



Enterprise Town Advisory Board

AGENDA



Date & Time: March 30, 2016, 6:00 p.m.
 Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.

Board Members: Frank J. Kapriva – Chair Cheryl Wilson– Vice-Chair
 David Chestnut Laura Ring Rocky Brandonisio
 Secretary: Edie Krieger Contact: 702-361-2341, ediekrie@gmail.com

Posting Locations: Windmill Library, Einstein Bros. Bagels 3837 Blue Diamond Rd,
 Posted: March 24, 2016 Enterprise Library 25 E. Shelbourne Avenue, Whole Foods Market 6689 LVBS
 www.clarkcountynv.gov

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 All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Windmill Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.

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CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

INTRODUCTION OF COUNTY STAFF:

PROCEDURES & CONDUCT:

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

PUBLIC COMMENTS:

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

REGULAR BUSINESS

1. Approve the Minutes for the meeting held on March 9, 2016. (Requires a vote of the Board.)
2. Approve the Agenda with any corrections, deletions or changes. (Requires a vote of the Board.)
 1. Items on the agenda may be taken out of order.
 2. The Town Advisory Board may combine two or more agenda items for consideration.
 3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

BOARD OF COUNTY COMMISSIONERS
 STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair
 SUSAN BRAGER – CHRIS GIUNCHIGLIANI – MARILYN KIRKPATRICK – MARY BETH SCOW – LAWRENCE WEEKLY
 DON BURNETTE, County Manager

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ANNOUNCEMENTS

ZONING AGENDA:

1. **TM-0122-15 – ZAK MAK, LLC, ET AL:**
AMENDED HOLDOVER TENTATIVE MAP consisting of 67 (previously notified as 65) single family residential lots on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action) **04/06/16 BCC**
PREVIOUS ACTION
Enterprise TAB March 9, 2016: HELD to the March 30, 2016 TAB meeting per agreement to hold a final neighborhood meeting. (Previously heard)
2. **VS-0409-15 – ZAK MAK, LLC, ET AL:**
AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue (alignment), and between Monte Cristo Way (alignment) and Belcastro Street (alignment), and a portion of right-of-way being Cougar Avenue located between Monte Cristo Way and Tenaya Way (alignment) (right-of-way vacation no longer needed) within Enterprise (description on file). SB/gc/ml (For possible action) **04/06/16 BCC**
PREVIOUS ACTION
Enterprise TAB March 9, 2016: HELD to the March 30, 2016 TAB meeting per agreement to hold a final neighborhood meeting. (Previously heard)
3. **WS-0408-15 – ZAK MAK, LLC, ET AL:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced lot area (previously not notified); **2)** allow single family residential lots to front a collector street (previously not notified); and **3)** off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) (previously not notified).
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finished grade (previously not notified) on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action) **04/06/16 BCC**
PREVIOUS ACTION
Enterprise TAB March 9, 2016: HELD to the March 30, 2016 TAB meeting per agreement to hold a final neighborhood meeting. (Previously heard)
4. **TM-0021-16 – STRA HOLDING, LLC:**
TENTATIVE MAP for a commercial subdivision on 8.4 acres in a C-2 (General Commercial) Zone and C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located on the north side of St. Rose Parkway, 200 feet west of Amigo Street within Enterprise. SS/pb/ml (For possible action) **04/05/16 PC**
5. **UC-0111-16 – CHAIYA MEDITATION MONASTERY:**
USE PERMIT for a place of worship (monastery).
DESIGN REVIEW for a monastery on 0.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the east and west sides of Virtue Court, 170 feet north of Santoli Avenue within Enterprise. SS/pb/ml (For possible action) **04/19/16 PC**

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DON BURNETTE, County Manager

