you to provide input on the update of the land use plan. This update is part of a regular review to keep the land use plan up to date.

VI. Planning & Zoning

1. **VS-19-0135-NAMAZ, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Belcastro Street, and between Blue Diamond Road and Meranto Avenue and a portion of a right-of-way being Tenaya Way and Belcastro Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/tk/ja (For possible action)
05/07/19 PC

Applicant requested **HOLD** to June 12, 2019 Enterprise TAB meeting.

2. **NZC-19-0310-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 1.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEWS for the following:
1) single family residential development on 3.9 acres; and
2) increase finished grade
for lots within a proposed single-family residential development. Generally located on the southeast corner of Neal Avenue and Gilespeie Street within Enterprise (description on file). MN/pb/ja (For possible action) **06/04/19 PC**

Motion by Barris Kaiser

APPROVE per staff conditions.
Motion **PASSED** (3-0) / Unanimous

3. **TM-19-500087-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 23 single family residential lots and common lots on 3.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Neal Avenue and Gilespe Street within Enterprise. MN/pb/ja (For possible action) **06/04/19 PC**

Motion by Barris Kaiser
APPROVE per staff conditions.
Motion **PASSED** (3-0) / Unanimous

4. **UC-19-0278-RAINBOW VILLAGE SHOPPING, LLC:**
USE PERMIT to allow an arcade within an existing shopping center on a portion of 4.1 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard, 700 feet south of Robindale Road within Enterprise. MN/pb/ja (For possible action) **06/04/19 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) / Unanimous

5. **UC-19-0281-RAINBOW VILLAGE SHOPPING, LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing shopping center on 4.1 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard, 700 feet south of Robindale Road within Enterprise. MN/sd/ja (For possible action) **06/04/19 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions. Motion **PASSED** (3-0) / Unanimous

6. **UC-19-0291-ACT INC, LLC:**
USE PERMITS for the following:
1) sporting goods (firearms); and
2) secondhand sales
in conjunction with an existing industrial development on a portion of 6.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Richmar Avenue, 1,400 feet east of Redwood Street within Enterprise. JJ/sd/ja (For possible action) **06/04/19 PC**

Motion by Barris Kaiser
APPROVE per staff conditions.
ADD recommendation:
Work with Clark County Fire Department regarding placing barricades at building entrances
Motion **PASSED** (3-0) / Unanimous

7. **UC-19-0308-TRAX 11 LLC:**
USE PERMITS for the following:
1) allow a proposed on-premises consumption of alcohol establishment (supper club); and
2) allow a proposed hookah lounge
within an existing shopping center on 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Tenaya Way and the south side of Warm Springs Road within Enterprise. MN/sd/ja (For possible action) **06/04/19 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) / Unanimous

8. **VS-19-0270-HOLLIS HERBERT & JANE:**
VACATE AND ABANDON a portion of a right-of-way being Jo Rae Avenue located between Rancho Destino Road and Haven Street within Enterprise (description on file). MN/tk/ja (For possible action) **06/04/19 PC**

Motion by Barris Kaiser
APPROVE per staff conditions.
Motion **PASSED** (3-0) / Unanimous

9. **VS-19-0311-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Neal Avenue and Centocelle Avenue, and between Giles pie Street and La Cienega Street (alignment) within Enterprise (description on file). MN/pb/ja (For possible action) **06/04/19 PC**

Motion by Barris Kaiser
APPROVE per staff conditions.
Motion **PASSED** (3-0) / Unanimous

10. **WS-19-0314-DIAMOND WINDMILL, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) reduced driveway separation;
2) reduced throat depth for a driveway;
3) reduced rear setback; and 3a, 3b
4) reduced parking.

DESIGN REVIEWS for the following:
1) an office facility with a non-residential design for office buildings; and
2) lighting on 1.0 acre in a C-P (Office and Professional) Zone.
Generally located on the southwest corner of Windmill Lane and Giles pie Street within Enterprise. MN/pb/ja (For possible action) **06/04/19 PC**

Applicant requested **HOLD** to May 29, 2019 Enterprise TAB meeting.

