



# Enterprise Town Advisory Board

Windmill Library  
7060 W. Windmill  
Las Vegas, NV 89113

April 11, 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](http://www.clarkcountynv.gov).

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

Secretary: Carmen Hayes 702-371-7991 [chayes@yahoo.com](mailto:chayes@yahoo.com)

County Liaison: Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov)

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- 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 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 April 11, 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.:**  
**HOLDOVER 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) **04/04/18 BCC**
2. **VS-18-0163-RODGERS, TODD:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Gilesie Street and Placid Street, and between Maulding Avenue and Eldorado Lane within Enterprise (description on file). SS/tk/ma (For possible action) **04/17/18 PC**
3. **WS-18-0181-AINSWORTH GAME TECHNOLOGY INC.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative street landscaping.  
**DESIGN REVIEWS** for the following: **1)** an office/warehouse/showroom and distribution building; **2)** alternative parking lot landscaping; and **3)** increase finished grade on 2.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,800 feet east of Jones Boulevard and north of Rafael Rivera Way within Enterprise. SS/mk/ja (For possible action) **04/18/18 BCC**
4. **UC-18-0195-MCKOY, TIM:**  
**USE PERMITS** for the following: **1)** allow a proposed accessory structure (garage/workshop) not architecturally compatible with the proposed principal structure (residence); **2)** allow a proposed accessory structure (garage/workshop) to exceed one-half the footprint of the proposed principal structure (residence); and **3)** allow alternative design standards.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a single family residential lot to front and access a collector street (Wigwam Avenue); and **2)** reduced gate setback in conjunction with a proposed single family residence on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Wigwam Avenue and La Cienega Street within Enterprise. SS/gc/ja (For possible action) **05/01/18 PC**
5. **UC-18-0209-REDWOOD & GARY, LLC:**  
**USE PERMIT** to allow a service bay door to face a street.  
**WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (sidewalk and streetlights).  
**DESIGN REVIEW** for an office/warehouse and commercial vehicle repair facility on 2.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Redwood Street and Gary Avenue within Enterprise. SB/gc/ja (For possible action) **05/01/18 PC**

6. **VS-18-0201-MAJESTIC ENTERPRISE HOLDINGS, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Dean Martin Drive located between Blue Diamond Road and Wigwam Avenue within Enterprise (description on file). SB/tk/ja (For possible action) **05/01/18 PC**
  
7. **WS-18-0200-KALRA, RAKESH & MINU:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear yard setback for 2 accessory structures in conjunction with an existing single family residence on 0.4 acres in in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Casalvieri Street, 115 feet south of Frittata Avenue within Enterprise. SB/rk/ja (For possible action) **05/01/18 PC**
  
8. **WS-18-0213-FREEMAN, LAURA P. & ANDREW J.:**  
**WAIVER OF DEVELOPMENT STANDARDS** reduce side setback for an existing accessory structure (shed) in conjunction with a single family residence on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Frittata Avenue, 133 feet west of Casalvieri Street within Enterprise. SB/lm/ja (For possible action) **05/01/18 PC**
  
9. **ET-18-400074 (NZC-0530-15)-Y LEGACY DEVELOPMENT, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 5.0 acres from C-1 (Local Business) Zone to R-3 (Multi-Family Residential) Zone in the MUD-4 Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased community building height (clubhouse); **2)** trash enclosure; and **3)** allow an attached sidewalk along an arterial street.  
**DESIGN REVIEW** for a multiple family residential development. Generally located on the north side of Cactus Avenue, 1,270 feet west of Maryland Parkway within Enterprise (description on file). SS/rk/ja (For possible action) **05/02/18 BCC**
  
10. **TM-18-500049-ROHANI, FARHANG:**  
**TENTATIVE MAP** consisting of 4 single family residential lots and common lots on 2.0 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the east side of Arville Street, 330 feet north of Pyle Avenue within Enterprise. SB/rk/xx (For possible action) **05/02/18 BCC**
  