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6. **UC-0117-16 – 8480 SOUTH, LLC:**
USE PERMIT for packaged liquor sales (liquor store) within an existing retail building on a portion of 0.9 acres in an H-1 (Limited Resort and Apartment) Zone and a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Wigwam Avenue within Enterprise. SS/gc/ml (For possible action) **04/19/16 PC**
7. **UC-0128-16 – ROBINDALE, LLC:**
USE PERMITS for the following: **1)** allow accessory structures (garages) not architecturally compatible with the principal structure; and **2)** allow alternative design standards in conjunction with an existing single family residence on 1.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Robindale Road and Fairfield Avenue within Enterprise. SS/gc/ml (For possible action) **04/19/16 PC**
8. **UC-0129-16 – JAMAIL, MICHAEL L.:**
USE PERMITS for the following: **1)** allow the area of existing accessory buildings/structures to be more than 50% of the area of a proposed single family residence; and **2)** allow the total area of all existing accessory buildings/structures to be more than the area of a proposed single family residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit an existing solid block wall within the front yard area; and **2)** increase wall height for existing walls in conjunction with a single family residence on 1.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Pebble Road and the east side of Edmond Street within Enterprise. SB/al/ml (For possible action) **04/19/16 PC**
9. **VS-0137-16 – SCOTTY’S JUNCTION, LLC:**
VACATE AND ABANDON a portion of right-of-way being the 215 Beltway/off ramp located between Decatur Boulevard and Ullom Drive within Enterprise (description on file). SS/co/ml (For possible action) **04/19/16 PC**
10. **WS-0131-16 – CENTURY COMMUNITIES NEVADA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced rear setbacks in conjunction with an approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of El Capitan Way and the north side of Le Baron Avenue within Enterprise. SB/dg/ml (For possible action) **04/19/16 PC**
11. **WS-0135-16 – LJC PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for off-site improvement requirements for a minor subdivision (traffic control device, curb, and gutter) in conjunction with a parcel map on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Lindell Road, 450 feet south of Shelbourne Avenue within Enterprise. SB/mk/ml (For possible action) **04/19/16 PC**
12. **DR-0127-16 – AGATE SENIORS, II, LLC:**
DESIGN REVIEW for site and building lighting in conjunction with an approved senior housing development that is currently under construction on 5.0 acres in an R-4 (Multiple Family Residential - High Density) Zone in the MUD-1 Overlay District. Generally located on the south side of Agate Avenue, 1,500 feet west of Las Vegas Boulevard South within Enterprise. SS/dg/ml (For possible action) **04/20/16 BCC**



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13. **DR-0138-16 – SMITH PAYNE INVESTMENTS, LLC:**
DESIGN REVIEW for a comprehensive sign plan for an approved vehicle (motorcycle, recreational, and watercraft) sales and repair facility on 1.4 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard, 400 feet north of Warm Springs Road within Enterprise. SS/dg/ml (For possible action) **04/20/16 BCC**
14. **TM-0028-16 - ROOHANI, KHUSROW:**
TENTATIVE MAP consisting of 9 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Wigwam Avenue and the west side of Warbonnet Way within Enterprise. SB/dg/ml (For possible action) **04/20/16 BCC**
15. **UC-0132-16 – RICHMOND LIMITED PARTNERSHIP:**
USE PERMITS for the following: **1)** reduce the separation for a proposed convenience store/gasoline station; and **2)** reduce the separation for a proposed vehicle wash.
DESIGN REVIEW for a proposed convenience store with gasoline station and vehicle wash on a portion of 4.5 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Maryland Parkway and St. Rose Parkway within Enterprise. SS/jt/ml (For possible action) **04/20/16 BCC**
16. **UC-0154-16 – RI HERITAGE INN FLINT, INC:**
USE PERMITS for the following: **1)** retail sales; **2)** restaurants; **3)** personal services; **4)** jewelry store; and **5)** offices in conjunction with a proposed commercial center.
DESIGN REVIEW for a proposed commercial center in conjunction with a hotel currently under construction on 3.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Robindale Road, 700 feet east of Las Vegas Boulevard, South within Enterprise. SS/al/ml (For possible action) **04/20/16 BCC**
17. **VS-0147-16 - ROOHANI, KHUSROW:**
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Warbonnet Way and Valadez Street within Enterprise (description on file). SB/dg/ml (For possible action) **04/20/16 BCC**
18. **WS-0123-16 – WALTER, DUSTIN:**
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalks, streetlights, and partial pavement) in conjunction with a proposed single family residential development on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Gilesie Street and Cougar Avenue within Enterprise. SS/al/ml (For possible action) **04/20/16 BCC**
19. **WS-0130-16 – HARRISON KEMP & JONES 401 PLAN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit an animated sign (video unit) where not permitted; **2)** increase freestanding sign area; and **3)** increase freestanding sign height in conjunction with an approved retail center.
DESIGN REVIEW for a comprehensive sign plan in conjunction with an approved retail center on 2.2 acres a C-1 (Local Business) Zone. Generally located on the north side of Cactus Avenue, 340 feet east of Valley View Boulevard within Enterprise. SB/al/ml (For possible action) **04/20/16 BCC**



