



Enterprise Town Advisory Board

Windmill Library
7060 W. Windmill Lane
Las Vegas, NV 89133

August 30, 2017
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
Rocky Brandonisio
Bonnie Fraser
Jenna Waltho

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 August 9, 2017 (For possible action)
- IV. Approval of Agenda for August 30, 2017 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - MARILYN KIRKPATRICK - MARY BETH SCOW - LAWRENCE WEEKLY
YOLANDA KING, County Manager

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)

VI. Planning & Zoning

1. **NZC-0587-17 – MINI-MASTERS INC., ET AL:**

ZONE CHANGE to reclassify 6.8 acres from R-E (Rural Estates Residential) Zone and C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone for a single family residential development.

USE PERMIT for a proposed planned unit development (PUD) consisting of attached single family residences (townhouse) per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** allow a modified residential curb and gutter in conjunction with a proposed single family residential development; and **3)** increase the number of homes allowed on a street.

DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** increase finish grade for an attached single family residential development. Generally located on the east side of Valley View Boulevard and the north side of Rush Avenue (alignment) within Enterprise (description on file). SB/al/ml (For possible action) **09/05/17 PC**

2. **TM-0120-17 - MINI-MASTERS INC., ET AL:**

TENTATIVE MAP for a single family residential planned unit development consisting of 71 residential lots and common lots on 6.8 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Valley View Boulevard and the north side of Rush Street (alignment) within Enterprise. SB/al/ml (For possible action)

3. **UC-0562-17 – ADDISEN B LIVING TRUST:**

USE PERMITS for the following: **1)** permit an existing accessory structure (shipping container) not architecturally compatible with the principal building; and **2)** deviate from applicable design standards per Table 30.56.2A for an accessory structure (shipping container).

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an accessory structure (shipping container) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Placid Street, 150 feet north of Mesa Verde Lane within Enterprise. SS/lm/ml (For possible action)

4. **VS-0589-17 - MINI-MASTERS INC., ET AL:**

VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue (alignment) and Frias Avenue, and between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). SB/al/ml (For possible action)

5. **TM-0118-17 - BOULEVARD BABY, LLC:**

TENTATIVE MAP consisting of 88 single family residential lots and common lots for an attached single family residential planned unit development on 8.5 acres in an R-3 (Multiple Family Residential) Zone in an MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard South and Neal Avenue within Enterprise. SS/al/ja (For possible action) **09/06/17 BCC**

6. **TM-0119-17 - TESORI, LLC & ROOHANI KHUSROW FAMILY TRUST:**
TENTATIVE MAP consisting of 104 single family residential lots and common lots on 18.8 acres in an R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard (alignment) within Enterprise. SB/gc/ja (For possible action)

7. **TM-0121-17 - TESORI, LLC:**
TENTATIVE MAP consisting of 45 single family residential lots and common lots on 8.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Le Baron Avenue, 330 feet west of Valley View Boulevard within Enterprise. SB/rk/ml (For possible action)

8. **UC-0585-17 – BOULEVARD BABY, LLC:**
USE PERMIT for a proposed planned unit development (PUD) consisting of attached single family residences (townhouse) per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** allow a modified residential curb and gutter in conjunction with a proposed single family residential development; and **3)** reduce street width.
WAIVERS OF CONDITIONS of a zone change (ZC-1770-03) requiring the following: **1)** garage doors to be set back a minimum of 20 feet; and **2)** having a minimum of 36 feet of drivable surface width.
DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** increase finish grade for an attached single family residential development on 8.5 acres in an R-3 (Multiple Family Residential) Zone in an MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard South and Neal Avenue within Enterprise. SS/al/ja (For possible action)

9. **VS-0588-17 – TESORI, LLC & ROOHANI KHUSROW FAMILY TRUST, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Le Baron Avenue (alignment), and between Hinson Street (alignment) and Valley View Boulevard (alignment); and a portion of right-of-way being Landberg Avenue located between Schuster Street (alignment) and Valley View Boulevard (alignment) within Enterprise (description on file). SB/gc/ja (For possible action)

10. **VS-0597-17 – TESORI, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue and Jo Rae Avenue and between Valley View Boulevard and Hinson Street (alignment) within Enterprise (description on file). SB/rk/ml (For possible action)

11. **ZC-0586-17 – TESORI, LLC & ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify a 16.3 acre portion of an 18.8 acre site from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced street intersection off-set; and **2)** modified street standards.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finished grade on a 16.3 acre portion of an 18.8 acre site. Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard (alignment) within Enterprise (description on file). SB/gc/ja (For possible action)

