



Enterprise Town Advisory Board

January 11, 2017

MINUTES

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

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

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

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

Meeting was called to order by Liaison Tiffany Hesser at 6:00 p.m.

II. Public Comment

None

III. Approval of December 28, 2016 Minutes

MOVED BY- David Chestnut
APPROVE minutes as submitted.
VOTE: 5-0 Unanimous

IV. Approval of Agenda for January 11, 2017

MOVED BY- Rocky Brandonisio
APPROVE agenda with the following changes:
VOTE: 5-0

The following items are being held to the February 1, 2017 TAB meeting

- 2. DR-0853-16 – LEXILAND, LLC, ET AL:
- 3. TM -0169-16- LEXILAND, LLC, ET AL:

- 6. NZC-0872-16 – LEWIS INVESTMENT COMPANY NEVADA, LLC:
- 7. TM-0175-16 – LEWIS INVESTMENT COMPANY NEVADA, LLC:

- 13. TM-0178-16 - FPG5 IRREVOCABLE BUSINESS TRUST, ET AL:
- 15. VS-0889-16 – FPG5 IRREVOCABLE BUSINESS TRUST:
- 18. ZC-0888-16 – FPG5 IRREVOCABLE BUSINESS TRUST, ET AL:

The following item is being held to the February 15, 2017 TAB meeting

- 9. ZC-0891-16 – SOUTHERN HIGHLANDS GOLF CLUB:

Companion items heard together as follows:

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

- 14. VS-0878-16 - USA:
- 16. ZC-0874-16 – USA:

Hear General Business item #1, prior to Informational Items.

V. Informational Items

- 1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion only)
Neighborhood meeting to discuss a proposed convenience market and restaurant/tavern at Warm Springs and Decatur January 18, 2017 6:00pm at the Windmill Library
Neighborhood meeting to discuss the project on Warm Springs and Bermuda January 12, 2017 6:00pm at the Windmill Library.

VI. Planning & Zoning

- 1. **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)

PREVIOUS ACTION Enterprise TAB December 14, 2016: Held to December 28, 2016 TAB meeting. Applicant to work with Public Works regarding confusion of the waiver condition of full offsite improvements. Heard at the January 4, 2017 BCC meeting. Approve with added Public Works conditions. (for discussion only)

Applicant presented plans as previously approved by the Board of County Commissioners.

- 2. **DR-0853-16 – LEXILAND, LLC, ET AL:**
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increase finished grade on 6.0 acres in an R-2 (Medium Density Residential) Zone.
WAIVER OF CONDITIONS of a zone change (ZC-0451-04) requiring an 8 foot high wall on the west property line adjacent to APN 177-18-303-011 and 017. Generally located between Ford Avenue and Cougar Avenue, 200 feet east of Cameron Street within Enterprise. SB/dg/ml (For possible action) **BCC 1/18/17**

PREVIOUS ACTION Enterprise TAB December 28, 2016: Held to January 11, 2017 TAB meeting. HOLD. Item held per applicant. Return to the February 1, 2017 TAB meeting

- 3. **TM-0169-16 - LEXILAND, LLC, ET AL:**
TENTATIVE MAP consisting of 47 single family residential lots and common lots on 6.0 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/dg/ml (For possible action) **BCC 1/18/17**

PREVIOUS ACTION Enterprise TAB December 28, 2016: Held to January 11, 2017 TAB meeting. HOLD. Item held per applicant. Return to the February 1, 2017 TAB meeting

4. **ZC-0851-16 – JP SUNSET, LLC, ET AL:**
ZONE CHANGE to reclassify 2.3 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS for modified CMA Design Overlay District Standards.
DESIGN REVIEW for a proposed office/warehouse building within the CMA Design Overlay District. Generally located on the south side of Sunset Road, 300 feet west of Westwind Road (alignment) within Enterprise (description on file). SS/dg/ml (For possible action) **BCC 1/18/17**

**PREVIOUS ACTION Enterprise TAB December 28, 2016: Held to January 11,2017 TAB meeting
Held in agreement per applicant for updated landscape plan.**

MOVED BY- Rocky Brandonisio

APPROVE- Subject to staff conditions

ADD Current planning condition:

- **Landscaping along Sunset Rd., Boulders or other creative enhancements to landscaping**

