



# Enterprise Town Advisory Board

Windmill Library  
7060 W. Windmill  
Las Vegas, NV 89113

January 10, 2018  
6:00 p.m.

## AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayest at 702-371-7991 and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

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Board Members: David Chestnut – Chair, Bonnie Fraser, Cheryl Wilson-Vice Chair, Jenna Waltho

Secretary: Carmen Hayes 702-371-7991 [chayes@yahoo.com](mailto:chayes@yahoo.com)

County Liaison: Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov)

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this 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.
- III. Approval of Minutes December 13, 2017 (For possible action)

BOARD OF COUNTY COMMISSIONERS  
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair  
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
YOLANDA KING, County Manager

IV. Approval of Agenda for January 10, 2018 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

VI. Planning & Zoning

1. **UC-1045-17 – SRMF TOWN SQUARE OWNER, LLC:**  
**USE PERMITS** for the following: **1)** proposed banquet facility; and **2)** proposed major training facility in conjunction with an existing shopping center (Town Square) on a portion of 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. SS/dg/ja (For possible action) **01/16/18 PC**
2. **VS-1043-17 - DM HUGHES AIRPORT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pilot Road and Bermuda Road, and between Sunset Road and Orville Wright Court within Enterprise (description on file). SS/tk/ja (For possible action) **01/16/18 PC**
3. **UC-0386-17 (AR-0154-17) – RENAISSANCE BLUE DIAMOND, LLC:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within a commercial building on 1.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road, 330 feet west of Torrey Pines Drive within Enterprise. SB/al/ja (For possible action) **01/17/18 BCC**
4. **DR-1046-17 – FOUR G’S, LLC:**  
**DESIGN REVIEWS** for the following: **1)** a proposed office/warehouse building; and **2)** proposed site lighting on 3.1 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the south side of La Costa Canyon Court, 1,000 feet west of Lindell Road within Enterprise. SB/dg/ja (For possible action) **01/17/18 BCC**
5. **DR-1061-17 – TESORI, LLC, ET AL:**  
**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increase finished grade on a 16.3 acre portion of an 18.8 acre site in an R-2 (Medium Density Residential) Zone. Generally located between Silverado Ranch Boulevard and Le Baron Avenue and the west side of Valley View Boulevard (alignment) within Enterprise. SB/dg/ja (For possible action) **01/17/18 BCC**
6. **DR-1063-17 – TESORI, LLC:**  
**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increase finished grade on 8.8 acres in an R-2 (Medium Density Residential) Zone. Generally located between Le Baron Avenue and Jo Rae Avenue, 330 feet west of Valley View Boulevard within Enterprise. SB/dg/ja (For possible action) **01/17/18 BCC**

7. **TM-0041-17 - MOSAIC SEVEN, LLC:**  
**HOLDOVER AMENDED TENTATIVE MAP** consisting of 13 (previously 14) single family residential lots on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. sb/pb/ja (For possible action) **01/17/18 BCC**
  
8. **TM-0210-17 - TESORI, LLC, ET AL:**  
**TENTATIVE MAP** consisting of 106 single family residential lots and common lots on 18.8 acres in an R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located between Silverado Ranch Boulevard and Le Baron Avenue and the west side of Valley View Boulevard (alignment) within Enterprise. SB/dg/ja (For possible action) **01/17/18 BCC**
  
9. **TM-0212-17 - TESORI, LLC:**  
**TENTATIVE MAP** consisting of 41 single family residential lots and common lots on 8.8 acres in an R-2 (Medium Density Residential) Zone. Generally located between Le Baron Avenue and Jo Rae Avenue, 330 feet west of Valley View Boulevard within Enterprise. SB/dg/ja (For possible action) **01/17/18 BCC**
  