12. **ZC-0595-17 – TESORI, LLC:**
ZONE CHANGE to reclassify an 8.8 acre site from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street intersection off-set; and **2)** modified street standards.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finished grade on an 8.8 acre site. Generally located on the south side of Le Baron Avenue, 330 feet west of Valley View Boulevard within Enterprise (description on file). SB/rk/ml (For possible action)
13. **UC-0377-16 (AR-0098-17) – MAURI, CHRISTOPHER D. & NICOLE L.:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** allow customers to come to the residence; and **2)** allow employees other than family members to work at the site in conjunction with an existing residence on 1.2 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the west side of Rancho Destino Road, 300 feet south of Shelbourne Avenue within Enterprise. SS/tk/ja (For possible action)
09/19/17 PC
14. **DR-0627-17 – GOLDEN STAR HOLDINGS, LLC, ET AL:**
DESIGN REVIEW for a proposed single family residential development on 15.2 acres in an R-2 (Medium Density Residential) Zone. Generally located between Cactus Avenue and Conn Avenue and the east side of El Camino Road within Enterprise. SB/dg/ml (For possible action)
15. **TM-0128-17 - GOLDEN STAR HOLDINGS, LLC, ET AL:**
TENTATIVE MAP consisting of 121 single family residential lots and common lot on 15.2 acres in an R-2 (Medium Density Residential) Zone. Generally located between Cactus Avenue and Conn Avenue and the east side of El Camino Road within Enterprise. SB/dg/ml (For possible action)
16. **TM-0129-17 – LH VENTURES, LLC, ET AL:**
TENTATIVE MAP consisting of 9 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Redwood Street and the south side of Torino Avenue (alignment) within Enterprise. SB/md/ja (For possible action)
17. **VS-0624-17 – HINES, CHRISTOPHER & VERONICA:**
VACATE AND ABANDON easements of interest to Clark County located between Rogers Street and Arville Street, and between Raven Avenue and Agate Avenue within Enterprise (description on file). SB/tk/ml (For possible action)
18. **VS-0628-17 - GOLDEN STAR HOLDINGS, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Conn Avenue and between El Camino Road and Jones Boulevard within Enterprise (description on file). SB/dg/ml (For possible action)
19. **VS-0631-17 - LH VENTURES, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Pebble Road, and between Redwood Street and Rainbow Boulevard and a portion of a right-of-way being Santa Margarita Street located between Torino Avenue and Pebble Road within Enterprise (description on file). SB/md/ja (For possible action)

20. **WS-0610-17 – COX COMMUNICATIONS LAS VEGAS, INC., A DELAWARE CORPORATION:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce drive aisle width; and **2)** off-site improvements (curb, gutter, streetlights, and sidewalk).
WAIVERS OF CONDITIONS of a use permit (UC-1046-04) for the following: **1)** subject to 24 inch box trees being planted 20 foot on center around the perimeter; and **2)** full off-sites and Nevada Department of Transportation approval of off-sites.
DESIGN REVIEW for an expansion to an existing public utility structure (cable communications facility) on 0.8 acres in an H-2 (General Highway Frontage) Zone in the MUD-4 Overlay District. Generally located on the southwest corner of Blue Diamond Road and Montessouri Street within Enterprise. SB/md/ja (For possible action)
21. **WS-0632-17 – LH VENTURES, LLC, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** reduce lot area in conjunction with a proposed single family residential development.
DESIGN REVIEW for a proposed single family residential development on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Redwood Street and the south side of Torino Avenue (alignment) within Enterprise. SB/md/ja (For possible action)
22. **VC-0265-13 (ET-0101-17) – AMERICAN WEST DEVELOPMENT, INC.:**
VARIANCES SECOND EXTENSION OF TIME to complete the following: **1)** reduced lot size; **2)** reduced front setbacks; **3)** reduced rear setbacks; **4)** reduced garage setbacks; **5)** increased building height; **6)** increase the length of architectural enclosures; **7)** increased wall height; **8)** increase the length of a hammerhead turnaround; and **9)** modify street improvements in accordance with Clark County Uniform Standard Drawings in conjunction with a single family development on 24.7 acres in an R-2 (Medium Density Residential) Zone in the Pinnacle Peaks Concept Plan Area. Generally located on the south side of Wigwam Avenue and the east and west sides of Torrey Pines Drive within Enterprise. SB/co/ja (For possible action) **09/20/17 BCC**
23. **WS-0608-17 – KB HOME LV CAMERON FORD, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for proposed single family residences within an approved single family residential development.
DESIGN REVIEW for proposed model homes within an approved single family residential development on 6.1 acres in an R-2 (Medium Density Residential) Zone. Generally located between Ford Avenue and Cougar Avenue, 200 feet east of Cameron Street within Enterprise. SB/md/ml (For possible action)
24. **WS-0630-17 – AMERICAN WEST DEVELOPMENT, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for increased finished grade in conjunction with a previously approved single family residential development on 15.7 acres in an R-2 (Medium Density Residential) Zone with a portion in the MUD-3 Overlay District. Generally located on the southeast corner of Cougar Avenue and Rainbow Boulevard within Enterprise. SB/md/ja (For possible action)
25. **WS-0656-17 – ABS SURPLUS-O, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for modified street standards.
DESIGN REVIEWS for the following: **1)** proposed restaurant with drive-thru; **2)** proposed retail building; **3)** proposed convenience store with fueling canopy; and **4)** car wash in conjunction with a proposed shopping center on a 5.3 acre portion of an 8.4 acre parcel in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Mountain’s Edge Master Planned Community. Generally located on the northwest corner of

Rainbow Boulevard and Cactus Avenue within Enterprise. SB/md/ja (For possible action)

26. **ZC-0659-17 – NAPOLEON, LOUIS:**
ZONE CHANGE to reclassify 1.1 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a future residential development. Generally located on the south side of Gomer Road, 650 feet east of Fort Apache Road within Enterprise (description on file). SB/md/ml (For possible action)
27. **ZC-0635-17 – LASFUEL:**
ZONE CHANGE to reclassify 1.0 acre from R-E (Rural Estates Residential) (AE-60) Zone to M-1 (Light Manufacturing) (AE-60) Zone for a public utility structure.
USE PERMITS for the following: **1)** a public utility structure (pipeline metering station); **2)** waive setbacks; **3)** waive trash enclosure; and **4)** waive landscaping.
DESIGN REVIEW for a proposed pipeline metering station. Generally located on the southwest corner of Martin Avenue and Valley View Boulevard within Enterprise (description on file). SS/al/ja (For possible action)

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: September 13, 2017

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following 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
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