



Enterprise Town Advisory Board

Windmill Library
7060 W. Windmill
Las Vegas, NV 89113

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

Board Members: David Chestnut – Chair, Basil Raffa,
Cheryl Wilson-Vice Chair, Jenna Waltho
Frank Kapriva Basil Raffa

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.
- III. Approval of Minutes February 28, 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 March 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. **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**
2. **UC-18-0116-DE LA TORRE, ANTONIO:**
USE PERMIT to increase the number of large agricultural livestock (horses) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the east side of Arville Street, 150 feet north of Ford Avenue within Enterprise. SB/gc/ja (For possible action) **04/03/18 PC**
3. **UC-18-0120-COSTELLO, RICHARD:**
USE PERMITS for the following: **1)** permit existing accessory structures (shipping containers) not architecturally compatible with the principal building; and **2)** deviate from applicable design standards per Table 30.56-2A for accessory structures (shipping containers) in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Fairfield Avenue, and 135 feet south of Shelbourne Avenue within Enterprise. SS/lm/ja (For possible action) **04/03/18 PC**
4. **UC-18-0131-OBATA, THOMAS J. TRUST:**
USE PERMIT for a proposed food cart/trailer not located within an enclosed building.
DESIGN REVIEW for a food cart (shaved ice) in conjunction with an existing convenience store with gasoline pumps and a car wash on a portion of 1.7 acres in a C-2 (General Commercial) Zone.
Generally located on the northwest corner of Silverado Ranch Boulevard and Bermuda Road within Enterprise. SS/rk/ja (For possible action) **04/03/18 PC**
5. **WS-18-0111-KAKE TRUST, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to reduce side yard setback for a proposed room addition in conjunction with an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Arby Avenue, 260 feet west of Valley View Boulevard, on Sangre De Cristo Avenue within Enterprise. SS/rk/ja (For possible action) **04/03/18 PC**

6. **DR-18-0146-ALBERTSON'S STORES SUB, LLC:**
DESIGN REVIEW for Phase II of a proposed shopping center on a 4.7 acre portion of an 8.4 acre parcel in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the northwest corner of Rainbow Boulevard and Cactus Avenue within Enterprise. SB/rk/ja (For possible action) **04/04/18 BCC**

7. **ET-18-400031 (UC-1947-05)-ST ROSE PARCEL, LLC:**
USE PERMITS THIRD EXTENSION OF TIME to commence the following: **1)** an expansion of the Gaming Enterprise District; **2)** a 2,400 room resort hotel; **3)** resort condominium units; **4)** public areas including casino areas, shopping/retail, meeting areas, showrooms/lounges, theatres, recreational uses, restaurants, outside dining areas, live entertainment, and meeting room areas; **5)** increase building height; **6)** all associated back-of-house areas, incidental and accessory uses; and **7)** deviations to development standards.
DEVIATIONS for the following: **1)** permit encroachment into airspace; and **2)** permit all other deviations as shown per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to permit early grading.
DESIGN REVIEWS for the following: **1)** redesign of a previously approved resort; **2)** a resort condominium tower consisting of 800 units; and **3)** all associated accessory and incidental use buildings and structures on 97.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Las Vegas Boulevard South and Interstate 15 and north of St. Rose Parkway within Enterprise. SS/bk/ja (For possible action) **04/04/18 BCC**

8. **ET-18-400032 (VS-0892-15)-LEWIS INVESTMENT COMPANY NEVADA, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Hualapai Way (alignment) and Conquistador Street (alignment) and between Serene Avenue (alignment) and Oleta Avenue (alignment) within Enterprise (description on file). SB/bk/ja (For possible action) **04/04/18 BCC**

9. **TM-17-500187-SILVERADO INVESTMENT GROUP, LLC, ET AL:**
TENTATIVE MAP consisting of 120 single family residential lots and common lots on 24.2 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the east side of Arville Street and the north side of Pyle Avenue within Enterprise. SB/dg/ja (For possible action) **04/04/18 BCC**

10. **TM-18-500018-ST ROSE PARCEL, LLC:**
TENTATIVE MAP consisting of 286 residential condominium units and common element on 20.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Interstate 15, south of Bruner Avenue (alignment), 1,500 feet north of St. Rose Parkway and 1,200 feet west of Las Vegas Boulevard South within Enterprise. SS/dg/ja (For possible action) **04/04/18 BCC**

11. **TM-18-500032-SOUTHERN HIGHLANDS INVESTMENT PARTNERS, ET AL:**
TENTATIVE MAP consisting of 299 residential condominium units and common element on a 45.3 acre portion of a 63.5 acre site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Starr Avenue, 700 feet west of Las Vegas Boulevard South within Enterprise. SS/gc/ja (For possible action) **04/04/18 BCC**

12. **UC-18-0104-ST ROSE PARCEL, LLC:**
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks for garage openings to a drive aisle; **2)** trash enclosure requirements; and **3)** allow modified driveway design standards.
DESIGN REVIEW for a multiple family residential development on 20.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Interstate 15, south side of Bruner Avenue (alignment), 1,500 feet north of St. Rose Parkway, 1,200 feet west of Las Vegas Boulevard South within Enterprise. SS/dg/ja (For possible action) **04/04/18 BCC**
13. **VS-17-0966-BLUE MANN, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Jo Rae Avenue (alignment) and Pyle Avenue (alignment), and between Arville Street (alignment) and Hinson Street (alignment) within Enterprise (description on file). SB/dg/ja (For possible action) **04/04/18 BCC**
14. **VS-17-0967-CFT LANDS, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue (alignment) and Jo Rae Avenue (alignment), and between Arville Street (alignment) and Hinson Street (alignment) within Enterprise (description on file). SB/dg/ja (For possible action) **04/04/18 BCC**
15. **VS-18-0105-ST ROSE PARCEL, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Bruner Avenue and St. Rose Parkway, and Las Vegas Boulevard South and Interstate 15 within Enterprise (description on file). SS/dg/ja (For possible action) **04/04/18 BCC**
16. **VS-18-0141-SOUTHERN HIGHLANDS INVESTMENT PARTNERS, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Chartan Avenue (alignment) and Starr Avenue, and between Las Vegas Boulevard South and Interstate 15 within Enterprise (description on file). SS/gc/ja (For possible action) **04/04/18 BCC**
17. **WC-18-400034 (ZC-0681-01)-ST ROSE PARCEL, LLC, ET AL:**
WAIVERS OF CONDITIONS of a zone change requiring all applicable conditions of approval for an approved resort hotel and expansion of the Gaming Enterprise District including Clark County Comprehensive Planning conditions related to design review as a public hearing on final plans for all current and future phases, architectural compatibility, consistent landscape design along Las Vegas Boulevard South, pedestrian and vehicular circulation systems and Clark County Public Works conditions related improvement standards and technical studies and all other conditions as listed on file in conjunction with a proposed multiple family residential development on a portion of 97.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Interstate 15, south of Bruner Avenue (alignment), 1,500 feet north of St. Rose Parkway, and 1,200 feet west of Las Vegas Boulevard South within Enterprise. SS/dg/ja (For possible action) **04/04/18 BCC**

18. **WC-18-400035 (ZC-1363-05)-ST ROSE PARCEL, LLC, ET AL:**
WAIVERS OF CONDITIONS of a zone change requiring all applicable conditions of approval for an approved resort hotel project and including Clark County Comprehensive Planning conditions related to design review as a public hearing on final plans and Clark County Public Works conditions related improvement standards and technical studies and all other conditions as listed on file in conjunction with a proposed multiple family residential development on a portion of 97.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Interstate 15, south side of Bruner Avenue (alignment), 1,500 feet north of St. Rose Parkway, and 1,200 feet west of Las Vegas Boulevard South within Enterprise. SS/dg/ja (For possible action) **04/04/18 BCC**
19. **WC-18-400036 (ZC-0805-05)-ST ROSE PARCEL, LLC, ET AL:**
WAIVERS OF CONDITIONS of a zone change requiring all applicable conditions of approval for a future commercial development including Clark County Comprehensive Planning conditions related to design review as a public hearing on final plans and Clark County Public Works conditions related improvement standards and technical studies and all other conditions as listed on file in conjunction with a proposed multiple family residential development on a portion of 97.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Interstate 15, south side of Bruner Avenue (alignment), 1,500 feet north of St. Rose Parkway, and 1,200 feet west of Las Vegas Boulevard South within Enterprise. SS/dg/ja (For possible action) **04/04/18 BCC**
20. **WC-18-400039 (ZC-0343-17)-PROVIDENCE 207 PARTICIPANTS, LLC:**
WAIVER OF CONDITIONS of a zone change (ZC-0343-17) to enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area for a previously approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located 960 feet south of Somerset Hills Avenue, 2,000 feet west of Valley View Boulevard within Enterprise. SB/md/ja (For possible action) **04/04/18 BCC**
21. **WS-17-0965-BLUE MANN, LLC, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.
DESIGN REVIEWS for the following: **1)** proposed single family residential development in an R-D zone; **2)** proposed single family residential development in an R-2 zone; **3)** hammerhead street design; and **4)** increased finished grade on 24.2 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the east side of Arville Street and the north side of Pyle Avenue within Enterprise. SB/dg/ja (For possible action) **04/04/18 BCC**
22. **ZC-18-0118-DESERT SQUIRREL, LLC, ET AL:**
ZONE CHANGE to reclassify 3.8 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in the MUD-4 Overlay District.
DESIGN REVIEWS for the following: **1)** a proposed shopping center; and **2)** increase finished grade on 3.8 acres. Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise (description on file). SB/rk/ja (For possible action) **04/04/18 BCC**

23. **ZC-18-0140-SOUTHERN HIGHLANDS INVESTMENT PARTNERS, ET AL:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** trash enclosure requirements; and **2)** non-standard improvements (landscaping) within the right-of-way (Starr Avenue).
DESIGN REVIEW for a multiple family residential development on a 45.3 acre portion of a 63.5 acre site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Starr Avenue, 700 feet west of Las Vegas Boulevard South within Enterprise (description on file).
SS/gc/ja (For possible action) **04/04/18 BCC**

VII. General Business

1. TAB to solicit and develop questions for a meeting with Clark County Public Works' managers. (For 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: March 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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