



# Enterprise Town Advisory Board AGENDA



Date & Time: June 1, 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: May 25, 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 May 11, 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.



# Enterprise Town Advisory Board AGENDA

## ANNOUNCEMENTS

### REPORT

Receive a report regarding the use and storage of dumpsters in residential areas.

### ZONING AGENDA:

- UC-0254-16 – ADF-BUFFALO, LLC:**  
**USE PERMITS** for the following: **1)** reduce the separation of a convenience store from a residential use; **2)** reduce the setback of a gasoline station from a residential use; and **3)** reduce the setback of a vehicle wash facility (automobile) from a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** for modified street standards.  
**DESIGN REVIEWS** for the following: **1)** convenience store; **2)** gasoline station; and **3)** vehicle wash facility on a portion of 5.1 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Buffalo Drive and Warm Springs Road within Enterprise. SS/gc/ml (For possible action) **06/08/16 BCC**  
**PREVIOUS ACTION**  
Enterprise TAB May 11, 2016: HELD to the June 1, 2016 TAB meeting per request of the applicant for staff to provide analysis on revisions. (Previously heard)
- VC-0159-13 (ET-0052-16) – JONES CROSSING 2, LLC:**  
**VARIANCES SECOND EXTENSION OF TIME** to complete the following: **1)** increased building height; **2)** reduced front yard setback; and **3)** reduced rear yard setback in conjunction with a single family residential development on 29.8 acres in an R-2 (Medium Density Residential) Zone in the Pinnacle Peaks Concept Plan Area. Generally located on the south side of Windmill Lane, approximately 475 feet east of Jones Boulevard within Enterprise. SB/jvm/ml (For possible action) **06/21/16 PC**
- NZC-0271-16 – COUGAR-JONES INVESTMENTS, LLC:**  
**ZONE CHANGE** to reclassify 1.8 acres from M-1 (Light Manufacturing) Zone, H-2 (General Highway Frontage) Zone, and R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District.  
**DESIGN REVIEW** for outside storage. Generally located on the southeast corner of Pebble Road and El Camino Road within Enterprise (description on file). SB/pb/ml (For possible action) **06/21/16 PC**
- UC-0276-16 – NEWHALL, AUGUSTINA OGO:**  
**USE PERMIT** for a day care facility in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Dragonslayer Avenue, 50 feet west of Shallot Court (alignment) within Enterprise. SS/dg/raj (For possible action) **06/21/16 PC**
- UC-0317-16 – R W S RETAIL, LLC:**  
**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within a retail center on a portion of 2.0 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Rainbow Boulevard and Warm Springs Road within Enterprise. SS/mk/mcb (For possible action) **06/21/16 PC**



# Enterprise Town Advisory Board

## AGENDA

6. **VC-0294-16 – IOTA TUSCAN, LLC:**  
**VARIANCE** to reduce side yard setback for an approved single family residential subdivision on a portion 87.2 acres in an R-E (Rural Estates Residential) and R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located 1,200 feet north of Stonewater Lane, 1,150 feet west of Southern Highlands Parkway within Enterprise. SB/rk/raj (For possible action) **06/21/16 PC**
7. **VS-0280-16 – FERNANDEZ FAMILY TRUST DATED JUNE 20 1984:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Polaris Avenue and between Cactus Avenue and Rush Avenue (alignment) within Enterprise (description on file). SB/tk/ml (For possible action) **06/21/16 PC**
8. **VS-0300-16 – TFC HOLDINGS, INC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Rainbow Boulevard and Torrey Pines Drive within Enterprise (description on file). SS/co/ml (For possible action) **06/21/16 PC**
9. **VS-0302-16 – TENNEY FAMILY TRUST:**  
**VACATE AND ABANDON** a portion of a right-of-way being Procyon Street located between Conn Avenue and Cactus Avenue within Enterprise (description on file). SB/co/ml (For possible action) **06/21/16 PC**
10. **UC-0016-15 (AR-0054-16) - NOUVEAU RESORTS CORPORATION, ET AL:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** to allow deviations as shown per plans on file.  
**DEVIATIONS** for the following: 1) allow roof signs; and 2) all other deviations as depicted per plans on file.  
**DESIGN REVIEWS** for the following: 1) roof signs; and 2) animated wall signs in conjunction with an approved timeshare hotel tower within an existing resort hotel complex (Silverton) on 74.8 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-2 Overlay District. Generally located on the southeast corner of Blue Diamond Road and Dean Martin Drive within Enterprise. SB/jvm/raj (For possible action) **06/22/16 BCC**
11. **DR-0309-16 – ROJUSA, LLC:**  
**DESIGN REVIEW** for an on-premises consumption of alcohol (tavern) building on a portion of 1.8 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the north side of Silverado Ranch Boulevard within Enterprise. SB/dg/raj (For possible action) **06/22/16 BCC**



# Enterprise Town Advisory Board

## AGENDA

12. **TM-0042-16 – U.S.A., ET AL:**  
**AMENDED HOLDOVER TENTATIVE MAP** consisting of 56 (previously notified as 52) single family residential lots and common lots on a 35.0 acre (previously notified as 32.5 acre) portion of an overall 116.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, and 1,000 feet west of Rainbow Boulevard within Enterprise. SB/dg/ml (For possible action) **06/22/16 BCC**  
**PREVIOUS ACTION**  
Enterprise TAB April 27, 2016: HELD to the May 11, 2016 TAB meeting per prior request of the applicant. (Not previously heard)  
Enterprise TAB May 11, 2016: HELD to the June 1, 2016 TAB meeting per prior request of the applicant. (Not previously heard)
13. **UC-0265-16 – JOBSITE HOSPITALITY, LLC:**  
**USE PERMITS** for the following: **1)** allow a proposed hotel in the M-D zone; and **2)** increased building height.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEW** for a proposed hotel on a portion of 7.3 acres in a C-2 (General Commercial) (AE-60) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Giles pie Street and the north side of Hidden Well Road within Enterprise. SS/gc/ml (For possible action) **06/22/16 BCC**
14. **UC-0305-16 – GILESPIE ERIE LLC, ET AL:**  
**USE PERMIT** for a private school.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** alternative landscaping; and **3)** off-site improvements (curbs, gutters, sidewalks, street lights, and partial width paving).  
**DESIGN REVIEW** for a private school on a 10 acre portion of 14.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Erie Avenue and Giles pie Street within Enterprise. SS/al/ml (For possible action) **06/22/16 BCC**
15. **VS-0332-16 – THM ENTERPRISES, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Torino Avenue (alignment), and between Buffalo Drive and Jerlyn Street (alignment) within Enterprise (description on file). SB/al/ml (For possible action) **06/22/16 BCC**
16. **ZC-0040-05 (WC-0058-16) – D.R. HORTON, INC.:**  
**WAIVER OF CONDITIONS** of a zone change requiring full off-sites to include paved legal access 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/ml (For possible action) **06/22/16 BCC**
17. **TM-0178-15 (WC-0059-16) – D.R. HORTON, INC.:**  
**WAIVER OF CONDITIONS** of a tentative map requiring full off-site improvements 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/ml (For possible action) **06/22/16 BCC**

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DON BURNETTE, County Manager

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



# Enterprise Town Advisory Board

## AGENDA



- 18. **WS-0652-15 (WC-0060-16) – D.R. HORTON, INC.:**  
**WAIVER OF CONDITIONS** of a waiver of development standards requiring full off-site improvements 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/ml (For possible action) **06/22/16 BCC**
  
- 19. **WS-0140-16 (WC-0061-16) – D.R. HORTON, INC.:**  
**WAIVER OF CONDITIONS** of a waiver of development standards requiring full off-site improvements 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/ml (For possible action) **06/22/16 BCC**
  
- 20. **WS-0213-16 – U.S.A., ET AL:**  
**AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; **2)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along a collector street (Tenaya Way) and an arterial street (Gomer Road); and **3)** reduced street intersection off-set (not previously notified).  
**DESIGN REVIEWS** for the following: **1)** proposed single family residential subdivision; and **2)** increase the finish grade on a 35.0 acre (previously notified as 32.5 acre) portion of an overall 116.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, and 1,000 feet west of Rainbow Boulevard within Enterprise. SB/dg/ml (For possible action) **06/22/16 BCC**  
**PREVIOUS ACTION**  
 Enterprise TAB April 27, 2016: HELD to the May 11, 2016 TAB meeting per prior request of the applicant. (Not previously heard)  
 Enterprise TAB May 11, 2016: HELD to the June 1, 2016 TAB meeting per prior request of the applicant. (Not previously heard)
  
- 21. **WS-0331-16 – THM ENTERPRISES, INC.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** permit alternative landscaping; **2)** waive off-site improvements (curbs, gutters, sidewalks, street lights & partial paving); and **3)** street intersection off-set.  
**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increase the finish grade for lots within a proposed single family residential subdivision on 12.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Buffalo Drive and the north and south sides of Ford Avenue within Enterprise. SB/al/xx (For possible action) **06/22/16 BCC**
  
- 22. **ZC-0266-16 – DMLV1, LLC:**  
**ZONE CHANGE** to reclassify 0.9 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone in the MUD-2 Overlay District.  
**DESIGN REVIEW** for a proposed office/warehouse building. Generally located on the east side of Dean Martin Drive and the south side of Mesa Verde Lane (alignment) within Enterprise (description on file). SS/pb/ml (For possible action) **06/22/16 BCC**



# Enterprise Town Advisory Board AGENDA

## GENERAL BUSINESS:

Discussion on signage.

## 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:** June 15, 2016, 6:00 pm

## ADJOURNMENT:

**BOARD OF COUNTY COMMISSIONERS**  
STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
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