



# Enterprise Town Advisory Board

Windmill Library  
7060 W. Windmill Lane  
Las Vegas, NV. 89133

January 11, 2017  
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 Maureen Helm at 702-606-0747 and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

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Board Members: Cheryl Wilson Bonnie Fraser  
David Chestnut Jenna Waltho  
Rocky Brandonisio

Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.com

County Liaison: Tiffany Hesser 702-455-7388 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 December 28, 2016 Minutes (For possible action) |
  - IV. Approval of Agenda for January 11, 2017 and Hold, Combine or Delete Any Items (For possible action)

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

V. Informational Items

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

VI. Planning & Zoning

1. **UC-0070-16 (WC-0157-16) – GAUGHAN SOUTH, LLC:**

**WAIVER OF CONDITIONS** of a use permit requiring full off-site improvements in conjunction with a recreational facility on 14.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east and west sides of Ensworth Street and the north and south sides of Pyle Avenue within Enterprise. SS/co/ml (For possible action)

**PREVIOUS ACTION Enterprise TAB December 14, 2016: Held to December 28, 2016 TAB meeting. Applicant to work with Public Works regarding confusion of the waiver condition of full offsite improvements. Heard at the January 4, 2017 BCC meeting. Approve with added Public Works conditions. (for discussion only)**

2. **DR-0853-16 – LEXILAND, LLC, ET AL:**

**DESIGN REVIEWS** for the following: 1) a proposed single family residential development; and 2) increase finished grade on 6.0 acres in an R-2 (Medium Density Residential) Zone.

**WAIVER OF CONDITIONS** of a zone change (ZC-0451-04) requiring an 8 foot high wall on the west property line adjacent to APN 177-18-303-011 and 017. Generally located between Ford Avenue and Cougar Avenue, 200 feet east of Cameron Street within Enterprise. SB/dg/ml (For possible action) **BCC 1/18/17**

**PREVIOUS ACTION Enterprise TAB December 28, 2016: Held to January 11, 2017 TAB meeting.**

3. **TM-0169-16 - LEXILAND, LLC, ET AL:**

**TENTATIVE MAP** consisting of 47 single family residential lots and common lots on 6.0 acres in an R-2 (Medium Density Residential) Zone. Generally located between Ford Avenue and Cougar Avenue, 200 feet east of Cameron Street within Enterprise. SB/dg/ml (For possible action) **BCC 1/18/17**

**PREVIOUS ACTION Enterprise TAB December 28, 2016: Held to January 11, 2017 TAB meeting.**

4. **ZC-0851-16 – JP SUNSET, LLC, ET AL:**

**ZONE CHANGE** to reclassify 2.3 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for modified CMA Design Overlay District Standards.

**DESIGN REVIEW** for a proposed office/warehouse building within the CMA Design Overlay District. Generally located on the south side of Sunset Road, 300 feet west of Westwind Road (alignment) within Enterprise (description on file). SS/dg/ml (For possible action) **BCC 1/18/17**

**PREVIOUS ACTION Enterprise TAB December 28, 2016: Held to January 11, 2017 TAB meeting  
Held in agreement per applicant for updated landscape plan.**

