



Enterprise Town Advisory Board

January 10, 2018

MINUTES

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

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

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

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

The meeting was called to order at 6:00 p.m.
Maria Kaseko, Current Planning

II. Public Comment

None

III. Approval of December 13, 2017 Minutes

Motion by: Dave Chestnut
Action: **APPROVE** minutes for December 13, 2017
Motion **PASSED** (3-0) / Unanimous

IV. Approval of Agenda for January 10, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut
Action: **APPROVE** as amended.
Correct next meeting date to January 31, 2018
Motion **PASSED** (3-0) / Unanimous

Applicant requested holds:

- 7. TM-0041-17 - MOSAIC SEVEN, LLC: **HOLD** to January 31, 2018 Enterprise TAB meeting
- 11. VS-0206-17 - MOSAIC SEVEN, LLC: **HOLD** to January 31, 2018 Enterprise TAB meeting
- 13. WS-0204-17 - MOSAIC SEVEN, LLC: **HOLD** to January 31, 2018 Enterprise TAB meeting
- 10. UC-0885-17 – WARM SPRINGS LINDELL INVEST, LLC: **HOLD** to January 31, 2018 Enterprise TAB meeting
- 20. VS-17-1084-MODI LK: **HOLD** to January 31, 2018 Enterprise TAB meeting
- 23. ZC-17-1007-MODI, L. K.: **HOLD** to January 31, 2018 Enterprise TAB meeting

Related applications to be heard together:

- 4. DR-1046-17 - FOUR G'S, LLC:
- 12. VS-1047-17 - FOUR G'S, LLC:

- 5. DR-1061-17 - TESORI, LLC, ET AL:
- 6. DR-1063-17 - TESORI, LLC:
- 8. TM-0210-17 - TESORI, LLC, ET AL:
- 9. TM-0212-17 - TESORI, LLC:

- 21. VS-17-1087-BLUE RAIN PARTNERS, LLC:
- 24. ZC-17-1086-BLUE RAIN PARTNERS, LLC:

- 25. AR-17-400166 (WS-0744-15)-HGA HOLDINGS, LLC:
- 28. WS-17-1092-HGA HOLDINGS, LLC:

- 26. TM-17-500219-KUCHURIS GEORGE J REV FAM TR:
- 27. WS-17-1085-KUCHURIS GEORGE J REV FAM TR:

V. Informational Items

- 1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion)
None

VI. Planning & Zoning

- 1. **UC-1045-17 – SRMF TOWN SQUARE OWNER, LLC:**
USE PERMITS for the following:
 - 1) proposed banquet facility; and
 - 2) proposed major training facilityin 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 & 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) **01/16/18 PC**

Motion by Jenna Waltho
Action: **APPROVE** Per staff conditions
Motion **PASSED** (3-0) / Unanimous

- 2. **VS-1043-17 - DM HUGHES AIRPORT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pilot Road and Bermuda Road, and between Sunset Road and Orville Wright Court within Enterprise (description on file). SS/tk/ja (For possible action) **01/16/18 PC**

Motion by Jenna Waltho
Action: **APPROVE** Per staff conditions
Motion **PASSED** (3-0) / Unanimous

- 3. **UC-0386-17 (AR-0154-17) – RENAISSANCE BLUE DIAMOND, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within a commercial

building on 1.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road, 330 feet west of Torrey Pines Drive within Enterprise. SB/al/ja (For possible action) **01/17/18 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current planning condition:

- Review as a public hearing in 1 year.
- Per staff conditions

Motion **PASSED** (3-0) / Unanimous

4. DR-1046-17 – FOUR G’S, LLC:

DESIGN REVIEWS for the following:

- 1) a proposed office/warehouse building; and
- 2) proposed site lighting on 3.1 acres

in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the south side of La Costa Canyon Court, 1,000 feet west of Lindell Road within Enterprise. SB/dg/ja (For possible action) **01/17/18 BCC**

Motion by Bonnie Fraser

Action: **APPROVE** Per staff conditions

Motion **PASSED** (3-0) / Unanimous

5. DR-1061-17 – TESORI, LLC, ET AL:

DESIGN REVIEWS for the following:

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

on a 16.3-acre portion of an 18.8-acre site in an R-2 (Medium Density Residential) Zone. Generally located between Silverado Ranch Boulevard and Le Baron Avenue and the west side of Valley View Boulevard (alignment) within Enterprise. SB/dg/ja (For possible action) **01/17/18 BCC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (3-0) / Unanimous

6. DR-1063-17 – TESORI, LLC:

DESIGN REVIEWS for the following:

- 1) a proposed single family residential development; and
- 2) increase finished grade on 8.8 acres

in an R-2 (Medium Density Residential) Zone. Generally located between Le Baron Avenue and Jo Rae Avenue, 330 feet west of Valley View Boulevard within Enterprise. SB/dg/ja (For possible action) **01/17/18 BCC**

Motion by David Chestnut

Action: **APPROVE** Per staff conditions

Motion **PASSED** (3-0) / Unanimous

7. **TM-0041-17 - 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) **01/17/18 BCC**

HELD per applicant request to January 31, 2018 Enterprises TAB meeting.

