



Enterprise Town Advisory Board

Windmill Library
7060 W. Windmill
Las Vegas, NV 89113
February 14, 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.

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

Secretary: Carmen Hayes 702-371-7991 chayes@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.

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

- III. Approval of Minutes January 31, 2018 (For possible action)
- IV. Approval of Agenda for February 14, 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. **TM-18-500005-318 BLUE DIAMOND VENTURE, LLC:**
TENTATIVE MAP for a commercial subdivision on 3.2 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the southeast corner of Blue Diamond Road and Decatur Boulevard within Enterprise. SB/gc/ja (For possible action) **02/20/18 PC**
 - 2. **DR-18-0027-RICHMOND AMERICAN HOMES OF NEVADA, INC.:**
DESIGN REVIEW to increase finished grade within an approved single family residential development on 15.2 acres in a R-2 (Medium Density Residential) Zone. Generally located on the east side of El Camino Road and the south side of Cactus Avenue within Enterprise. SB/rk/ma (For possible action) **03/06/18 PC**
 - 3. **NZC-18-0006-RAINBOW CORRIDOR, LLC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a proposed mini-warehouse facility.
USE PERMIT for a mini-warehouse facility in a C-1 (Local Business) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for a proposed mini-warehouse facility in an MUD-3 Overlay District. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. SB/al/ja (For possible action) **03/06/18 PC**
 - 4. **NZC-18-0055-C F T LANDS:**
ZONE CHANGE to reclassify 15.0 acres from R-E (Rural Estates Residential) 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)** increase wall height; and **3)** reduce street intersection off-set.
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** to permit a hammerhead cul-de-sac design where a radius cul-de-sac is the preferred design for residential developments. Generally located on the north side of Starr Avenue and the west side of Fairfield Avenue (alignment) within Enterprise. SS/al/ja (For possible action) **03/06/18 PC**
 - 5. **NZC-18-0065-BLUE DIAMOND RANCH II, LLC:**
ZONE CHANGE to reclassify 9.0 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-4 (Multiple Family Residential - High Density) Zone within the MUD-3 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow access to a local street (Edmond Street); and **2)** increase building height.

DESIGN REVIEW for a proposed multiple family residential development. Generally located on the south side of Blue Diamond Road and the east side of Edmond Street, 500 feet west of Decatur Boulevard within Enterprise. SB/dg/xx (For possible action) **03/06/18 PC**

6. **NZC-18-0066-KHARAGHANI ROYA FALAHI:**
ZONE CHANGE to reclassify 5.0 acres from an H-2 (General Highway Frontage) to a Zone R-3 (Multiple Family Residential) Zone for future residential development in an MUD-4 Overlay District. Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. SB/al/ja (For possible action) **03/06/18 PC**
7. **TM-18-500009-C F T LANDS:**
TENTATIVE MAP consisting of 86 residential lots and common lots on 15.0 acres in a R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Avenue and the west side of Fairfield Avenue (alignment) within Enterprise. SS/al /ja (For possible action) **03/06/18 PC**
8. **UC-18-0008-WILLIAMS NATALIE & DAVID:**
USE PERMIT to allow a proposed second accessory apartment where one is permitted in conjunction with an existing single family residence and an existing casita on 0.5 acres in a R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Cougar Estates Lane and the west side of Fairfield Avenue within Enterprise. SS/pb/ma (For possible action) **03/06/18 PC**
9. **UC-18-0019-EMPRESS GROUP, LLC:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (proposed supper club); **2)** reduce separation from a residential use to a proposed supper club; and **3)** reduce separation from an outside dining, drinking area from a residential use to a proposed supper club within an existing shopping center on a portion of 4.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Bermuda Road within Enterprise. SS/lm/ma (For possible action) **03/06/18 PC**
10. **VC-18-0009-MAHONEY RYAN:**
VARIANCE to reduce the front yard setback for a proposed addition to an existing single family residence on 0.3 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the east side of San Sicily Street, 25 feet south of San Milano Avenue within Enterprise. SB/rk/ma (For possible action) **03/06/18 PC**
11. **VS-17-1084-MODILK:**
HOLDOVER 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) **03/06/18 PC**
12. **VS-18-0011 - VEGAS MUD, LLC:**
VACATE AND ABANDON a portion of right-of-way being Desert Palm Drive located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). SS/bk/ja (For possible action) **03/06/18 PC**

