



Enterprise Town Advisory Board

Windmill Library
7060 W. Windmill
Las Vegas, NV 89113

January 31, 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 Hayes at 702-371-7991 and is/will be available at the County's website at www.clarkcountynv.gov.

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

Secretary: Carmen Hayes 702-371-7991 chayas@yahoo.com

County Liaison: Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov

- 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 January 10, 2018 (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 31, 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. **VS-17-1084-MODILK:**
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**
2. **ZC-17-1007-MODILK:**
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**
3. **TM-17-500041- 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) **02/07/18 BCC**
4. **VS-17-0206- 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) **02/07/18 BCC**

5. **WS-17-0204-MOSAIC SEVEN, LLC:**
AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced lot area (previously not notified) (no longer needed).
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) **02/07/18 BCC**

6. **PA-17-700003-RAINBOW CORRIDOR, LLC:**
PLAN AMENDMENT to amend the existing Enterprise Land Use Plan designation from OP (Office Professional) and RNP (Rural Neighborhood Preservation) to CN (Commercial Neighborhood) on 5.0 acres in a R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road in the MUD-3 Overlay District within Enterprise. SB/pd (For possible action) **02/20/18 PC**

7. **PA-17-700005-LEXILAND, LLC, ET AL:**
PLAN AMENDMENT to amend the existing land use designation from RL (Residential Low) and PF (Public Facilities) to CG (Commercial General) and RS (Residential Suburban) on 35.0 acres in a R-E (Rural Estates Residential) and R-E (Rural Estates Residential) RNP-I (Rural Neighborhood Preservation Overlay) Zone. Generally located on the northwest corner of Cactus Avenue and Valley View Boulevard within Enterprise. SB/pd (For possible action) **02/20/18 PC**

8. **PA-17-700006-PRECEDENT PROPERTIES, LLC, ET AL:**
PLAN AMENDMENT to amend the existing land use designation from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 40.0 acres in a R-E (Rural Estates Residential/Rural Neighborhood Preservation Overlay) Zone. Generally located on the west side of Buffalo Drive, 660 feet south of Windmill Lane within Enterprise. SB/pd (For possible action) **02/20/18 PC**

9. **UC-17-1106-DEVINENI/SHARMA FAMILY TRUST:**
USE PERMIT for a proposed day spa within an existing office complex on 1.0 acre in a C-P (Office & Professional) Zone. Generally located on the east side of Gilesie Street, 165 feet south of Warm Springs Road within Enterprise. SS/al/ja (For possible action) **02/20/18 PC**

10. **UC-17-1112-DINGO NEVADA TRUST:**
USE PERMITS for the following: **1)** allow existing and proposed accessory structures to not be architecturally compatible with the existing principal building (single family residence); **2)** waive all applicable design standards for existing and proposed accessory structures; and **3)** increase the area of a proposed accessory structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation between the existing principal building and an existing accessory structure; **2)** reduce setback for an existing accessory structure; and **3)** reduce setback from the right-of-way for an existing accessory structure in conjunction with an existing single family residence on 2.1 acres in a R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Monte Cristo Way and the north side of Ford Avenue within Enterprise. SB/md/ja (For possible action) **02/20/18 PC**

11. **VS-17-1094-A B S SURPLUS-O, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Motley Road (alignment) and Cactus Avenue, and between Rainbow Boulevard and Badger Ravine Street and portion of a right-of-way being Rainbow Boulevard located between Motley Road (alignment) and Cactus Avenue within Enterprise (description on file). SB/bk/ja (For possible action) **02/20/18 PC**

12. **WS-17-1108-D R HORTON, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a proposed single family residence. **DESIGN REVIEW** for a proposed residence within an approved single family residential development on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Chartan Avenue (alignment), 155 feet west of Bermuda Road within Enterprise. SS/al/ja (For possible action) **02/20/18 PC**

13. **DR-17-1109-SRMF TOWN SQUARE OWNER, LLC:**
DESIGN REVIEW for 2 proposed hotels 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 and 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) **02/21/18 BCC**

14. **TM-17-500211-CAPSTONE CHRISTIAN SCHOOL:**
TENTATIVE MAP consisting of 117 single family residential lots and common lots on a 17.7 acre portion of 58.6 acres in a R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Amigo Street and Cactus Avenue within Enterprise. SS/al/ja (For possible action) **02/21/18 BCC**