8. **TM-0210-17 - TESORI, LLC, ET AL:**
TENTATIVE MAP consisting of 106 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 between Silverado Ranch Boulevard and Le Baron Avenue and the west side of Valley View Boulevard (alignment) within Enterprise. SB/dg/ja (For possible action) **01/17/18 BCC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (3-0) / Unanimous

9. **TM-0212-17 - TESORI, LLC:**
TENTATIVE MAP consisting of 41 single family residential lots and common lots on 8.8 acres in an R-2 (Medium Density Residential) Zone. Generally located between Le Baron Avenue and Jo Rae Avenue, 330 feet west of Valley View Boulevard within Enterprise. SB/dg/ja (For possible action) **01/17/18 BCC**

Motion by David Chestnut

Action: **APPROVE** Per staff if approved conditions

Motion **PASSED** (3-0) / Unanimous

10. **UC-0885-17 – 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) **01/17/18 BCC**

HELD per applicant request to January 31, 2018 Enterprises TAB meeting.

11. **VS-0206-17 – 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 Montessouri Street (alignment) and a portion of a right-of-way being Gary Avenue (alignment) located between Rainbow Boulevard and Montessouri 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) **01/17/18 BCC**

HELD per applicant request to January 31, 2018 Enterprises TAB meeting.

12. **VS-1047-17 – FOUR G’S, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between La Costa Canyon Court and Blue Diamond Road, and between Westwind Road (alignment) and the Union Pacific Railroad within Enterprise (description on file). SB/dg/ja (For possible action) **01/17/18 BCC**

Motion by Bonnie Fraser
Action: **APPROVE** Per staff conditions
Motion **PASSED** (3-0) / Unanimous

13. **WS-0204-17 – MOSAIC SEVEN, LLC:**
HOLDOVER AMENDED WAIVER OF DEVELOPMENT STANDARDS for reduced lot area (previously not notified).
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) **01/17/18 BCC**

HELD per applicant request to January 31, 2018 Enterprises TAB meeting.

14. **WS-0944-17 – AMERICAN WEST DEVELOPMENT, INC:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce roof pitch.
DESIGN REVIEW for proposed additional model homes in conjunction with an existing single family residential development on 10.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north and south sides of Windmill Lane and the west side of Jones Boulevard within Enterprise. SB/SS/md/ja (For possible action) **01/17/18 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning condition:
• No additional structures permitted on the rooftop decks. Per staff if approved conditions
Motion **PASSED** (3-0) / Unanimous

15. **WS-1052-17 – RAINBOW SUNSET PLAZA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for non-standard commercial driveway geometrics in conjunction with a proposed shopping center on 4.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Sunset Road and Rainbow Boulevard within Enterprise. SS/al/ja (For possible action) **01/17/18 BCC**

Motion by Bonnie Fraser
Action: **APPROVE** Per staff conditions
Motion **PASSED** (3-0) / Unanimous

16. **WS-1058-17 – COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) roof variation; and
2) alternative landscaping.

DESIGN REVIEW for modifications to an approved convenience store and gasoline station on 1.8 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Badura Avenue within Enterprise. SS/al/ja (For possible action) **01/17/18 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning condition:
• Design review as a public hearing for signage and lighting.
• Per staff conditions

Motion **PASSED** (3-0) / Unanimous

NOTE: The TAB suggested the applicant attempt to establish cross access with the property to the south.

17. **AR-17-400158 (UC-0365-16)-ST ROSE PLAZA, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW on a dog run located outside in conjunction with a veterinary clinic and service.
DESIGN REVIEW on a dog run (enclosure) and modifications to the existing parking lot within an existing shopping center on 2.7 acres in a C-2 (General Commercial) Zone in the MUD-2 Overlay District. Generally located on the northwest corner of St. Rose Parkway and Bruner Avenue within Enterprise. SS/tk/ja (For possible action) **02/06/18 PC**

Motion by Jenna Waltho
Action: **APPROVE** Per staff conditions
Motion **PASSED** (3-0) / Unanimous

18. **VS-17-0936- GUGGENHEIM, WILL & ALLAN:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Rogers Street and Arville Street, and between Pamalyn Avenue and the 215 Beltway within Enterprise (description on file). SS/co/ja (For possible action) **02/06/18 PC**

Motion by Bonnie Fraser
Action: **APPROVE** Per staff conditions
Motion **PASSED** (3-0) / Unanimous

19. **VS-17-1073-JONES 215, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Torrey Pines Drive and Jones Boulevard within Enterprise (description on file). SS/co/ja (For possible action) **02/06/18 PC**

Motion by Bonnie Fraser
Action: **APPROVE** Per staff conditions
Motion **PASSED** (3-0) / Unanimous

20. **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 per applicant request to January 31, 2018 Enterprises TAB meeting.