13. **VS-18-0016 - BOSU PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Decatur Boulevard and Cameron Street within Enterprise (description on file). SB/bk/ma (For possible action) **03/06/18 PC**
14. **VS-18-0028-DAISY MAE LAND HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Southern Highlands Parkway and Interstate 15, and between Dancing Winds Place (alignment) and Robert Trent Jones Lane and a portion of right-of-way being Southern Highlands Parkway located between Dancing Winds Place (alignment) and Robert Trent Jones Lane within Enterprise (description on file). SB/co/ja (For possible action)
15. **VS-18-0056-C F T LANDS:**
VACATE AND ABANDON easements of interest to Clark County located between Starr Avenue and Terrill Avenue and between La Cienega Street and Fairfield Avenue (alignment); and a portion of a right-of-way being Terrill Avenue located between La Cienega Street and Fairfield Avenue (alignment) within Enterprise (description on file). SS/al/ja (For possible action) **03/06/18 PC**
16. **WS-18-0003 – BAHENA, ESPERANZA:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall height in conjunction with an existing single family residence on 0.2 acres in a R-1 (Single Family Residential) Zone. Generally located on the north side of Bermuda Creek Road, 75 feet west of Tobago Lane within Enterprise. SS/gc/ma (For possible action) **03/06/18 PC**
17. **WS-18-0017-LH VENTURES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a call box for a previously approved single family residential development on 9.7 acres in a R-3 (Multiple Family Residential) Zone. Generally located on the south side of Windmill Lane and the east side of Buffalo Drive within Enterprise. SB/lm/ja (For possible action) **03/06/18 PC**
18. **ZC-17-1007-MODI LK:**
HOLDOVER 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 (no longer needed); **2)** allow access on local residential streets (Meranto Avenue and Richmar Avenue) (no longer needed); **3)** modified driveway design standards (previously not notified); and **4)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along (Meranto Avenue and Richmar Avenue) (previously not notified).
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 of Meranto Avenue within Enterprise (description on file). SB/rk/ja (For possible action) **03/06/18 PC**

19. **DR-18-0059-KULAR GURDEV SINGH:**
DESIGN REVIEW for a proposed tavern and retail building on a 2.7 acre portion of a 4.0 acre site in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the east side of Fort Apache Road, 200 feet north of Gomer Road within Enterprise. SB/pb/ja (For possible action) **03/07/18 BCC**
20. **TM-18-500008-WEST INVESTMENTS, LLC:**
TENTATIVE MAP consisting of 58 single family residential lots and common lots on 7.3 acres in a R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the north side of Serene Avenue and the west side of Park Street within Enterprise. SB/rk/ja (For possible action) **03/07/18 BCC**
21. **VS-18-0047-LVB GILES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Mesa Verde Lane and Moberly Avenue, and between Giles Street and Haven Street and a portion of right-of-way being Giles Street located between Moberly Avenue and Mesa Verde Lane within Enterprise (description on file). SS/lm/ja (For possible action) **03/07/18 BCC**
22. **VS-18-0050-WEST INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Blue Diamond Road, and between Park Street and Grand Canyon Drive and portion of a right-of-way being Park Street located between Serene Avenue and Blue Diamond Road within Enterprise (description on file). SB/rk/ja (For possible action) **03/07/18 BCC**
23. **WS-17-0970-DYNAMIC TOWN SQUARE LAS VEGAS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** Allow a proposed animated sign (video unit) where not permitted; **2)** reduce setbacks; and **3)** permit encroachment into airspace.
DESIGN REVIEW for a proposed freestanding sign with animation (video unit) within an existing commercial center on a portion of 4.9 acres in a C-2 (General Commercial)(AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South, 210 feet north of the 215 Beltway within Enterprise. SS/md/ja (For possible action) **03/07/18 BCC**
24. **WS-18-0026-ROOHANI KHUSROW FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** a drainage study and compliance; **2)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Blue Diamond Road; and **3)** right-of-way dedication of 30 feet for Oleta Avenue, 30 feet to 60 feet for Monte Cristo Way and associated spandrel in conjunction with a minor subdivision parcel map on 6.4 acres in a R-2 (Medium Density Residential) Zone within the MUD-4 Overlay District. Generally located on the north side of Blue Diamond Road and the east and west sides of Monte Cristo Way (alignment) within Enterprise. SB/rk/ja (For possible action) **03/07/18 BCC**
25. **WS-18-0046-LVB GILES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** a proposed hotel (Hampton by Hilton); and **2)** increase the finished grade on 4.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Mesa Verde Lane and the east side of Giles Street within Enterprise. SS/lm/ja (For possible action) **03/07/18 BCC**

26. **WS-18-0058-BOUQUET INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation from a convenience store to a residential use; **2)** reduced separation from a gasoline station to a residential use; and **3)** reduced separation from a vehicle wash to a residential use.
DESIGN REVIEW for modifications to an approved convenience store with a gasoline station and vehicle wash on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Cactus Avenue and Dean Martin Drive within Enterprise. SB/pb/ma (For possible action) **03/07/18 BCC**
27. **WS-18-0061-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative landscaping; and **2)** modified CMA Design Overlay District standards; **3)** allow an attached sidewalk; and **4)** reduce driveway distance from an intersection.
DESIGN REVIEW for a distribution center on 13.5 acres in a M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Decatur Boulevard and the north side of Badura Avenue within Enterprise. SS/rk/ja (For possible action) **03/07/18 BCC**
28. **ZC-18-0042-L H VENTURES, LLC:**
ZONE CHANGE to reclassify 20.0 acres from RUD (Residential Urban Density) Zone and C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Badura Avenue and the east side of Torrey Pines Drive within Enterprise (description on file). SS/gc/ja (For possible action) **03/07/18 BCC**
29. **ZC-18-0048-WEST INVESTMENTS, LLC:**
ZONE CHANGE to reclassify a 3.9 acre portion of a 7.3 area site from H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to increase the length of a street between intersections.
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on 7.3 acres. Generally located on the north side of Serene Avenue and the west side of Park Street within Enterprise (description on file). SB/rk/ja (For possible action) **03/07/18 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: February 28, 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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