11. **VS-18-0228-TURTLE DEVELOPMENT CORPORATION:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Levi Avenue and Irvin Avenue (alignment), and between El Camino Road (alignment) and Bronco Street (alignment) within Enterprise (description on file). SB/gc/ja (For possible action) **05/02/18 BCC**
  
12. **VS-18-0233-ROHANI, FARHANG:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Arville Street (alignment) and Hinson Street (alignment), and between Jo Rae Avenue (alignment) and Pyle Avenue (alignment) within Enterprise (description on file). SB/rk/xx (For possible action) **05/02/18 BCC**
  
13. **WC-18-400075 (ZC-0589-07)-PLACID STREET TRUST:**  
**WAIVER OF CONDITIONS** of a zone change requiring the applicant to construct full off-sites in conjunction with a proposed vehicle (automobile) rental facility on 1.1 acres in an M-D (Designed Manufacturing) Zone. Generally located on the west side of Placid Street, 150 feet north of Arby Avenue (alignment) within Enterprise. SS/gc/ja (For possible action) **05/02/18 BCC**

14. **WS-18-0215-LMG LAS VEGAS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased building height; and 2) reduced throat depth for a driveway.  
**DESIGN REVIEW** for a proposed expansion to an existing distribution center on 4.0 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Windy Street and the north side of Arby Avenue within Enterprise. SS/pb/xx (For possible action) **05/02/18 BCC**
15. **WS-18-0227-TURTLE DEVELOPMENT CORPORATION:**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased building height.  
**DESIGN REVIEWS** for the following: 1) a multiple family residential development; and 2) alternative parking lot landscaping on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Levi Avenue and the east side of El Camino Road (alignment) within Enterprise. SB/gc/ja (For possible action) **05/02/18 BCC**
16. **WS-18-0230-PRESIDIO SUMMIT NV LA CIENEGA 12, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased wall height.  
**DESIGN REVIEW** for increased finished grade in conjunction with an approved single family residential development on 6.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of La Cienega Street and the north side of Shelbourne Avenue within Enterprise. SS/gc/ja (For possible action) **05/02/18 BCC**
17. **WS-18-0231-PLACID STREET TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping and screening requirements; and 2) alternative commercial driveway design.  
**DESIGN REVIEW** for the conversion of an existing single family residence to a proposed vehicle (automobile) rental facility on 1.1 acres in an M-D (Designed Manufacturing) Zone. Generally located on the west side of Placid Street, 150 feet north of Arby Avenue (alignment) within Enterprise. SS/gc/ja (For possible action) **05/02/18 BCC**
18. **WS-18-0238-318 BLUE DIAMOND VENTURE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the number of freestanding and monument signs located along a street frontage.  
**DESIGN REVIEWS** for the following: 1) proposed site lighting; and 2) proposed signage in conjunction with an approved restaurant on a 0.7 acre portion of 3.2 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Blue Diamond Road, 400 feet east of Decatur Boulevard within Enterprise. SB/pb/ja (For possible action) **05/02/18 BCC**
19. **ZC-18-0210-GANESH, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone and M-1 (Light Manufacturing) Zone to M-1 (Light Manufacturing) Zone for a future development. Generally located on the south side of Landberg Avenue (alignment) and the east side of Redwood Street (alignment) within Enterprise (description on file). SB/lm/ja (For possible action) **05/02/18 BCC**
20. **ZC-18-0232-ROHANI, FARHANG:**  
**ZONE CHANGE** to reclassify 1.25 acres from R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential District) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setback.

**DESIGN REVIEW** for a proposed single family residential development on 2.0 acres. Generally located on the east side of Arville Street, 330 feet north of Pyle Avenue within Enterprise (description on file). SB/rk/ja (For possible action) **05/02/18 BCC**

21. **ZC-18-0236-WARM SPRINGS DERBY, LLC, ET AL:**

**ZONE CHANGE** to reclassify 1.7 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a retail center.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping; and **2)** reduced driveway separation.

**DESIGN REVIEW** for a retail center. Generally located on the east side of Decatur Boulevard and the north side of Warm Springs Road within Enterprise (description on file). SS/pb/ja (For possible action) **05/02/18 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: April 25, 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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