



Enterprise Town Advisory Board

January 31, 2018

MINUTES

Board Members: David Chestnut – Chair – **PRESENT** Bonnie Fraser – **PRESENT**
Cheryl Wilson – Vice Chair – **PRESENT** Jenna Waltho – **PRESENT**

Secretary: Carmen Hayes 702-371-7991 chayes@yahoo.com

County Liaison: Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions(see above)

The meeting was called to order at 6:10 p.m.
Phil Blount, Current Planning

II. Public Comment

None

III. Approval of January 10, 2018 Minutes

Motion by: Dave Chestnut
Action: **APPROVE** minutes as submitted
Motion **PASSED** (4-0) / Unanimous

IV. Approval of Agenda for January 31, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut
Action: **APPROVE** as amended
Motion **PASSED** (4-0) / Unanimous

Application **WITHDRAWN** by the applicant:

17. UC-17-0885-WARM SPRINGS LINDELL INVEST, LLC:

Applicant requested holds:

1. VS-17-1084-MODI LK: **HOLD** to February 14, 2018 Enterprise TAB meeting.
2. ZC-17-1007-MODI LK: **HOLD** to February 14, 2018 Enterprise TAB meeting.

Related applications to heard together:

3. TM-17-500041- MOSAIC SEVEN, LLC:
4. VS-17-0206- MOSAIC SEVEN, LLC:
5. WS-17-0204-MOSAIC SEVEN, LLC:

- 14. TM-17-500211-CAPSTONE CHRISTIAN SCHOOL:
- 18. VS-17-1062-CAPSTONE CHRISTIAN SCHOOL:
- 25. ZC-17-1060-CAPSTONE CHRISTIAN SCHOOL:

- 15. TM-17-500220-DBAC, LLC:
- 22. WS-17-1091-DBAC, LLC:

- 16. TM-17-500226-GAMEDAY, LLC:
- 20. VS-17-1117-CFT LANDS, LLC:
- 21. WC-17-400174 (ZC-1913-04)-CFT LANDS, LLC:
- 24. WS-17-1116-GAMEDAY, LLC:

- 19. VS-17-1102-GAUGHAN SOUTH, LLC:
- 23. WS-17-1101-GAUGHAN SOUTH, LLC:

V. Informational Items

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

None

VI. Planning & Zoning

- 1. **VS-17-1084-MODILK:**
VACATE AND ABANDON portions of a right-of-way being Rainbow Boulevard located between Meranto Avenue and Richmar Avenue within Enterprise (description on file). SB/rk/ja (For possible action) **02/06/18 PC**

HELD by applicant request to the February 14, 2018 Enterprise TAB meeting

- 2. **ZC-17-1007-MODILK:**
ZONE CHANGE to reclassify 3.5 acres from R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce driveway approach and departure distances from the intersection; and
- 2) allow access on local residential streets (Meranto Avenue and Richmar Avenue).

WAIVER OF CONDITIONS of a Concept Plan (MP-0420-02) requiring a 30-foot-wide buffer along the north, east, south, and portions of the west boundaries of the northeast RNP area, the buffer will be designed in accordance with the exhibit submitted at the Planning Commission meeting and shall be installed concurrently with the development of projects adjacent to the RNP area.

DESIGN REVIEW for a proposed shopping center in the Mountain's Edge Master Planned Community. Generally located on the west side of Rainbow Boulevard and south side of Meranto Avenue within Enterprise (description on file). SB/rk/ja (For possible action) **02/06/18 PC**

HELD by applicant request to the February 14, 2018 Enterprise TAB meeting

- 3, **TM-17-500041- MOSAIC SEVEN, LLC:**
HOLDOVER AMENDED TENTATIVE MAP consisting of 13 (previously 14) single family residential lots on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. SB/pb/ja (For possible action) **02/07/18 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

4. **VS-17-0206- MOSAIC SEVEN, LLC:**
HOLDOVER AMENDED VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Rainbow Boulevard and Montessori Street (alignment) and a portion of a right-of-way being Gary Avenue (alignment) located between Rainbow Boulevard and Montessori Street (alignment) and a portion of a right-of-way being Rosanna Street (alignment) located between Richmar Avenue and Gary Avenue (no longer needed) within Enterprise (description on file). SB/pb/ja (For possible action) **02/07/18 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

