



# Enterprise Town Advisory Board

Windmill Library  
7060 W. Windmill  
Las Vegas, NV 89113

May 30, 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 May 9, 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 May 30, 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. **NZC-18-0287-USA:**  
**ZONE CHANGE** to reclassify a 41.9 acre portion of a 285.2 acre parcel from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping; and **2)** reduce street intersection off-set.  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; **2)** a preliminary grading plan in conjunction with a hillside development (slopes greater than 12%); **3)** to permit a hammerhead cul-de-sac design where a radius cul-de-sac is the preferred design for residential developments; and **4)** increase finish grade for a single family residential development on 41.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Pyle Avenue (alignment) within Enterprise (description on file). SB/al/xx (For possible action) **06/05/18 PC**
  2. **TM-18-500059-USA:**  
**TENTATIVE MAP** consisting of 249 single family residential lots and common lots on a 41.9 acre portion of a 285.2 acre parcel in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Pyle Avenue (alignment) within Enterprise. SB/al/xx (For possible action) **06/05/18 PC**
  3. **VS-18-0290-USA:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Grand Canyon Drive (alignment), and between Pyle Avenue (alignment) and Le Baron Avenue (alignment); and a portion of a right-of-way being Pyle Avenue located between Fort Apache Road and Grand Canyon Drive (alignment) within Enterprise (description on file). SB/al/xx (For possible action) **06/05/18 PC**
  4. **ZC-18-0296-RM EDGE, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a retail center.  
**USE PERMITS** for the following: **1)** on-premises consumption of alcohol (supper club); **2)** reduce separation for a proposed on-premises consumption of alcohol to a residential use; **3)** a convenience store; and **4)** a gasoline station in a C-1 zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation for a proposed convenience store to a residential use; and **2)** allow modified commercial driveway geometrics.  
**DESIGN REVIEW** for a retail center on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Mountains Edge Parkway within Enterprise (description on file). SB/lm/ja (For possible action) **06/06/18 BCC**

5. **AR-18-400098 (VC-0503-93)-GELMAN FAMILY TRUST 2014:**  
**VARIANCES FIRST APPLICATION FOR REVIEW** for the following: 1) a commercial greenhouse and plant leasing business; and 2) waive on-site paving on 1.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Giles Street, 300 feet south of Siddall Avenue within Enterprise. SS/tk/ja (For possible action) **06/19/18 PC**
  
6. **TM-18-500074-SDIPME, LLC:**  
**TENTATIVE MAP** consisting of 14 single family residential lots and common lots on 1.9 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the east side of Quarterhorse Lane and the south side of Le Baron Avenue within Enterprise. SB/rk/ja (For possible action) **06/19/18 PC**
  
7. **VS-18-0312-HOPE BAPTIST CHURCH OF LAS VEGAS, INC.:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Cactus Avenue and Plantain Lily Avenue, and between Amigo Street and Radcliff Street (alignment) within Enterprise (description on file). SS/bk/ja (For possible action) **06/19/18 PC**
  
8. **VS-18-0342-D.R. HORTON, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Chartan Avenue and Erie Avenue, and between La Cienega Street (alignment) and Bermuda Road within Enterprise (description on file). SS/bk/ja (For possible action) **06/19/18 PC**
  
9. **VS-18-0345-ABS MOUNTAINS EDGE ENTERPRISE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Glacier Pool Street, and between Pyle Avenue and Linda Creek within Enterprise (description on file). SB/tk/ja (For possible action) **06/19/18 PC**
  
10. **WS-18-0339-SDIPME, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEW** for a proposed single family residential development on 1.9 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the east side of Quarterhorse Lane and the south side of Le Baron Avenue within Enterprise. SB/rk/ja (For possible action) **06/19/18 PC**
  
11. **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) **06/20/18 BCC**
  
12. **DR-18-0329-RWS RETAIL, LLC:**  
**DESIGN REVIEW** for a proposed freestanding sign in conjunction with a retail center on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Rainbow Boulevard and Warm Springs Road within Enterprise. SS/al/ja (For possible action) **06/20/18 BCC**

13. **DR-18-0334-REGIONAL TRANSPORTATION COMM:**  
**DESIGN REVIEW** for a proposed overflow parking area and training lot in conjunction with an existing bus maintenance facility on 34.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Sunset Road and Hauck Street within Enterprise. SS/mk/ja (For possible action) **06/20/18 BCC**
14. **DR-18-0357-SA-WS & BUFFALO, LLC:**  
**DESIGN REVIEW** for site and building lighting in conjunction with an approved vehicle (automobile) maintenance facility on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Buffalo Drive, 250 feet south of Warm Springs Road within Enterprise. SS/dg/ja (For possible action) **06/20/18 BCC**
15. **ET-18-400097 (WS-0075-16)-MICHAEL FAMILY IRREVOCABLE TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** the requirement of public water connection; and **2)** full off-site improvements in conjunction with a proposed minor residential subdivision on 3.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Arville Street and Maulding Avenue within Enterprise. SS/al/ja (For possible action) **06/20/18 BCC**
16. **WS-18-0338-D.R. HORTON, INC.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for lots within an approved single family residential development.  
**DESIGN REVIEWS** for the following: **1)** modifications to an approved single family residential development; and **2)** additional residential models on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Chieftain Street and the south side of Serene Avenue within Enterprise. SB/al/ja (For possible action) **06/20/18 BCC**
17. **ZC-18-0174-BD PARCEL HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify 0.7 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone in the MUD-3 Overlay District.  
**WAIVER OF DEVELOPMENT STANDARDS** to permit alternative landscaping along Blue Diamond Road.  
**DESIGN REVIEW** for a proposed restaurant. Generally located on the south side of Blue Diamond Road, 200 feet west of Cameron Street within Enterprise (description on file). SB/dg/ja (For possible action) **06/20/18 BCC**
18. **ZC-18-0344-DIAMOND J, LLC:**  
**ZONE CHANGE** to reclassify 1.4 acres from H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) Zone.  
**USE PERMIT** for a proposed convenience store.  
**DESIGN REVIEWS** for the following: **1)** proposed convenience store; and **2)** proposed gasoline station (fuel canopy) on 1.4 acres in the MUD-3 Overlay District. Generally located on the east side of Lindell Road and the north side of Blue Diamond Road within Enterprise (description on file). SB/md/ja (For possible action) **06/20/18 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: June 13, 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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