



# Enterprise Town Advisory Board

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

December 14, 2016  
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 Maureen Helm at 702-606-0747 and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

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Board Members: Frank J. Kapriva – Chair  
Cheryl Wilson- Vice Chair  
David Chestnut  
Laura Ring  
Rocky Brandonisio

Secretary: Maureen Helm 702-606-0747 MHelmTAB@gmail.com

County Liaison: Tiffany Hesser 702-455-7388 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 November 30, 2016 Minutes (For possible action)
- IV. Approval of Agenda for December 14, 2016 and Hold, Combine or Delete Any Items (For possible action)

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

V. Informational Items

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

VI. Planning & Zoning

1. **DR-0737-16 – MAVERICKVEGAS, LLC:**

**DESIGN REVIEWS** for the following: **1)** proposed retail/restaurant buildings with drive-thru windows; and **2)** a proposed ATM structure within an existing shopping center on 0.8 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the east side of Maryland Parkway, 900 feet south of Silverado Ranch Boulevard within Enterprise. SS/gc/raj (For possible action) **PC 1/3/17**

**PREVIOUS ACTION Enterprise TAB November 9, 2016: HELD to December 14, 2016 TAB meeting, per applicant.**

2. **TM-0159-16 - BLUE DIAMOND M-E, LLC, ET AL:**

**TENTATIVE MAP** for a commercial subdivision on 31.7 acres in a C-2 (General Commercial) Zone and P-C (Planned Community Overlay District) Zone in the Mountain’s Edge Master Planned Community. Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. SB/rk/mcb (For possible action) **PC 12/20/16**

3. **DR-0784-16 – DUNRAVEN, LLC:**

**DESIGN REVIEW** for an outside dining area in conjunction with a tavern on 0.8 acres in a C-2 (General Commercial) Zone within an existing 3.6 acre shopping center in a C-1 (Local Business) Zone & C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard and 200 feet south of Robindale Road within Enterprise. SS/lm/mcb (For possible action) **PC 1/3/17**

4. **WS-0817-14 (ET-0165-16) – PARDEE HOMES OF NEVADA:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to commence the following: **1)** reduce the front setback; **2)** off-site improvements (sidewalk and streetlights); and **3)** allow an over-length cul-de-sac.

**DESIGN REVIEW** for a single family residential development on 7.5 acres in an R-E Rural Estates Residential (RNP-1) Zone. Generally located on the north side of Agate Avenue, 400 feet west of Cimarron Road within Enterprise. SB/co/ml (For possible action) **PC 1/3/17**

5. **VS-0818-14 (ET-0166-16) – PARDEE HOMES OF NEVADA:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Raven Avenue and Agate Avenue (alignment), and between Gagnier Boulevard (alignment) and Cimarron Road (alignment) within Enterprise (description on file). SB/co/ml (For possible action) **PC 1/3/17**

6. **NZC-0802-16 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**

**ZONE CHANGE** to reclassify a 52.0 acre portion of an 85.6 acre parcel from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development with a portion of the site within an MUD-4 Overlay District.

**DESIGN REVIEW** for a single family residential development. Generally located on the west side of Grand Canyon Drive (alignment) and the north and south sides of Meranto Avenue (alignment) within Enterprise

(description on file). SB/al/ml (For possible action)

PC 1/3/17

7. **TM-0163-16 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**  
**TENTATIVE MAP** consisting of 363 single family residential lots and common lots on 52.0 acres in an R-2 (Medium Density Residential) Zone for a single family residential development with a portion of the site within an MUD-4 Overlay District. Generally located on the west side of Grand Canyon Drive (alignment) and the north and south sides of Meranto Avenue (alignment) of within Enterprise (description on file). SB/al/ml (For possible action) **PC 1/3/17**
  