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- 20. **WS-0140-16 – D.R. HORTON, INC:**
WAIVER OF DEVELOPMENT STANDARDS to increase block wall height.
DESIGN REVIEW for increased finished grade in conjunction with an approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Buffalo Drive and Camero Avenue within Enterprise. SB/dg/xx (For possible action) **04/20/16 BCC**

- 21. **WS-0146-16 – ROOHANI, KHUSROW:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced gross lot area; **2)** increased wall height; and **3)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a single family residential development on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Wigwam Avenue and the west side of Warbonnet Way within Enterprise. SB/dg/ml (For possible action) **04/20/16 BCC**

- 22. **WS-0159-16 – MOUNTAIN BLUE 12 IRREVOCABLE BUSINESS TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Pebble Road and Rainbow Boulevard; and **2)** drainage study in conjunction with a minor subdivision parcel map on 12.5 acres in an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the south side of Pebble Road and east side of Rainbow Boulevard within Enterprise. SB/rk/xx (For possible action) **04/20/16 BCC**

- 23. **DR-0097-16 – DP 20130702 VALLEY VIEW, LLC:**
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on approximately 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Valley View Boulevard and Arby Avenue within Enterprise. SS/rk/ml (For possible action) **04/20/16 BCC**
PREVIOUS ACTION
Enterprise TAB March 9, 2016: HELD to the March 30, 2016 TAB meeting and the 4-20-16 Board of County Commissioners meeting per prior request of the applicant. (Not previously heard)

- 24. **TM-0020-16 – DP 20130702 VALLEY VIEW, LLC:**
TENTATIVE MAP consisting of 12 single family residential lots and common lots on approximately 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Valley View Boulevard and Arby Avenue within Enterprise. SS/rk/ml (For possible action) **04/20/16 BCC**
PREVIOUS ACTION
Enterprise TAB March 9, 2016: HELD to the March 30, 2016 TAB meeting and the 4-20-16 Board of County Commissioners meeting per prior request of the applicant. (Not previously heard)

- 25. **VS-0096-16 – DP 20130702 VALLEY VIEW, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue (alignment) and between Valley View Boulevard and Procyon Street within Enterprise (description on file). SS/rk/ml (For possible action) **04/20/16 BCC**
PREVIOUS ACTION
Enterprise TAB March 9, 2016: HELD to the March 30, 2016 TAB meeting and the 4-20-16 Board of County Commissioners meeting per prior request of the applicant. (Not previously heard)

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DON BURNETTE, County Manager



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26. **WS-0071-16 – D.R. HORTON, INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** increased wall heights.

DESIGN REVIEW for revised home models in conjunction with an approved single family residential development on 11.7 acres in an R-D (Suburban Estates Residential) Zone and an R-1 (Single Family Residential) Zone. Generally located on the north and south sides of Haleh Avenue, 300 feet west of Dean Martin Drive within Enterprise. SB/dg/ml (For possible action) **04/20/16 BCC**

PREVIOUS ACTION

Enterprise TAB March 9, 2016: HELD to the March 30, 2016 TAB meeting and the 4-20-16 Board of County Commissioners meeting per prior request of the applicant. (Not previously heard)

GENERAL BUSINESS:

1. Receive a report from the Sub-Committee on Accessory Structures. (For Possible Action)
2. Discuss having traffic and drainage studies submitted with non-conforming zone changes. (For Possible Action)
3. Discuss equestrian trails and road crossings particularly on Warm Springs at Western Trails Park. (For Possible Action)
4. Discuss submitting letter to County Commissioner regarding protection of the proposed Arden Rail Business Park. (For possible action)

PUBLIC COMMENTS

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NEXT MEETING DATE: April 13, 2016, 6:00 pm

ADJOURNMENT: