



Enterprise Town Advisory Board

Windmill Library
7060 W. Windmill Lane
Las Vegas, NV 89113

August 1, 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 Hayest 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 chayes70@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 July 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 August 1, 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:**

HOLDOVER 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/ja (For possible action) **08/07/18 PC**

2. **TM-18-50059-USA:**

HOLDOVER 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/ja (For possible action) **08/07/18 PC**

3. **VS-18-0290-USA:**

HOLDOVER 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/ja (For possible action) **08/07/18 PC**

4. **DR-18-0440-OJAI OIL COMPANY:**

DESIGN REVIEWS for the following: **1)** a redesigned mini-warehouse facility; **2)** proposed comprehensive sign plan; and **3)** increase finished grade on 4.3 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the north side of Blue Diamond Road and the east side of Grand Canyon Drive within Enterprise. SB/pb/ja (For possible action) **08/08/18 BCC**

5. **WC-18-400149 (ZC-0214-17)-OJAI OIL COMPANY:**

WAIVERS OF CONDITIONS for a zone change requiring the following: **1)** per revised plans; and **2)** applicant to coordinate the geometry of the right turn lane into the southerly driveway onto Grand Canyon Drive with Public Works – Development Review with a previously approved mini-warehouse facility on 4.3 acres in a

C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the north side of Blue Diamond Road and the east side of Grand Canyon Drive within Enterprise. SB/pb/ja (For possible action) **08/08/18 BCC**

6. **CP-18-900442:** That the Enterprise Town Advisory Board conduct a public hearing on a proposed amendment to the South Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and after considering the request, forward a recommendation to the Planning Commission. (For possible action) **08/21/18 PC**
7. **UC-18-0465-SCHMIDT FAMILY TRUST & SCHMIDT, MARVIN L. & JUDEAN A. TRS:**
USE PERMITS for the following: 1) a proposed communication tower; and 2) reduce the separation between a proposed communication tower and an existing communication tower.
DESIGN REVIEW for a proposed communication tower on 0.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Bermuda Road, 435 feet north of Cactus Avenue within Enterprise. SS/md/ja (For possible action) **08/21/18 PC**

08/22/18 BCC

8. **DR-18-0491-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increased finished grade on 2.1 acres in R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise. SS/mk/ja (For possible action) **08/22/18 BCC**
9. **DR-18-0503-PARAMOUNT SINO LIMITED:**
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) increased finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Monte Cristo Way and the north side of Wigwam Avenue within Enterprise. SB/dg/ja (For possible action) **08/22/18 BCC**
10. **DR-18-0511-Y LEGACY DEVELOPMENT, LLC:**
DESIGN REVIEW for a proposed single family residential development on 4.4 acres in an R-3 (Multiple Family Residential) Zone within the MUD-4 Overlay District. Generally located on the north side of Cactus Avenue and the east side of Radcliff Street (alignment) within Enterprise. SS/dg/ja (For possible action) **08/22/18 BCC**
11. **TM-18-500115-J G FAMILY TRUST & GOLSHAN JOSEPH TRS:**
TENTATIVE MAP consisting of 22 single family residential lots and common lots on 2.6 acres in an R-3 (Multiple Family Residential) Zone within the MUD-1 Overlay District. Generally located on the south side of Desert Palm Drive and the west side of Haven Street within Enterprise. SS/dg/ma (For possible action) **08/22/18 BCC**
12. **TM-18-500116-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 13 single family residential lots and common lots on 2.1 acres in R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise. SS/mk/ja (For possible action) **08/22/18 BCC**
13. **TM-18-500117-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**

TENTATIVE MAP for a commercial subdivision on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Cactus Avenue and the east side of Arville Street within Enterprise. SB/dg/ja (For possible action) **08/22/18 BCC**