8. **UC-0825-16 – UNITED BROTHERHOOD OF CARPENTERS & JOINERS:**  
**USE PERMIT** to allow an outside dining and drinking area with on-premises consumption of alcohol.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** to allow outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant; and **2)** reduced setbacks.  
**WAIVER OF CONDITIONS** of a waiver of development standards (WS-0459-16) requiring landscaping per plans.  
**DESIGN REVIEW** for an outside dining and drinking area in conjunction with an approved building expansion to an existing training facility on a portion of 15.2 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally located on the north side of Hidden Well Road and the west side of Placid Street within Enterprise. SS/pb/mcb (For possible action) **PC 1/3/17**
  
9. **VS-0791-16 – UDDENBERG, RICHARD:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Haven Street and Rancho Destino Road, and between Erie Avenue and Irvin Avenue (alignment) and portion of right-of-way being Irvin Avenue located between Haven Street and Rancho Destino Road within Enterprise (description on file). SS/co/mcb (For possible action) **PC 1/3/17**
  
10. **VS-0801-16 – LEWIS INVESTMENTS COMPANY OF NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Serene Avenue and Blue Diamond Road, and between Blue Agate Street and Grand Canyon Drive and a portion of a right-of-way being Serene Avenue located between Park Street and Chieftain Street within Enterprise (description on file). SB/co/ml (For possible action) **PC 1/3/17**
  
11. **VS-0803-16 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Meranto Avenue (alignment) and Gary Avenue (alignment), and between Conquistador Street (alignment) and Grand Canyon Drive (alignment) within Enterprise (description on file). SB/al/ml (For possible action) **PC 1/3/17**
  
12. **VS-0808-16 – SOUTHERN HILLS BAPTIST CHURCH OF LAS VEGAS:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Pebble Road and Blue Diamond Road, and between El Camino Road and Torrey Pines Drive within Enterprise (description on file). SB/co/ml (For possible action) **PC 1/3/17**
  
13. **VS-0812-16 – BERMUDA BUILDING, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Bermuda Road located between Warm Springs Road and Eldorado Lane within Enterprise (description on file). SS/co/mcb (For possible action) **PC 1/3/14**

14. **VS-0814-16 – WESTWIND LIMITED HOMEOWNERS ASSOCIATION:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Cougar Avenue and Silver Ribbon Court, and between El Camino Road and Alpine Vineyards Court within Enterprise (description on file). SB/co/mcb (For possible action) **PC 1/3/17**
15. **WS-0788-16 – ONE LAS VEGAS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for a proposed gate.  
**DESIGN REVIEW** for a proposed gate in conjunction with a condominium development on 7.2 acres in an H-1(Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located 700 feet west of Las Vegas Boulevard South and the north side of Shelbourne Avenue within Enterprise. SS/pb/mcb (For possible action) **PC 1/3/17**
16. **WS-0795-16 – MARIO VALEZ:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the side yard setback for a proposed single family residence on 0.56 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the north side of Torino Avenue and 110 feet west of Valley View Boulevard within Enterprise. SB/lm/mcb (For possible action) **PC 1/3/17**
17. **WS-0809-16 – SOUTHERN HILLS BAPTIST CHURCH OF LAS VEGAS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a wall sign in a residential district.  
**DESIGN REVIEW** for signage in conjunction with an approved place of worship on 2.5 acres in an R-E (Rural Estates Residential) Zone in the MUD-3 Overlay District. Generally located on the south side of Pebble Road (alignment), 300 feet east of Torrey Pines Drive within Enterprise. SB/pb/ml (For possible action) **PC 1/3/17**
18. **DR-0750-16 – GREYSTONE NEVADA, LLC, ET AL:**  
**DESIGN REVIEWS** for the following: **1)** proposed single family residential subdivision on 35.0 acres; **2)** increase the finish grade on 35.0 acres; and **3)** a final grading plan in conjunction with a hillside development on 27.7 acres within a Hillside & Foothills Transition Boundary Area.  
**WAIVER OF CONDITIONS** of a waiver of development standards (WS-0213-16) requiring right-of-way dedication to include 50 feet for Gomer Road, and 40 to 80 feet for Tenaya Way on a 40.0 acre site 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, 1,000 feet west of Rainbow Boulevard within Enterprise. SB/lm/ml (For possible action) **BCC 1/4/17**
19. **DR-0818-16 – SOUTHWEST MARKETPLACE STA, LLC:**  
**DESIGN REVIEW** for a building addition to an existing shopping center on a portion of 16.1 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Rainbow Boulevard and Windmill Lane within Enterprise. SS/mk/mcb (For possible action) **BCC 1/4/17**
20. **NZC-0540-13 (ET-0158-16) – RICHMOND AMERICAN HOMES OF NEVADA, INC.:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.  
**DESIGN REVIEW** for a single family residential development. Generally located on the west side of Buffalo Drive, 640 feet south of Cactus Avenue within Enterprise (description on file). SB/co/ml (For possible action) **BCC 1/4/17**

