



Enterprise Town Advisory Board

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

March 29, 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 7 at 702-606-0747 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:	David Chestnut – Chair Cheryl Wilson- Vice Chair Rocky Brandonisio	Bonnie Fraser Jenna Waltho
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Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.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 March 15, 2017 (For possible action)
- IV. Approval of Agenda for March 29, 2017 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - 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. **ZC-0135-17 – LH VENTURES, LLC:**

ZONE CHANGE to reclassify a 10.1 acre from an R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone for a single family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; and 2) reduce street intersection off-set.

DESIGN REVIEW for a proposed single family residential development on 10.1 acre site in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive and south side of Arby Avenue within Enterprise (description on file). SS/rk/ml (For possible action) **PC 4/5/17**

PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 29, 2017 TAB meeting, per the applicant.

2. **VS-0134-17 – LH VENTURES, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and Redwood Street, and between Arby Avenue and Capovilla Avenue (alignment) within Enterprise (description on file). SS/rk/ml (For possible action) **PC 4/5/17**

PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 29, 2017 TAB meeting, per the applicant.

3. **TM-0027-17 – LH VENTURES, LLC:**

TENTATIVE MAP consisting of 81 single family residential lots and common lots on 10.1 acres in an RUD (Residential Urban Density) Zone in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive and south side of Arby Avenue within Enterprise. SS/rk/ml (For possible action) **PC 4/5/17**

PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 29, 2017 TAB meeting, per the applicant.

4. **ZC-0126-17 – ABS SURPLUS-O, LLC:**

ZONE CHANGE to reclassify 8.4 acres from R-E (Rural Estates Residential) Zone and M-1 (Light Manufacturing) Zone to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; and 2) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving along street).

DESIGN REVIEWS for the following: 1) a proposed mini-warehouse facility; and 2) proposed signage in the Mountain's Edge Master Planned Community. Generally located on northwest corner of Rainbow Boulevard and Cactus Avenue within Enterprise (description on file). SB/md/mcb (For possible action) **PC 4/5/17**

PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 29, 2017 TAB meeting, per the applicant.

5. **UC-0117-17 – 4129, LLC:**
USE PERMIT to reduce the separation for a proposed convenience store to a residential use.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.
DESIGN REVIEW for modifications to an approved shopping center on 4.5 acres in C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. SB/pb/ml (For possible action) **PC 4/5/17**

- PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 29, 2017 TAB meeting, per the applicant.**

6. **VC-0174-17 – IOTA TUSCAN, LLC, ET AL:**
VARIANCE to reduce front yard setback for an approved single family residential subdivision on 13.5 acres in an R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located 1,200 feet north of Stonewater Lane and 1,600 feet west of Southern Highlands Parkway within Enterprise. SB/md/ma (For possible action) **PC 4/18/17**

7. **VS-0151-17 – THM ENTERPRISES, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Jerlyn Street and between Wigwam Avenue and Ford Avenue (alignment) within Enterprise (description on file). SB/jvm/ml (For possible action) **PC 4/18/17**

8. **DR-0173-17 – HARRISON KEMP & JONES 401 PLAN:**
DESIGN REVIEW for a proposed tavern within a retail center on 4.7 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cactus Avenue, 245 feet east of Valley View Boulevard within Enterprise. SB/al/ml (For possible action) **BCC 4/19/17**

9. **NZC-0571-13 (ET-0025-17) – L H VENTURES, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 10.2 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.
WAIVER OF DEVELOPMENT STANDARDS to increase the length of a dead-end street with an approved turnaround.
DESIGN REVIEW for a single family residential development. Generally located on the west side of Jones Boulevard and the south side of Badura Avenue within Enterprise (description on file). SS/al/ml (For possible action) **BCC 4/19/17**

10. **NZC-0577-13 (ET-0029-17) – AMERICAN WEST DEVELOPMENT INC.:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 7.4 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Cougar Avenue within Enterprise (description on file). SB/co/ma (For possible action) **BCC 4/19/17**

11. **ZC-0161-17 – ALL OUT FINANCIAL RESOURCES, LLC:**
ZONE CHANGE to reclassify 2.5 acres from U-V (Urban Village - Mixed Use) Zone to R-2 (Medium Density Residential) Zone for a future single family residential development in the MUD-3 Overlay District. Generally located on the south side of Serene Avenue and the west side of Chieftain Street within Enterprise (description on file). SB/dg/ml (For possible action) **BCC 4/19/17**

12. **ZC-0165-17 – SUNSET BUSINESS CENTER, LLC:**
ZONE CHANGE to reclassify 4.3 acres from C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
USE PERMITS for the following: **1)** office as a principal use; and **2)** retail sales as a principal use.
WAIVER OF DEVELOPMENT STANDARDS for modified CMA Design Overlay District standards.
DESIGN REVIEW for a proposed office, retail, and office/warehouse complex on 4.3 acres within the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Sunset Road, 350 feet east of Torrey Pines Drive within Enterprise (description on file). SS/dg/ml (For possible action) **BCC 4/19/17**
13. **ZC-0171-17 – SERDOZ@RAFAEL RIVERA, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the number of required parking spaces; and **2)** modify parking lot landscaping in conjunction with a proposed office/warehouse.
DESIGN REVIEW for a proposed office warehouse development on 2.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Rafael Rivera Way and Lindell Road (alignment) within Enterprise (description on file). SS/mk/ml (For possible action) **BCC 4/19/17**

VII. General Business

1. Enterprise TAB to receive County staff comments, discuss and examine possible courses of action concerning a citizens letter (To Whom It May Concern, by W. David Manson March 1, 2017) submitted to the TAB on March 1, 2017 during the general public comment period. (for possible action)
2. The TAB will discuss guidelines for the formation of a land use motion. (for discussion)

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: April 12, 2017

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following 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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