



Enterprise Town Advisory Board

Windmill Library
7060 W. Windmill
Las Vegas, NV 89113

April 25, 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,
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 April 11, 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 25, 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. **DR-18-0096-WARM SPRINGS GABRIEL PARTNERS, LLC:**
HOLDOVER DESIGN REVIEWS for a comprehensive sign plan that includes the following: **1)** wall signage; and **2)** a freestanding sign in conjunction with an approved restaurant on 1.0 acre in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the north side of Warm Springs Road and the west side of Gabriel Street within Enterprise. SS/al/ja (For possible action) **04/18/18 BCC**
2. **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) **04/18/18 BCC**
3. **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**
4. **DR-18-0269-SHMP ECHO BASE, LLC:**
DESIGN REVIEW for a proposed retail building with drive-thru located within an existing shopping center on a 0.8 acre portion of 21.0 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the east side of Southern Highlands Parkway, and 860 feet south of Cactus Avenue within Enterprise. SB/md/ja (For possible action) **05/15/18 PC**
5. **DR-18-0277-DM RAINBOW, LLC:**
DESIGN REVIEW for a restaurant (coffee shop) with drive-thru and outside dining in conjunction with an existing shopping center on a portion of 3.7 acres in a C-2 (General Commercial) Zone. Generally located on

the northwest corner of Rainbow Boulevard and Maulding Avenue within Enterprise. SS/mk/ja (For possible action) **05/15/18 PC**

6. **UC-18-0267-DERRICK, PATRICIA AHLEEN REVOCABLE LIVING TRUST:**
USE PERMIT for a proposed school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified street standards; and **2)** reduced improvement standards (throat depth) where required per Uniform Standard Drawings.
DESIGN REVIEWS for the following: **1)** proposed school; and **2)** proposed shade structures on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the south side of Warm Springs Road and the west side of Montessori Street within Enterprise. SS/md/ja (For possible action) **05/15/18 PC**
7. **VS-18-0253-LV TORREY PINES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Raven Avenue, and between Torrey Pines Drive and Inspiration Drive within Enterprise (description on file). SB/jvm/ja (For possible action) **05/15/18 PC**
8. **DR-18-0241-LONG TERM LAND HOLDINGS, INC.:**
DESIGN REVIEW for proposed new home models in conjunction with an approved single family residential development on 28.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Jones Boulevard and the north side of Jo Rae Avenue within Enterprise. SB/dg/ja (For possible action) **05/16/18 BCC**
9. **ET-18-400031 (UC-1947-05)-ST ROSE PARCEL, LLC:**
HOLDOVER 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) **05/16/18 BCC**
10. **TM-18-500054-BOULEVARD BABY, LLC, ET AL:**
TENTATIVE MAP consisting of 120 residential condominium units and common element lots on 10.3 acres in an R-3 (Multiple Family Residential) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the south side of Neal Avenue within Enterprise. SS/dg/ja (For possible action) **05/16/18 BCC**
11. **VS-18-0279-BLUE DIAMOND RANCH II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Pebble Road, and between Edmond Street and Decatur Boulevard within Enterprise (description on file). SB/al/ja (For possible action) **05/16/18 BCC**

12. **WC-18-400084 (ZC-1770-03)-BOULEVARD BABY, LLC, ET AL:**
WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** garage doors to be set back a minimum of 20 feet; **2)** having a minimum of 36 feet of drivable surface width; and **3)** if project is gated, queuing analysis and/or gate callbox location to be approved by Civil Engineering prior to tentative map approval in conjunction with a proposed multiple family residential development on 10.3 acres in an R-3 (Multiple Family Residential) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the south side of Neal Avenue within Enterprise. SS/dg/ja (For possible action) **05/16/18 BCC**
13. **WC-18-400085 (ZC-0246-11)-COUNTY OF CLARK (AVIATION):**
WAIVER OF CONDITIONS OF A ZONE CHANGE requiring trees that would be required for parking lot landscaping will be placed along the south property line between the wall and the residential properties to the south in conjunction with an approved data center on 17.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Warm Springs Road and the east side of Lindell Road within Enterprise. SS/bk/ja (For possible action) **05/16/18 BCC**
14. **WS-18-0266-CORONADO LAND, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening in conjunction with a previously approved office building conversion with outside storage on 2.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the west side of Placid Street and south of Arby Avenue (alignment) within Enterprise. SS/md/ja (For possible action) **05/16/18 BCC**
15. **WS-18-0275-BOULEVARD BABY, LLC, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to waive trash enclosure requirements.
DESIGN REVIEWS for the following: **1)** proposed multiple family residential development; and **2)** increased finish grade for a proposed multiple family residential development on 10.3 acres in an R-3 (Multiple Family Residential) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the south side of Neal Avenue within Enterprise. SS/dg/ja (For possible action) **05/16/18 BCC**
16. **ZC-18-0256-BLUE DIAMOND RANCH II, LLC:**
ZONE CHANGE to reclassify 13.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone for a proposed shopping center, mini-warehouse facility, and future hotel.
USE PERMITS for the following: **1)** off-highway vehicle, recreational vehicle, and watercraft storage; and **2)** vehicle repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation for vehicle repair to a residential use; **2)** permit commercial access to a local street; **3)** alternative landscaping; and **4)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** a shopping center with pad sites for future development; and **2)** a mini-warehouse facility on 13.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise (description on file). SB/al/ja (For possible action) **05/16/18 BCC**

VII. General Business

None

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: May 9, 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/>