21. **NZC-0576-13 (ET-0159-16) – RICHMOND AMERICAN HOMES OF NEVADA, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 1.0 acre from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development in the MUD-4 Overlay District.  
**DESIGN REVIEW** for a single family residential development. Generally located on the northeast corner of Haven Street and Neal Avenue within Enterprise (description on file). SS/co/ml (For possible action)  
**BCC 1/4/17**
22. **NZC-0579-13 (ET-0160-16) – ROOHANI KHUSROW FAMILY TRUST:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.6 acres from R-D (Suburban Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.  
**DESIGN REVIEW** for a single family residential development. Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise (description on file). SS/co/ml (For possible action)  
**BCC 1/4/17**
23. **NZC-0340-13 (ET-0162-16) – D.R. HORTON, INC.:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify an 11.6 acre portion of an 80.0 acre parcel from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone for a single family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street intersection off-sets; **2)** a private street easement without a County approved turnaround; and **3)** waive off-site improvements (curb, gutter, sidewalk, streetlights, and reduced paving).  
**DESIGN REVIEW** for a single family residential development on 11.6 acres. Generally located on the north and south sides of Haleh Avenue, 300 feet west of Dean Martin Drive within Enterprise (description on file). SB/co/ml (For possible action)  
**BCC 1/4/17**
24. **ZC-1313-02 (ET-0163-16) – WAL-MART REAL ESTATE BUSINESS TRUST:**  
**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 16.3 acres from H-2 (General Highway Frontage) Zone and R-E (Rural Estates Residential) Zone to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone for a commercial development in the Mountain’s Edge Master Planned Community. Generally located on the south side of Blue Diamond Road and west side of Rainbow Boulevard within Enterprise (description on file). SB/rk/ml (For possible action)  
**BCC 1/4/17**
25. **TM-0153-16 – GREYSTONE NEVADA, LLC, ET AL:**  
**TENTATIVE MAP** consisting of 56 single family residential lots and common lots on a 35.0 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/lm/ml (For possible action)  
**BCC 1/4/17**
26. **TM-0165-16 – BLUE DIAMOND & MONTE CRISTO, LLC:**  
**TENTATIVE MAP** consisting of 54 single family residential lots, a future out parcel, and common lots on 7.65 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the south side of Agate Avenue, 330 feet west of Tenaya Way (alignment) within Enterprise. SB/rk/ml (For possible action)  
**BCC 1/4/17**