15. **TM-17-500220-DBAC, LLC:**
TENTATIVE MAP consisting of 8 single family residential lots on 5.0 acres in a R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Rogers Street and the south side of Maule Avenue within Enterprise. SS/pb/ja (For possible action) **02/21/18 BCC**

16. **TM-17-500226-GAMEDAY, LLC:**
TENTATIVE MAP consisting of 110 lots and common lots on 15.2 acres in a R-2 (Medium Density Residential) Zone and R-3 (Multiple Family Residential) Zone. Generally located on the south side of Jo Rae Avenue and the east side of Jones Boulevard and north and south side of Pyle Avenue within Enterprise. SB/mk/ja (For possible action) **02/21/18 BCC**

17. **UC-17-0885-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) **02/21/18 BCC**

18. **VS-17-1062-CAPSTONE CHRISTIAN SCHOOL:**
VACATE AND ABANDON easements of interest to Clark County located between Amigo Street and Radcliff Street (alignment), and between Cactus Avenue and Quaint Acres Avenue (alignment); and a right-of-way being an unnamed street located between Cactus Avenue and Quaint Acres Avenue (alignment) within Enterprise (description on file). SS/al/ja (For possible action) **02/21/18 BCC**
19. **VS-17-1102-GAUGHAN SOUTH, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Ensworth Street and Parvin Street and portion of a right-of-way being Pyle Avenue located between Ensworth Street and Parvin Street within Enterprise (description on file). SS/mk/ja (For possible action) **02/21/18 BCC**
20. **VS-17-1117-CFT LANDS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Joe Rae Avenue and Haleh Avenue (alignment), and between Jones Boulevard and Lindell Road and portion of a right-of-way being Red Rock Street located between Joe Rae Avenue and Pyle Avenue (alignment); portion of Jones Boulevard between Joe Rae Avenue and Haleh Avenue; and portion of Pyle Avenue between Jones Boulevard and Lindell Road within Enterprise (description on file). SB/mk/ja (For possible action) **02/21/18 BCC**
21. **WC-17-400174 (ZC-1913-04)-CFT LANDS, LLC:**
WAIVER OF CONDITIONS of a zone change (ZC-1913-04) requiring a 30 foot wide right-of-way dedication of Haleh Avenue in conjunction with a proposed single family residential development on 5.0 acres in a R-3 zone. Generally located on the east side of Jones Boulevard and the south side of Pyle Avenue within Enterprise. SB/mk/ja (For possible action) **02/21/18 BCC**
22. **WS-17-1091-DBAC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Maule Avenue.
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increase finished grade on 5.0 acres in a R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Rogers Street and the south side of Maule Avenue within Enterprise. SS/pb/ja (For possible action) **02/21/18 BCC**
23. **WS-17-1101-GAUGHAN SOUTH, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) for a portion of Pyle Avenue.
DESIGN REVIEWS for the following: **1)** a proposed warehouse building; **2)** a proposed maintenance building; and **3)** a proposed guard tower in conjunction with an existing resort hotel (South Point) on 18.8 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/mk/ja (For possible action) **02/21/18 BCC**

24. **WS-17-1116-GAMEDAY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; and **2)** increased building height.
DESIGN REVIEWS for the following: **1)** proposed single family residential development; **2)** perimeter wall; and **3)** hammerhead private streets in conjunction with a proposed single family residential development on 15.2 acres in a R-2 (Medium Density Residential) Zone and R-3 (Multiple Family Residential) Zone. Generally located on the south side of Jo Rae Avenue and the east side of Jones Boulevard and north and south sides of Pyle Avenue within Enterprise. SB/mk/ja (For possible action) **02/21/18 BCC**
25. **ZC-17-1060-CAPSTONE CHRISTIAN SCHOOL:**
ZONE CHANGE to reclassify 17.7 acres from P-F (Public Facility) Zone to R-2 (Medium Density Residential) Zone for a proposed single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce roof pitch; **2)** permit flat roof without parapet walls; **3)** increase wall height; **4)** alternative landscaping; **5)** waive street intersection off-set; and **6)** modified residential curb and gutter.
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increase finish grade for a single family residential development on a 17.7 acre portion of 58.6 acres in a R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Amigo Street and Cactus Avenue within Enterprise (description on file). SS/al/ja (For possible action) **02/21/18 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: February 14, 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/>

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