5. **UC-0773-16 – BUELTEL, JOHN & DEBORA:**  
**HOLDOVER USE PERMITS** for the following: **1)** allow an accessory structure (multi-use building) prior to the principal dwelling (residence); **2)** increase the area of a proposed accessory structure; **3)** allow an accessory structure that is not compatible with the proposed principal structure (single family residence); and **4)** modified design standards.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of an accessory structure (multi-use building).  
**DESIGN REVIEW** for a proposed accessory structure in conjunction with a proposed single family residence on 1.3 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the north side of Ford Avenue, 330 feet east of Arville Street within Enterprise. SB/mk/mcb (For possible action) **PC 1/17/17**
6. **NZC-0872-16 – LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**ZONE CHANGE** to reclassify 15.2 acres from H-2 (General Highway Frontage) Zone and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone within the MUD-4 Overlay District for a single family residential development.  
**DESIGN REVIEWS** for the following: **1)** for a single family residential development; and **2)** increased finished grade. Generally located on the south side of Agate Avenue (alignment) and the east side of Hualapai Way (alignment) within Enterprise (description on file). SB/al/ml (For possible action) **PC 2/7/17**
7. **TM-0175-16 – LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**TENTATIVE MAP** consisting of 120 single family residential lots and common lots on 15.2 acres in an R-2 (Medium Density Residential) Zone in an MUD-4 Overlay District. Generally located on the south side of Agate Avenue (alignment) and the east side of Hualapai Way (alignment) within Enterprise. SB/al/ml (For possible action) **PC 2/7/17**
8. **UC-0877-16 – URBAN LAND NEVADA, LLC, ET AL:**  
**USE PERMITS** for the following: **1)** a proposed High Impact Project; **2)** expand/enlarge the Gaming Enterprise District; **3)** a proposed resort hotel; **4)** public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structure; **5)** associated accessory and incidental commercial uses, buildings, and structures; **6)** a recreational facility (a multi-function recreational water and extreme sports park) and incidental uses; **7)** increased building heights; **8)** retail sales and service; **9)** restaurants; **10)** on-premises consumption of alcohol; **11)** alcohol sales, beer & wine – packaged only; **12)** alcohol sales, liquor – packaged only; **13)** outdoor live entertainment with incidental uses; **14)** personal services (salon and spa); **15)** a recreation facility (concerts and festivals); **16)** photography; **17)** sporting goods; **18)** convenience store; **19)** kiosks/information (outdoor); **20)** offices; **21)** convention space; **22)** outside dining, drinking, and cooking; **23)** water features; and **24)** deviations from development standards per plans on file.  
**DEVIATIONS** for the following: **1)** reduce on-site parking requirements; **2)** alternative landscaping; **4)** encroachment into airspace; **3)** all other deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** waive the required parking lot landscaping; **3)** reduced setbacks; **4)** permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; **5)** off-site improvements (curb, gutter, sidewalk, streetlights, partial paving); **6)** modified driveway design standards; **7)** non-standard improvements (parking, fences, planters, and landscaping) within the existing right-of-way (Las Vegas Boulevard South); and **8)** encroachment into air space.  
**DESIGN REVIEWS** for the following: **1)** a resort hotel and all associated and accessory uses; **2)** hotel tower and associated high-rise and mid-rise buildings and structures; **3)** a recreational facility (a multi-function recreational water and extreme sports park) with ancillary uses and structures and overall site design; **4)** water features (manmade lakes and decorative water features); and **5)** all other accessory and incidental buildings and

structures on 130.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) (AE-65) (AE-70) (AE-75) (AE-RPZ) Zone. Generally located between Las Vegas Boulevard South and Gilespie Street and between Sunset Road and Hidden Well Road within Enterprise. SS/dg/ml (For possible action) **PC 2/7/17**

9. **ZC-0891-16 – SOUTHERN HIGHLANDS GOLF CLUB:**  
**ZONE CHANGE** to reclassify a 4.0 acre portion of 150.1 acres from C-2 (General Commercial) P-C (Planned Community Overlay District) Zone, and R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone to R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone.  
**USE PERMIT** to modify residential development standards.  
**DESIGN REVIEW** for a proposed multi-family development within the Southern Highlands Master Planned Community. Generally located on the north side of Robert Trent Jones Lane, 720 feet west of Oakland Hills Drive within Enterprise (description on file). SB/rk/mcb (For possible action) **PC 2/7/17**
  