14. **TM-18-500118-PARAMOUNT SINO LIMITED:**
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Monte Cristo Way and the north side of Wigwam Avenue within Enterprise. SB/dg/ja (For possible action) **08/22/18 BCC**
15. **TM-18-500120-Y LEGACY DEVELOPMENT, LLC:**
TENTATIVE MAP consisting of 35 single family residential lots and common lots on 4.4 acres in an R-3 (Multiple Family Residential) Zone within the MUD-4 Overlay District. Generally located on the north side of Cactus Avenue and the east side of Radcliff Street (alignment) within Enterprise. SS/dg/ja (For possible action) **08/22/18 BCC**
16. **UC-17-0705-FULL GOSPEL LAS VEGAS KOREAN CHURCH:**
HOLDOVER USE PERMITS for the following: **1)** proposed place of worship; and **2)** proposed school.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Buffalo Drive and Pebble Road.
DESIGN REVIEWS for the following: **1)** proposed place of worship; and **2)** proposed school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. SB/pb/ml (For possible action) **08/22/18 BCC**
17. **VS-18-0432-DIAMOND WS-5 LTD:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Badura Avenue and Warm Springs Road within Enterprise (description on file). SS/tk/ja (For possible action) **08/22/18 BCC**
18. **VS-18-0488-J G FAMILY TRUST & GOLSHAN, JOSEPH TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Giles Street, and between Desert Palm Drive and Glen Park Avenue (alignment) within Enterprise (description on file). SS/dg/ma (For possible action) **08/22/18 BCC**
19. **VS-18-0490-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Schirlls Street, and between Rush Avenue and Cactus Avenue within Enterprise (description on file). SB/bk/ja (For possible action) **08/22/18 BCC**
20. **VS-18-0501-Y LEGACY DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Platinum Lily Avenue (alignment), and between Radcliff Street (alignment) and Maryland Parkway and portion of a right-of-way being Cactus Avenue located between Radcliff Street (alignment) and Maryland Parkway within Enterprise (description on file). SS/bk/ja (For possible action) **08/22/18 BCC**
21. **VS-18-0504-PARAMOUNT SINO LIMITED:**
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Monte Cristo Way and Pioneer Way within Enterprise (description on file). SB/dg/ja (For possible action) **08/22/18 BCC**

22. **WS-18-0431-DIAMOND WS-5 LTD:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) cross access, ingress/egress easements with adjacent lot; and 2) reduced throat depth.
DESIGN REVIEWS for the following: 1) office/warehouse building; 2) alternative parking lot landscaping; and 3) increased finished grade on 5.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road, 315 feet west of Lindell Road within Enterprise. SS/mk/ja (For possible action) **08/22/18 BCC**
23. **WS-18-0464-GREYSTONE NEVADA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the length of a dead-end street (cul-de-sac) with a County approved turnaround in conjunction with an approved single family residential development on a portion of 24.2 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the north side of Pyle Avenue, 300 feet east of Arville Street within Enterprise. SB/dg/ja (For possible action) **08/22/18 BCC**
24. **ZC-18-0296-RMEDGE, LLC:**
AMENDED HOLDOVER 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 (no longer needed).
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) **08/22/18 BCC**
25. **ZC-18-0487-J G FAMILY TRUST & GOLSHAN JOSEPH TRS:**
ZONE CHANGE to reclassify 2.6 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone within the MUD-1 Overlay District.
DESIGN REVIEW for a proposed single family residential development. Generally located on the south side of Desert Palm Drive and the west side of Haven Street within Enterprise (description on file). SS/dg/ma (For possible action) **08/22/18 BCC**
26. **ZC-18-0492-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) office and retail center with restaurant; and 2) site and building lighting. Generally located on the north side of Cactus Avenue and the east side of Arville Street within Enterprise (description on file). SB/dg/ja (For possible action) **08/22/18 BCC**

VII. General Business

1. Establish Enterprise Town Advisory Board meeting dates for January, 2019 (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: August 15, 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/>

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