



# Enterprise Town Advisory Board AGENDA



Date & Time: April 13, 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: April 7, 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 30, 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

Meeting Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.



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## ANNOUNCEMENTS

### ZONING AGENDA:

- 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) **04/20/16 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)  
Enterprise TAB March 30, 2016: HELD to the April 13, 2016 TAB and April 20, 2016 BCC per prior request of the applicant. (Previously heard)
- 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) **04/20/16 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)  
Enterprise TAB March 30, 2016: HELD to the April 13, 2016 TAB and April 20, 2016 BCC per prior request of the applicant. (Previously heard)
- 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) **04/20/16 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)  
Enterprise TAB March 30, 2016: HELD to the April 13, 2016 TAB and April 20, 2016 BCC per prior request of the applicant. (Previously heard)



# Enterprise Town Advisory Board

## AGENDA

4. **UC-0722-15 – BRIDEAU, BENOIT & CINDY ANN:**  
**USE PERMIT** to allow an accessory agricultural building (indoor equine riding arena/barn) prior to the establishment of the principal residential dwelling.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping and screening standards.  
**DESIGN REVIEW** for a 15,200 square foot accessory agricultural building (indoor equine riding arena/barn) on 1.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Jo Rae Avenue and the east side of Hinson Street (alignment) within Enterprise. SB/dg/ml (For possible action) **05/03/16 PC**
5. **UC-0180-16 – WSL PROPERTIES, LLC:**  
**USE PERMIT** to allow office as a principal use within an existing office/warehouse complex on 13.6 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone. Generally located on the east side of Dean Martin Drive and the north and south sides of Capovilla Avenue within Enterprise. SS/rk/ml (For possible action) **05/03/16 PC**
6. **VS-0184-16 – WALTER, DUSTIN:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue, and between Gilespie Street and La Cienega Street within Enterprise (description on file). SS/co/ml (For possible action) **05/03/16 PC**
7. **VS-0186-16 – OLYMPIA LAND, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Seeliger Street located between Torino Avenue and Augusta Course Avenue and a portion of right-of-way being Cougar Avenue located between Seeliger Street and Riley Street (alignment) within Enterprise (description on file). SB/co/ml (For possible action) **05/03/16 PC**
8. **WS-0162-16 – NCW NEVADA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a future wall sign on a parapet wall that is not integral to the overall building design.  
**DESIGN REVIEW** for a vehicle wash on 1.0 acre in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the east side of Maryland Parkway, 630 feet south of Silverado Ranch Boulevard within Enterprise. SS/jt/ml (For possible action) **05/03/16 PC**
9. **WS-0171-16 – LV ST ROSE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase the number of monument signs; and 2) permit freestanding signs where not allowed.  
**DESIGN REVIEW** for a comprehensive sign plan in conjunction with an apartment complex currently under development on 19.2 acres in an R-4 (Multiple Family Residential - High Density) Zone in the MUD-3 Overlay District. Generally located on the northeast corner of Spencer Street and St. Rose Parkway within Enterprise. SS/al/ml (For possible action) **05/03/16 PC**
10. **DR-0168-16 – DJURISIC, DRAGAN:**  
**DESIGN REVIEW** to increase the size of a previously approved metal industrial/warehouse building in conjunction with an existing industrial building and outside storage business on 1.9 acres in an M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District. Generally located on the south side of Pebble Road and the west side of Bronco Street within Enterprise. SB/pb/ml (For possible action) **05/04/16 BCC**

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DON BURNETTE, County Manager