10. **WS-0706-15 (AR-0176-16) – TBD PARTNERSHIP, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** to allow an existing wall sign to face residential development.  
**DESIGN REVIEW** for an existing wall sign in conjunction with an automobile repair facility (Tire Works) within an existing shopping center on 6.6 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the northeast corner of Blue Diamond Road and Durango Drive within Enterprise. SB/jvm/ml (For possible action) **BCC 2/8/17**
  
11. **NZC-0575-13 (ET-0181-16) – RICHMOND AMERICAN HOMES OF NEVADA, INC.:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 11.4 acres from R-U (Rural Open Land) Zone and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development in the MUD-4 Overlay District.  
**DESIGN REVIEW** for a single family residential development. Generally located on the southeast corner of Haven Street and Starr Avenue within Enterprise (description on file). SS/co/ml (For possible action) **BCC 2/8/17**
  
12. **UC-0563-14 (ET-0182-16) – TOP SHELF DEVELOPMENT, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence a reduction in the separation between an on-premises consumption of alcohol establishment (tavern) and a residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** reduced setback for a trash enclosure; and **3)** waive landscape buffer to a less intense use in conjunction with a proposed retail center on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Fort Apache Road and Huntington Cove Parkway within Enterprise. SB/co/ml (For possible action) **BCC 2/8/17**
  
13. **TM-0178-16 - FPG5 IRREVOCABLE BUSINESS TRUST, ET AL:**  
**TENTATIVE MAP** consisting of 92 single family residential lots and common lots on 14.7 acres in an R-2 (Medium Density Residential) Zone for a single family residential development with a portion of the site within an MUD-3 Overlay District. Generally located on the east side of Grand Canyon Drive (alignment) and the south side of Meranto Avenue (alignment) within Enterprise. SB/pb/ml (For possible action) **BCC 2/8/17**
  
14. **VS-0878-16 - USA:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue, and between Crystal Basin Street and Sorrel Street within Enterprise (description on file). SB/gc/ml (For possible action) **BCC 2/8/17**

- 15. **VS-0889-16 – FPG5 IRREVOCABLE BUSINESS TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Meranto Avenue (alignment) and Gary Avenue (alignment), and between Grand Canyon Drive and Chieftain Street (alignment) within Enterprise (description on file). SB/pb/ml (For possible action) **BCC 2/8/17**
  
- 16. **ZC-0874-16 – USA:**  
**ZONE CHANGE** to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.  
**DESIGN REVIEWS** for the following: 1) a park; and 2) lighting. Generally located on the south side of Wigwam Avenue and the west side of Sorrel Street within Enterprise (description on file). SB/gc/ml (For possible action) **BCC 2/8/17**
  
- 17. **ZC-0880-16 – USA:**  
**ZONE CHANGE** to reclassify a 12.5 acre portion of a 155.0 acre parcel from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.  
**DESIGN REVIEW** for a school. Generally located on the north side of Torino Avenue and the west side of Juliano Road (alignment) within Enterprise (description on file). SB/gc/ml (For possible action) **BCC 2/8/17**
  
- 18. **ZC-0888-16 – FPG5 IRREVOCABLE BUSINESS TRUST, ET AL:**  
**ZONE CHANGE** to reclassify 14.7 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development with a portion of the site within an MUD-3 Overlay District.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the street intersection off-set.  
**DESIGN REVIEWS** for the following: 1) a proposed single family residential development; and 2) increased finished grade. Generally located on the east side of Grand Canyon Drive (alignment) and the south side of Meranto Avenue (alignment) within Enterprise (description on file). SB/pb/ml (For possible action) **BCC 2/8/17**

- VII. | General Business
  - 1. Appoint Chair and Vice- Chair(possible action)
  - 2. Review Bylaws(possible action)
  - 3. Approve 2017 meeting calendar(possible action)

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: February 1, 2017

X. Adjournment

**POSTING LOCATIONS:** [This meeting was legally noticed and posted at the following locations:  
 Windmill Library, 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  
 STEVEN SISOLAK, CHAIR- LARRY BROWN, Vice- Chair  
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