11. **DR-19-0282-JONES FORD LINDELL, LLC:**
DESIGN REVIEW for a proposed single-family residential development on 7.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue and the east and west sides of El Camino Road (alignment) within Enterprise. JJ/jor/ja (For possible action) **06/05/19 BCC**

Motion by David Chestnut
Action: **APPROVE** Per staff if approved conditions.
Motion **PASSED** (3-0) / Unanimous

12. **DR-19-0284-GREENLAND VEGAS IRR BUS TR:**
DESIGN REVIEW for a condominium hotel development on 2.1 acres in an H-1 (Limited Resort and Apartment) Zone within the MUD-4 Overlay District. Generally located on the east side of Giles Street, 300 feet north of Cactus Avenue within Enterprise. MN/rk/ja (For possible action) **06/05/19 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) / Unanimous

13. **ET-19-400049 (VS-0062-17)-ABC HAVEN WEST INC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Santoli Avenue and Windmill Lane, and between Giles Street and Haven Street; a portion of right-of way being Santoli Avenue located between Giles Street and Haven Street; and a portion of right-of-way being Giles Street located between Santoli Avenue and Windmill Lane within Enterprise (description on file). MN/tk/ja (For possible action) **06/05/19 BCC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) / Unanimous

14. **VS-19-0285-GREENLAND VEGAS IRR BUS TR:**
VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Haven Street, and between Rush Avenue (alignment) and Cactus Avenue, and a portion of a right-of-way being Rush Avenue located between Giles Street and Haven Street within Enterprise (description on file). MN/rk/ja (For possible action) **06/05/19 BCC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions.
Motion **PASSED** (3-0) / Unanimous

15. **WC-19-400050 (NZN-17-0044)-JONES FORD LINDELL, LLC:**
WAIVERS OF CONDITIONS of a nonconforming zone change for the following:

- 1) maximum of 19 lots;
- 2) 1 story homes on El Camino Road;
- 3) record 1 final map

for the entire project for a proposed single family residential development on 7.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue and the east and west sides of El Camino Road (alignment) within Enterprise. JJ/jor/ja (For possible action) **06/05/19 BCC**

Motion by David Chestnut

Action:

APPROVE Waiver of conditions #s 1 & 3;

DENY Waiver of conditions # 2;

Per staff if approved conditions.

Motion **PASSED** (3-0) / Unanimous

VII. General Business:

1. Discuss options for communicating Enterprise concerns with Clark County Public Works (for possible action).

The TAB discussed the following:

- The TAB over several years has met with Public Works managers.
 - The interchange is beneficial to both sides.
 - The TAB has good information to work with.
 - The Public Works managers obtain input normally not available to them.
- The TAB should continue these meetings
- David Chestnut provided handout (see attached) with potential discussion topics for TAB members to review and provide feedback at next TAB meeting
 - Send two TAB members to meet with the Public Works managers and report back.
 - Potentially invite Public Works to the TAB for a public discussion.

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 May 29, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 8:46 p.m.

Motion **PASSED** (4-0) / Unanimous

Attachment 1

The Enterprise TAB requests two board members to meet with Public Works.

What is the status of improvement plans for arterials?

- Decatur Blvd south of Warm Springs
- Jones Blvd south of Blue Diamond Rd.
 - including the northbound lanes at Blue Diamond Rd.
 - realignment of Oleta Ave
- Buffalo south of Warm Springs to Blue Diamond Rd.
- Durango Dr./Blue Diamond Rd. intersection
- Cactus Ave. adjacent to regional park
- Valley View Blvd. north of Blue Diamond Rd.
- Warm Springs Rd. between Decatur Blvd. to Dean Martin Dr.