5. **WS-17-0204-MOSAIC SEVEN, LLC:**
AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced lot area (previously not notified) (no longer needed).
DESIGN REVIEWS for the following:
1) a proposed single family residential development; and
2) increased finished grade on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. SB/pb/ja (For possible action) **02/07/18 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning condition:

- Single story models abutting existing single-story homes.
- Design review as a public hearing for significant changes to plans.

Per staff conditions.
Motion **PASSED** (4-0) / Unanimous

6. **PA-17-700003-RAINBOW CORRIDOR, LLC:**
PLAN AMENDMENT to amend the existing Enterprise Land Use Plan designation from OP (Office Professional) and RNP (Rural Neighborhood Preservation) to CN (Commercial Neighborhood) on 5.0 acres in a R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road in the MUD-3 Overlay District within Enterprise. SB/pd (For possible action) **02/20/18 PC**

Motion by David Chestnut
Action: **APPROVE**

- **CHANGE** plan amendment to Residential Suburban.

Motion **PASSED** (3-1) / Nay- Wilson

7. **PA-17-700005-LEXILAND, LLC, ET AL:**

PLAN AMENDMENT to amend the existing land use designation from RL (Residential Low) and PF (Public Facilities) to CG (Commercial General) and RS (Residential Suburban) on 35.0 acres in a R-E (Rural Estates Residential) and R-E (Rural Estates Residential) RNP-I (Rural Neighborhood Preservation Overlay) Zone. Generally located on the northwest corner of Cactus Avenue and Valley View Boulevard within Enterprise. SB/pd (For possible action) **02/20/18 PC**

Motion by Bonnie Fraser

Action: **DENY**

Motion **PASSED** (4-0) / Unanimous

8. **PA-17-700006-PRECEDENT PROPERTIES, LLC, ET AL:**

PLAN AMENDMENT to amend the existing land use designation from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 40.0 acres in a R-E (Rural Estates Residential/Rural Neighborhood Preservation Overlay) Zone. Generally located on the west side of Buffalo Drive, 660 feet south of Windmill Lane within Enterprise. SB/pd (For possible action) **02/20/18 PC**

Motion by Bonnie Fraser

Action: **DENY**

Motion **PASSED** (4-0) / Unanimous

9. **UC-17-1106-DEVINENI/SHARMA FAMILY TRUST:**

USE PERMIT for a proposed day spa within an existing office complex on 1.0 acre in a C-P (Office & Professional) Zone. Generally located on the east side of Gillespie Street, 165 feet south of Warm Springs Road within Enterprise. SS/al/ja (For possible action) **02/20/18 PC**

Motion by Cheryl Wilson

Action: **APPROVE** Per staff conditions

Motion **PASSED** (4-0) / Unanimous

10. **UC-17-1112-DINGO NEVADA TRUST:**

USE PERMITS for the following:

- 1) allow existing and proposed accessory structures to not be architecturally compatible with the existing principal building (single family residence);
- 2) waive all applicable design standards for existing and proposed accessory structures; and
- 3) increase the area of a proposed accessory structure.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce separation between the existing principal building and an existing accessory structure;
- 2) reduce setback for an existing accessory structure; and
- 3) reduce setback from the right-of-way for an existing accessory structure

in conjunction with an existing single-family residence on 2.1 acres in a R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Monte Cristo Way and the north side of Ford Avenue within Enterprise. SB/md/ja (For possible action) **02/20/18 PC**

Motion by Bonnie Fraser

Action:

APPROVE Use Permits 1a , 2a and 3;

DENY Use Permits 1b, 1c, 2b, 2c, 2d, 2e;

APPROVE Waiver of development Standards 1
DENY Waiver of Development Standards 2 & 3
ADD Current planning condition:
• Review for metal shipping container in 3 years;
Per staff conditions.
Motion **PASSED** (4-0) / Unanimous