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11. **DR-0181-16 – ROBINDALE ARVILLE, LLC:**  
**DESIGN REVIEW** for a retail/restaurant building within an existing shopping center on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard, 420 feet north of Santoli Avenue within Enterprise. SS/jt/ml (For possible action) **05/04/16 BCC**
12. **TM-0037-16 - ROOHANI KHUSROW FAMILY TRUST, ET AL:**  
**TENTATIVE MAP** for a commercial subdivision on 6.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Cameron Street between Blue Diamond Road and Cougar Avenue within Enterprise. SB/al/ml (For possible action) **05/04/16 BCC**
13. **TM-0038-16 - CFT LANDS, LLC, ET AL:**  
**TENTATIVE MAP** consisting of 179 single family residential lots and common lots on 28.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue (alignment) and the west side of Lindell Road (alignment) within Enterprise. SB/pb/ml (For possible action) **05/04/16 BCC**
14. **VS-0177-16 - ROOHANI KHUSROW FAMILY TRUST, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Cougar Avenue, and between Cameron Street and Arville Street within Enterprise (description on file). SB/al/ml (For possible action) **05/04/16 BCC**
15. **VS-0182-16 - VISION QUEST DEVELOPMENT COMPANY, LLC; ET AL:**  
**VACATE AND ABANDON** portions of a right-of-way being Rainbow Boulevard located between Richmar Avenue and Gary Avenue within Enterprise (description on file). SB/rk/xx (For possible action) **05/04/16 BCC**
16. **VS-0193-16 – CFT LANDS, LLC, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue (alignment) and Haleh Avenue (alignment), and between Lindell Road (alignment) and Jones Boulevard (alignment) within Enterprise (description on file). SB/pb/ml (For possible action) **05/04/16 BCC**
17. **TM-0042-13 (WC-0030-16) – RICHMOND AMERICAN HOMES OF NEVADA, INC:**  
**WAIVER OF CONDITIONS** of a tentative map requiring that the developer must obtain a right-of-way grant from the Bureau of Land Management for the proposed access road off Ford Avenue and for Cougar Avenue, including an approved turn around at the west end of Cougar Avenue in conjunction with a single family residential development on 21.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Ford Avenue, 200 feet east of Hualapai Way (alignment) within Enterprise. SB/co/ml (For possible action) **05/04/16 BCC**
18. **VS-0152-13 (WC-0031-16) – RICHMOND AMERICAN HOMES OF NEVADA, INC:**  
**WAIVER OF CONDITIONS** of a vacation and abandonment requiring developer must obtain a right-of-way grant from the Bureau of Land Management for the proposed access road off Ford Avenue and for Cougar Avenue, including an approved turn around at the west end of Cougar Avenue in conjunction with a single family residential development on 21.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Ford Avenue, 200 feet east of Hualapai Way (alignment) within Enterprise. SB/co/ml (For possible action) **05/04/16 BCC**



# Enterprise Town Advisory Board AGENDA

19. **WS-0185-16 – COUNTY OF CLARK (AVIATION):**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** requirements for shared access easements (CMA standard); **2)** enhanced paving (CMA standard); **3)** cross access easements; **4)** setbacks; **5)** alternative landscaping; **6)** off-site improvements (curbs, gutters, streetlights, and sidewalks); and **7)** non-standard off-site improvements in conjunction with a distribution center.

**DESIGN REVIEW** for a distribution center on 16.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Badura Avenue, 300 feet east of Jones Boulevard within Enterprise. SS/al/xx (For possible action) **05/04/16 BCC**

20. **ZC-0169-16 – LEGEND EXPO GROUP, LLC:**

**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone for future development with the CMA Design Overlay District. Generally located on the south side of Badura Avenue, 260 feet east of Jones Boulevard within Enterprise (description on file). SS/al/ml (For possible action) **05/04/16 BCC**

21. **ZC-0176-16 – ROOHANI KHUSROW FAMILY TRUST, ET AL:**

**ZONE CHANGE** to reclassify 6.7 acres from H-2 (General Highway Frontage) Zone and R-2 (Medium Density Residential) Zone to C-2 (General Commercial) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to allow a shopping center to have access to a residential local street (Cougar Avenue) where not permitted.

**DESIGN REVIEW** for a shopping center. Generally located on the east side of Cameron Street between Blue Diamond Road and Cougar Avenue within Enterprise (description on file). SB/al/ml (For possible action) **05/04/16 BCC**

22. **ZC-0194-16 – CFT LANDS, LLC, ET AL:**

**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** increased building height; **3)** reduced setbacks; **4)** reduced lot size; **5)** landscaping; and **6)** off-site improvements (including curb, gutter, sidewalk, streetlights, and paving).

**DESIGN REVIEW** for a proposed single family residential development on 28.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue (alignment) and the west side of Lindell Road (alignment) within Enterprise (description on file). SB/pb/ml (For possible action) **05/04/16 BCC**

23. **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**

**PREVIOUS ACTION**

Enterprise TAB March 30, 2016: HELD to the April 13, 2016 TAB per prior request of the applicant. (Not previously heard)



# Enterprise Town Advisory Board AGENDA

24. **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**

**PREVIOUS ACTION**

Enterprise TAB March 30, 2016: The applicant did not appear. HELD to the April 13, 2016 TAB. (Not previously heard)

**GENERAL BUSINESS:**

1. Receive a report from the Sub-Committee on Accessory Structures. (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 27, 2016, 6:00 pm

**ADJOURNMENT:**

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