27. **UC-0789-16 – MFE, INC:**  
**USE PERMITS** for the following: **1)** allow a proposed convenience store; **2)** allow a proposed gasoline service station; **3)** allow a proposed vehicle maintenance building (smog check); and **4)** allow a proposed vehicle wash.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation for a proposed convenience store to a residential use; **2)** reduce the separation for a proposed gasoline service station to a residential use; **3)** reduce the separation for a proposed vehicle maintenance building (smog check) to a residential use; **4)** reduce the separation for a proposed vehicle wash to a residential use; and **5)** reduce the driveway separation.  
**DESIGN REVIEWS** for the following: **1)** a proposed convenience store and retail building; **2)** proposed gasoline service station; **3)** proposed vehicle maintenance building (smog check); **4)** proposed vehicle wash; and **5)** proposed restaurant with drive-thru on a 1.5 acre portion of 3.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. SB/pb/mcb (For possible action) **BCC 1/4/17**
28. **UC-0790-16 – KULAR, GURDEV SINGH:**  
**USE PERMITS** for the following: **1)** reduce the separation for a proposed convenience store to a residential use; **2)** reduce the separation for a proposed gasoline service station to a residential use; **3)** reduce the separation for a proposed vehicle wash to a residential use; and **4)** reduce the separation for a proposed vehicle maintenance building (smog check) to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation for a proposed trash enclosure; and **2)** reduce the driveway separation.  
**WAIVER OF CONDITIONS** of a zone change (NZN-0339-04/WC-0042-06) requiring per revised plans on file dated February 3, 2006.  
**DESIGN REVIEWS** for the following: **1)** a proposed convenience store and retail building; **2)** proposed gasoline service station; **3)** proposed vehicle wash; and **4)** proposed vehicle maintenance building (smog check) on a 1.4 acre portion of a 4.0 acre site in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the northeast corner of Gomer Road and Fort Apache Road within Enterprise. SB/pb/mcb (For possible action) **BCC 1/4/17**
29. **VS-0751-16 – GREYSTONE NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Gomer Road, and between Tenaya Way and Rosanna Street (alignment) and portion of a right-of-way being Tenaya Way located between Richmar Avenue and Gomer Road and portion of a right-of-way being Gomer Road located between Tenaya Way and Montessouri Street within Enterprise (description on file). SB/lm/ml (For possible action) **BCC 1/4/17**
30. **VS-0821-16 – BLUE DIAMOND & MONTE CRISTO, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road and between Pioneer Way and Tenaya Way (alignment) and portion of a right-of-way being Monte Cristo Way located between Agate Avenue and Blue Diamond Road and portion of a right-of-way being Oleta Avenue located between Pioneer Way and Monte Cristo Way (alignment) within Enterprise (description on file). SB/rk/ml (For possible action) **BCC 1/4/17**
31. **VS-0824-16 - GREYSTONE NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Gomer Road, and between Pioneer Way and Tenaya Way and portion of a right-of-way being Tenaya Way located between Richmar Avenue and Landberg Avenue and portion of a right-of-way being Gomer Road located between Pioneer Way and Tenaya Way within Enterprise (description on file). SB/lm/ml (For possible

action)

BCC 1/4/17

- 32. **UC-0070-16 (WC-0157-16) – GAUGHAN SOUTH, LLC:**  
**WAIVER OF CONDITIONS** of a use permit requiring full off-site improvements in conjunction with a recreational facility on 14.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east and west sides of Ensworth Street and the north and south sides of Pyle Avenue within Enterprise. SS/co/ml (For possible action) **BCC 1/4/17**
  
- 33. **ZC-0822-16 – BLUE DIAMOND & MONTE CRISTO, LLC:**  
**ZONE CHANGE** to reclassify 7.65 acres from H-2 (General Highway Frontage) Zone and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development in the MUD-4 Overlay District.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce side yard setback.  
**DESIGN REVIEW** for a single family residential development. Generally located on the south side of Agate Avenue, 330 feet west of Tenaya Way (alignment) within Enterprise (description on file). SB/rk/ml (For possible action) **BCC 1/4/17**
  
- 34. **WS-0760-16 – EBENEZER & BOAZ, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall sign area.  
**DESIGN REVIEW** for a proposed wall sign in conjunction with an existing office building on 1.0 acre in a CRT (Commercial Residential Transition) Zone. Generally located on the south side of Windmill Lane, 300 feet west of Bermuda Road within Enterprise. SS/dg/ml (For possible action) **BCC 12/20/16**

**PREVIOUS ACTION Enterprise TAB November 30, 2016: No show. Return to the December 14, 2016 TAB meeting.**

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: December 28, 2016

X. Adjournment

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Windmill Library, 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- LARRY BROWN, Vice- Chair  
SUSAN BRAGER- CHRIS GIUNCHIGLIANI- MARILYN KIRKPATRICK- MARY BETH SCOW- LAWRENCE WEEKLY  
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