11. VS-17-1094-A B S SURPLUS-O, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Motley Road (alignment) and Cactus Avenue, and between Rainbow Boulevard and Badger Ravine Street and portion of a right-of-way being Rainbow Boulevard located between Motley Road (alignment) and Cactus Avenue within Enterprise (description on file). SB/bk/ja (For possible action) **02/20/18 PC**

Motion by Cheryl Wilson
Action: **APPROVE** Per staff conditions
Motion **PASSED** (4-0) / Unanimous

12. WS-17-1108-D R HORTON, INC.:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a proposed single-family residence. **DESIGN REVIEW** for a proposed residence within an approved single family residential development on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Chartan Avenue (alignment), 155 feet west of Bermuda Road within Enterprise. SS/al/ja (For possible action) **02/20/18 PC**

Motion by Jenna Waltho
Action: **APPROVE** Per staff conditions
Motion **PASSED** (4-0) / Unanimous

13. DR-17-1109-SRMF TOWN SQUARE OWNER, LLC:

DESIGN REVIEW for 2 proposed hotels in conjunction with an existing shopping center (Town Square) on a portion of 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 and AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. SS/dg/ja (For possible action) **02/21/18 BCC**

Motion by Jenna Waltho
Action: **APPROVE** Per staff conditions
Motion **PASSED** (4-0) / Unanimous

14. TM-17-500211-CAPSTONE CHRISTIAN SCHOOL:

TENTATIVE MAP consisting of 117 single family residential lots and common lots on a 17.7-acre portion of m58.6 acres in a R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Amigo Street and Cactus Avenue within Enterprise. SS/al/ja (For possible action) **02/21/18 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff if approved conditions.
Motion **PASSED** (4-0) / Unanimous

15. TM-17-500220-DBAC, LLC:

TENTATIVE MAP consisting of 8 single family residential lots on 5.0 acres in a R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Rogers Street and the south side of Maule Avenue within Enterprise. SS/pb/ja (For possible action) **02/21/18 BCC**

Motion by Bonnie Fraser
Action: **APPROVE** Per staff conditions
Motion **PASSED** (4-0) / Unanimous

16. **TM-17-500226-GAMEDAY, LLC:**
TENTATIVE MAP consisting of 110 lots and common lots on 15.2 acres in a R-2 (Medium Density Residential) Zone and R-3 (Multiple Family Residential) Zone. Generally located on the south side of Jo Rae Avenue and the east side of Jones Boulevard and north and south side of Pyle Avenue within Enterprise. SB/mk/ja (For possible action) **02/21/18 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff if approved conditions.
Motion **PASSED** (4-0) / Unanimous

17. **UC-17-0885-WARM SPRINGS LINDELL INVEST, LLC:**
HOLDOVER AMENDED USE PERMITS for the following:

- 1) grocery store;
- 2) gasoline station; and
- 3) vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce driveway approach and departure distances from the intersection; and
- 2) reduce driveway throat depth (previously not notified).

DESIGN REVIEW for a commercial development consisting of a grocery store, gasoline station, and vehicle wash on 2.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Warm Springs Road and Lindell Road within Enterprise. SS/rk/ja (For possible action) **02/21/18 BCC**

Application withdrawn by the applicant.

18. **VS-17-1062-CAPSTONE CHRISTIAN SCHOOL:**
VACATE AND ABANDON easements of interest to Clark County located between Amigo Street and Radcliff Street (alignment), and between Cactus Avenue and Quaint Acres Avenue (alignment); and a right-of-way being an unnamed street located between Cactus Avenue and Quaint Acres Avenue (alignment) within Enterprise (description on file). SS/al/ja (For possible action) **02/21/18 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

19. **VS-17-1102-GAUGHAN SOUTH, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Ensworth Street and Parvin Street and portion of a right-of-way being Pyle Avenue located between Ensworth Street and Parvin Street within Enterprise (description on file). SS/mk/ja (For possible action) **02/21/18 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