10. **UC-0885-17 – WARM SPRINGS LINDELL INVEST, LLC:**  
**HOLDOVER AMENDED USE PERMITS** for the following: **1)** grocery store; **2)** gasoline station; and **3)** vehicle wash.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce driveway approach and departure distances from the intersection; and **2)** reduce driveway throat depth (previously not notified).  
**DESIGN REVIEW** for a commercial development consisting of a grocery store, gasoline station, and vehicle wash on 2.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Warm Springs Road and Lindell Road within Enterprise. SS/rk/ja (For possible action) **01/17/18 BCC**
  
11. **VS-0206-17 – MOSAIC SEVEN, LLC:**  
**HOLDOVER AMENDED VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Rainbow Boulevard and Montessori Street (alignment) and a portion of a right-of-way being Gary Avenue (alignment) located between Rainbow Boulevard and Montessori Street (alignment) and a portion of a right-of-way being Rosanna Street (alignment) located between Richmar Avenue and Gary Avenue (no longer needed) within Enterprise (description on file). SB/pb/ja (For possible action) **01/17/18 BCC**
  
12. **VS-1047-17 – FOUR G’S, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between La Costa Canyon Court and Blue Diamond Road, and between Westwind Road (alignment) and the Union Pacific Railroad within Enterprise (description on file). SB/dg/ja (For possible action) **01/17/18 BCC**

13. **WS-0204-17 – MOSAIC SEVEN, LLC:**  
**HOLDOVER AMENDED WAIVER OF DEVELOPMENT STANDARDS** for reduced lot area (previously not notified).  
**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. sb/pb/ja (For possible action) **01/17/18 BCC**
14. **WS-0944-17 – AMERICAN WEST DEVELOPMENT, INC:**  
**HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** to reduce roof pitch.  
**DESIGN REVIEW** for proposed additional model homes in conjunction with an existing single family residential development on 10.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north and south sides of Windmill Lane and the west side of Jones Boulevard within Enterprise. SB/SS/md/ja (For possible action) **01/17/18 BCC**
15. **WS-1052-17 – RAINBOW SUNSET PLAZA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for non-standard commercial driveway geometrics in conjunction with a proposed shopping center on 4.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Sunset Road and Rainbow Boulevard within Enterprise. SS/al/ja (For possible action) **01/17/18 BCC**
16. **WS-1058-17 – COUNTY OF CLARK (AVIATION):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** roof variation; and **2)** alternative landscaping.  
**DESIGN REVIEW** for modifications to an approved convenience store and gasoline station on 1.8 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Badura Avenue within Enterprise. SS/al/ja (For possible action) **01/17/18 BCC**
17. **AR-17-400158 (UC-0365-16)-ST ROSE PLAZA, LLC:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** on a dog run located outside in conjunction with a veterinary clinic and service.  
**DESIGN REVIEW** on a dog run (enclosure) and modifications to the existing parking lot within an existing shopping center on 2.7 acres in a C-2 (General Commercial) Zone in the MUD-2 Overlay District. Generally located on the northwest corner of St. Rose Parkway and Bruner Avenue within Enterprise. SS/tk/ja (For possible action) **02/06/18 PC**
18. **VS-17-0936- GUGGENHEIM, WILL & ALLAN:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Rogers Street and Arville Street, and between Pamalyn Avenue and the 215 Beltway within Enterprise (description on file). SS/co/ja (For possible action) **02/06/18 PC**
19. **VS-17-1073-JONES 215, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Torrey Pines Drive and Jones Boulevard within Enterprise (description on file). SS/co/ja (For possible action) **02/06/18 PC**