21. **VS-17-1087-BLUE RAIN PARTNERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and between Rainbow Boulevard and Pioneer Way (alignment) and a portion of a right-of-way being Tenaya Way located between Blue Diamond Road and Meranto Avenue, and a portion of a right-of-way being Belcastro Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). SB/rk/ja (For possible action) **02/06/18 PC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions
Motion **PASSED** (3-0) / Unanimous

22. **WS-17-1080-AMERICAN WEST DEVELOPMENT, INC., ET AL:**
WAIVER OF DEVELOPMENT STANDARDS for increased building height for an approved single family residential development on 10.1 acres in an RUD (Residential Urban Density) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Torrey Pines Drive and the south side of Arby Avenue within Enterprise. SS/gc/ja (For possible action) **02/06/18 PC**

Motion by Jenna Waltho
Action: **APPROVE** Per staff conditions
Motion **PASSED** (3-0) / Unanimous

23. **ZC-17-1007-MODI, L. K.:**
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 per applicant request to January 31, 2018 Enterprises TAB meeting.

24. **ZC-17-1086-BLUE RAIN PARTNERS, LLC:**
ZONE CHANGE to reclassify 30.0 acres from R-E (Rural Estates Residential) and H-2 (General Highway Frontage) Zones to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone.
DESIGN REVIEW for a proposed shopping center in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road and the east and west sides of Tenaya Way within Enterprise (description on file). SB/rk/ja (For possible action)
02/06/18 PC

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning conditions:

- Design Review as a public hearing for significant changes to plans
- All pole mounded lighting within 200 ft of the RNP-1 be limited to 20 ft. maximum in height and full shielded LED fixtures.
- Provide cross access to the ANPs 17622601033 & 34, 17622301002.

ADD Public Works – development review condition.

- Provide significant traffic mitigation measures for all road entering the RNP-1.
- Per staff conditions

Motion **PASSED** (3-0) / Unanimous

25. **AR-17-400166 (WS-0744-15)-HGA HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS APPLICATION FOR REVIEW for the following:
1) waive CMA design standards;
2) waive landscape standards;
3) waive parking lot design standards;
4) waive required trash enclosure; and
5) waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEW for a proposed temporary parking lot on a portion of 5.0 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Maule Avenue, 330 feet west of Torrey Pines Drive within

Enterprise. SS/bk/ja (For possible action) **02/07/18 BCC**

Motion by David Chestnut

Action: **APPROVE**

CHANGE Current Planning bullet #1 to read:

- Until December 16, 2018 to review as a public hearing.

Per staff if approved conditions

Motion **PASSED** (3-0) / Unanimous

26. TM-17-500219-KUCHURIS GEORGE J REV FAM TR:

TENTATIVE MAP consisting of 105 residential lots and common lots 15.0 acres in an R-2 (Medium Density Residential) Zone with a portion in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road and the north side of Gomer Road within Enterprise. SB/pb/ja (For possible action) **02/07/18 BCC**

Motion by David Chestnut

Action: **DENY:** Based upon TAB recommend denial for WS-17-1085

Motion **PASSED** (3-0) / Unanimous

27. WS-17-1085-KUCHURIS GEORGE J REV FAM TR:

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce the front setback; and
- 2) reduce street intersection off-sets.

DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on 15.0 acres an R-2 (Medium Density Residential) Zone with a portion in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road and the north side of Gomer Road within Enterprise. SB/pb/ja (For possible action) **02/07/18 BCC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (3-0) / Unanimous

28. WS-17-1092-HGA HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) waive trash enclosure requirements;
- 2) eliminate parking lot landscaping;
- 3) waive cross access requirements;
- 4) increased wall/fence height;
- 5) allow non-decorative fencing;
- 6) waive enhanced paving requirements;
- 7) permit a large parking area where parking areas shall be designed into smaller sub-area parking lots; and
- 8) allow tandem parking spaces.

DESIGN REVIEW for a parking lot on 5.0 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Maule Avenue, 330 feet west of Torrey Pines Drive (alignment) within Enterprise. SS/gc/ja (For possible action) **02/07/18 BCC**

Motion by David Chestnut

Action:

APPROVE Waiver of Development Standards #s 1, 2, 3, 4, 6, 7 and 8

DENY Waiver of Development Standards # 5

APPROVE Design Review

ADD Current Planning condition:

- Review as a public hearing by December 16, 2018.

Per staff conditions

Motion **PASSED** (3-0) / Unanimous

VII. General Business:

NONE

VIII. Public Comment:

1. A developer commented on the Chair's statement that the inclusion of an electrical power transmission easement in lot acreage does not produce an accurate project density picture. The density is higher than stated. The developer believes this is not an accurate statement.
2. Tiffany Hesser noted the library needs to change the start time on the Enterprise TAB meeting which was changed from Wednesday, October 31 to Thursday, November 1 to start at 6:30pm due to a standing meeting they have that day.

IX. Next Meeting Date

The next regular meeting will be January 31, 2018 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 9:00 p.m.