20. **VS-17-1117-CFT LANDS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Joe Rae Avenue and Haleh Avenue (alignment), and between Jones Boulevard and Lindell Road and portion of a right-of-way being Red Rock Street located between Joe Rae Avenue and Pyle Avenue (alignment); portion of Jones Boulevard between Joe Rae Avenue and Haleh Avenue; and portion of Pyle Avenue between Jones Boulevard and Lindell Road within Enterprise (description on file). SB/mk/ja (For possible action) **02/21/18 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

21. **WC-17-400174 (ZC-1913-04)-CFT LANDS, LLC:**
WAIVER OF CONDITIONS of a zone change (ZC-1913-04) requiring a 30-foot-wide right-of-way dedication of Haleh Avenue in conjunction with a proposed single family residential development on 5.0 acres in a R-3 zone. Generally located on the east side of Jones Boulevard and the south side of Pyle Avenue within Enterprise. SB/mk/ja (For possible action) **02/21/18 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

22. **WS-17-1091-DBAC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Maule Avenue.
DESIGN REVIEWS for the following:
1) a proposed single family residential development; and
2) increase finished grade on 5.0 acres
in a R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Rogers Street and the south side of Maule Avenue within Enterprise. SS/pb/ja (For possible action) **02/21/18 BCC**

Motion by Bonnie Fraser
Action: **APPROVE**
ADD Current Planning Condition:
• Disclose to new residents, the RNP-1 allows large livestock and other animals.
Per staff if approved conditions
Motion **PASSED** (4-0) / Unanimous

23. **WS-17-1101-GAUGHAN SOUTH, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) for a portion of Pyle Avenue.
DESIGN REVIEWS for the following:
1) a proposed warehouse building;
2) a proposed maintenance building; and
3) a proposed guard tower
in conjunction with an existing resort hotel (South Point) on 18.8 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/mk/ja (For possible action) **02/21/18 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff if approved conditions.

Waiver of Development Standards **WITHDRAWN** by the applicant.
Motion **PASSED** (4-0) / Unanimous

24. **WS-17-1116-GAMEDAY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) increased wall height; and
- 2) increased building height.

DESIGN REVIEWS for the following:

- 1) proposed single family residential development;
- 2) perimeter wall; and
- 3) hammerhead private streets

in conjunction with a proposed single family residential development on 15.2 acres in a R-2 (Medium Density Residential) Zone and R-3 (Multiple Family Residential) Zone. Generally located on the south side of Jo Rae Avenue and the east side of Jones Boulevard and north and south sides of Pyle Avenue within Enterprise. SB/mk/ja (For possible action) **02/21/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions.

ADD Current Planning Condition:

- 4 ft sidewalk to be installed on one side of all internal streets

Motion **PASSED** (4-0) / Unanimous

25. **ZC-17-1060-CAPSTONE CHRISTIAN SCHOOL:**
ZONE CHANGE to reclassify 17.7 acres from P-F (Public Facility) Zone to R-2 (Medium Density Residential) Zone for a proposed single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce roof pitch;
- 2) permit flat roof without parapet walls;
- 3) increase wall height;
- 4) alternative landscaping;
- 5) waive street intersection off-set; and
- 6) modified residential curb and gutter.

DESIGN REVIEWS for the following:

- 1) a proposed single family residential development; and
- 2) increase finish grade for a single family residential development

on a 17.7-acre portion of 58.6 acres in a R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Amigo Street and Cactus Avenue within Enterprise (description on file). SS/al/ja (For possible action) **02/21/18 BCC**

Motion by David Chestnut

Action:

APPROVE Zone Change;

APPROVE Waiver of Development Standards 1, 3, 4 and 6;

WITHDRAWN by the applicant: waiver of Development Standards 2 and 5;

APPROVE Design Reviews;

ADD Current Planning conditions:

- Design Review as a public hearing for significant changes to plans.
- No additional structures permitted on the roof top decks.
- 4-foot sidewalks on one side of all private streets.

Per staff if approved conditions.

Motion **PASSED** (4-0) / Unanimous

VII. General Business:

NONE

VIII. Public Comment:

NONE

IX. Next Meeting Date

The next regular meeting will be February 14, 2018 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 9:24 p.m.