What is the status of the following:

- Insulation of LED street lights
- RTC Report on RNP-1 local roads
- New Standards for RNP-1 local roads

Discussion items:

- **Traffic**
 - Speed limits that are not consistent along arterials or collectors.
 - Dean Martin Dr. north (35 in an industrial area) and south (45 in a residential area) of Blue Diamond Rd.
 - Single lane sections of arterial/ collectors are a significant traffic impediment with rapidly increasing traffic volume.
 - What are traffic mitigation measures recommended by Public Works that can be employed in the RNP-1 areas?
 - What is the process to have them installed?
 - How to mitigate potential traffic problems due to charter schools and church traffic within or adjacent to RNP-1.
- **Local road vacations.**
 - See below:
- **Grading**
 - See below:

LOCAL ROAD VACATIONS

What is the criteria for the vacation of local roads?

Is County Comprehensive Transportation policy being followed?

TAB Comments:

The TAB has observed the effects below due to local road alignment/ right-of-way vacations.

- Drives changes to established land use plan
- Loss of sites reserved for public use due to reduced access
- Future projects limited due to poor traffic flow patterns
- Limited connectivity creates longer drives.

- The inability to handle future traffic loads.
- Increased traffic in some neighborhoods, not others

In some cases, the TAB does not receive sufficient staff analysis to justify the street alignment removal. Instead, the TAB is presented with the two conditions:

Public Works

“Staff has no objection to the vacation of patent easements that are not necessary for site, drainage or roadway development.”

Fire Department

“This department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.”

These 2 conditions provide very little, if any guidance for the TAB recommendations:

In many applications reviewed by the TAB:

- The area is not sufficiently developed to determine which street alignments are required.
 - Emergency access is limited
 - Traffic flow is hindered
 - Access to future public facilities is reduced.
- The local road alignments are vacated simply to give the developer a few more houses.
- The applicant will argue that Public Works does not require the local road dedication.
- There is little, or no guidance/support provided for the local streets as required by the county or regional agencies policies.
 - The government reservation or plan requires access by local streets or alignments for a facility.
 - Reduced opportunity for change, we are running out of plans where public facilities can be located.
 - Enterprise lacks public facilities.
 - The applicant’s justification letter has few if any reasons for right-of-way/alignment vacations.

In some cases, there are valid reasons to vacate a local road alignment. One example is the cul-de-sac installed on Chartan Ave. west of Bermuda Ave. The TAB recommended this to prevent cut through traffic from Liberty High School in the RNP-1.

Local road alignments should not be vacated until a thorough analysis determines the effects on the neighborhoods, the area economic development and compliance with Comprehensive Policies.

GRADING

Preliminary drainage/grading studies do not provide adequate information for a Town Board to reach an informed recommendation. The current handling of grading plans is essentially no different than previous methods.

- Enterprise has a significant slope that must be considered when planning a project.
- Grading Design Reviews do not provide the TAB with sufficient information.
- There is limited opportunity for public input.
- Little or no Public Works’ feedback on final decisions.
- May drive significant change to a project.

The paragraph noted below, significantly reduces the public conversation/input for grading and flooding.

"This information is based on preliminary data to set the worst-case scenario. Staff will continue to evaluate the site through the technical studies required for the application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals."

- The grading information is so vague that TAB/public do not have enough information to meaningfully discuss the grading.
- The numbers presented are the maximum worst-case scenario.
- Some developers do not ask for the grading waiver until the project is approved.
- The lack of public discourse discourages alternate designs.
- The projects' grading may affect decisions on the Design Review.

If Public Works staff finds an alternate design for grading:

- How many projects grading plans have required alternate designs after BCC approval?
- What public notice or the opportunity for public input is provided?
- Is the alternate grading plan considered a significant change of plan?
- Does the alternative grading plan trigger the Current Planning design review condition for a significant change of plan?

Does Public Works take into consideration the following?

- Finished grade for new developments next to established residential/commercial.
 - Redundant walls
 - Significant retaining wall required.
 - Effects on existing homeowners.
- Terracing of walls over 9 ft.
- Grade of existing property when analyzing new development?
- What criteria does Public Works utilize when analyzing a new development that is adjacent to established residential or commercial property?
- Are the aesthetics of an application ever considered?