20. **VS-17-1084-MODI LK:**  
**VACATE AND ABANDON** portions of a right-of-way being Rainbow Boulevard located between Meranto Avenue and Richmar Avenue within Enterprise (description on file). SB/rk/ja (For possible action)  
**02/06/18 PC**
21. **VS-17-1087-BLUE RAIN PARTNERS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and between Rainbow Boulevard and Pioneer Way (alignment) and a portion of a right-of-way being Tenaya Way located between Blue Diamond Road and Meranto Avenue, and a portion of a right-of-way being Belcastro Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). SB/rk/ja (For possible action) **02/06/18 PC**
22. **WS-17-1080-AMERICAN WEST DEVELOPMENT, INC., ET AL:**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased building height for an approved single family residential development on 10.1 acres in an RUD (Residential Urban Density) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Torrey Pines Drive and the south side of Arby Avenue within Enterprise. SS/gc/ja (For possible action) **02/06/18 PC**
23. **ZC-17-1007-MODI, L. K.:**  
**ZONE CHANGE** to reclassify 3.5 acres from R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce driveway approach and departure distances from the intersection; and **2)** allow access on local residential streets (Meranto Avenue and Richmar Avenue).  
**WAIVER OF CONDITIONS** of a Concept Plan (MP-0420-02) requiring a 30 foot wide buffer along the north, east, south, and portions of the west boundaries of the northeast RNP area, the buffer will be designed in accordance with the exhibit submitted at the Planning Commission meeting, and shall be installed concurrently with the development of projects adjacent to the RNP area.  
**DESIGN REVIEW** for a proposed shopping center in the Mountain's Edge Master Planned Community. Generally located on the west side of Rainbow Boulevard and south side of Meranto Avenue within Enterprise (description on file). SB/rk/ja (For possible action) **02/06/18 PC**
24. **ZC-17-1086-BLUE RAIN PARTNERS, LLC:**  
**ZONE CHANGE** to reclassify 30.0 acres from R-E (Rural Estates Residential) and H-2 (General Highway Frontage) Zones to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone.  
**DESIGN REVIEW** for a proposed shopping center in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road and the east and west sides of Tenaya Way within Enterprise (description on file). SB/rk/ja (For possible action) **02/06/18 PC**
25. **AR-17-400166 (WS-0744-15)-HGA HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS APPLICATION FOR REVIEW** for the following: **1)** waive CMA design standards; **2)** waive landscape standards; **3)** waive parking lot design standards; **4)** waive required trash enclosure; and **5)** waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEW** for a proposed temporary parking lot on a portion of 5.0 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Maule Avenue, 330 feet west of Torrey Pines Drive within Enterprise. SS/bk/ja (For possible action)  
**02/07/18 BCC**

26. **TM-17-500219-KUCHURIS GEORGE J REV FAM TR:**  
**TENTATIVE MAP** consisting of 105 residential lots and common lots 15.0 acres in an R-2 (Medium Density Residential) Zone with a portion in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road and the north side of Gomer Road within Enterprise. SB/pb/ja (For possible action)  
**02/07/18 BCC**
27. **WS-17-1085-KUCHURIS GEORGE J REV FAM TR:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the front setback; and **2)** reduce street intersection off-sets.  
**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on 15.0 acres an R-2 (Medium Density Residential) Zone with a portion in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road and the north side of Gomer Road within Enterprise. SB/pb/ja (For possible action) **02/07/18 BCC**
28. **WS-17-1092-HGA HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive trash enclosure requirements; **2)** eliminate parking lot landscaping; **3)** waive cross access requirements; **4)** increased wall/fence height; **5)** allow non-decorative fencing; **6)** waive enhanced paving requirements; **7)** permit a large parking area where parking areas shall be designed into smaller sub-area parking lots; and **8)** allow tandem parking spaces.  
**DESIGN REVIEW** for a parking lot on 5.0 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Maule Avenue, 330 feet west of Torrey Pines Drive (alignment) within Enterprise. SS/gc/ja (For possible action) **02/07/18 BCC**

VII. General Business

1. None

VIII. Comments by the General Public - 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.

IX. Next Meeting Date: January 24, 2018

X. Adjournment

**POSTING LOCATIONS:**

Windmill Library -7060 W. Windmill Lane  
Einstein Bros Bagels- 3837 Blue Diamond Rd.  
Enterprise Library- 25 E. Shelbourne Ave.  
Whole Foods Market- 6689 Las Vegas Blvd  
<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS  
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SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
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