VOTE: 5-0 Unanimous

5. **UC-0773-16 – BUELTEL, JOHN & DEBORA:**
HOLDOVER USE PERMITS for the following: **1)** allow an accessory structure (multi-use building) prior to the principal dwelling (residence); **2)** increase the area of a proposed accessory structure; **3)** allow an accessory structure that is not compatible with the proposed principal structure (single family residence); and **4)** modified design standards.
WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure (multi-use building).
DESIGN REVIEW for a proposed accessory structure in conjunction with a proposed single family residence on 1.3 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the north side of Ford Avenue, 330 feet east of Arville Street within Enterprise. SB/mk/mcb (For possible action) **PC 1/17/17**

MOVED BY – Rocky Brandonisio

DENY

VOTE: 5-0 Unanimous

6. **NZC-0872-16 – LEWIS INVESTMENT COMPANY NEVADA, LLC:**
ZONE CHANGE to reclassify 15.2 acres from H-2 (General Highway Frontage) Zone and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone within the MUD-4 Overlay District for a single family residential development.
DESIGN REVIEWS for the following: **1)** for a single family residential development; and **2)** increased finished grade. Generally located on the south side of Agate Avenue (alignment) and the east side of Hualapai Way (alignment) within Enterprise (description on file). SB/al/ml (For possible action) **PC 2/7/17**

HOLD. Item held per applicant, Return to the February 1, 2017 TAB meeting.

7. **TM-0175-16 – LEWIS INVESTMENT COMPANY NEVADA, LLC:**
TENTATIVE MAP consisting of 120 single family residential lots and common lots on 15.2 acres in an R-2 (Medium Density Residential) Zone in an MUD-4 Overlay District. Generally located on the south side of Agate Avenue (alignment) and the east side of Hualapai Way (alignment) within Enterprise. SB/al/ml (For possible action) **PC 2/7/17**

HOLD. Item held per applicant, Return to the February 1, 2017 TAB meeting.

8. **UC-0877-16 – URBAN LAND NEVADA, LLC, ET AL:**

USE PERMITS for the following: **1)** a proposed High Impact Project; **2)** expand/enlarge the Gaming Enterprise District; **3)** a proposed resort hotel; **4)** public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structure; **5)** associated accessory and incidental commercial uses, buildings, and structures; **6)** a recreational facility (a multi-function recreational water and extreme sports park) and incidental uses; **7)** increased building heights; **8)** retail sales and service; **9)** restaurants; **10)** on-premises consumption of alcohol; **11)** alcohol sales, beer & wine – packaged only; **12)** alcohol sales, liquor – packaged only; **13)** outdoor live entertainment with incidental uses; **14)** personal services (salon and spa); **15)** a recreation facility (concerts and festivals); **16)** photography; **17)** sporting goods; **18)** convenience store; **19)** kiosks/information (outdoor); **20)** offices; **21)** convention space; **22)** outside dining, drinking, and cooking; **23)** water features; and **24)** deviations from development standards per plans on file.

DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** alternative landscaping; **4)** encroachment into airspace; **3)** all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** waive the required parking lot landscaping; **3)** reduced setbacks; **4)** permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; **5)** off-site improvements (curb, gutter, sidewalk, streetlights, partial paving); **6)** modified driveway design standards; **7)** non-standard improvements (parking, fences, planters, and landscaping) within the existing right-of-way (Las Vegas Boulevard South); and **8)** encroachment into air space.

DESIGN REVIEWS for the following: **1)** a resort hotel and all associated and accessory uses; **2)** hotel tower and associated high-rise and mid-rise buildings and structures; **3)** a recreational facility (a multi-function recreational water and extreme sports park) with ancillary uses and structures and overall site design; **4)** water features (manmade lakes and decorative water features); and **5)** all other accessory and incidental buildings and structures on 130.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) (AE-65) (AE-70) (AE-75) (AE-RPZ) Zone. Generally located between Las Vegas Boulevard South and Giles Street and between Sunset Road and Hidden Well Road within Enterprise. SS/dg/ml (For possible action) **PC 2/7/17**

MOVED BY – David Chestnut

APPROVE – Use permits 1-24

APPROVE – Deviations 1-4

APPROVE – Waiver of standards #1, reduced parking not less than 2500 parking places

APPROVE – Waiver of development standards 2-8

APPROVE- Design review 1-5

Subject to staff conditions

VOTE: 4-1 Chestnut nay

9. **ZC-0891-16 – SOUTHERN HIGHLANDS GOLF CLUB:**

ZONE CHANGE to reclassify a 4.0 acre portion of 150.1 acres from C-2 (General Commercial) P-C (Planned Community Overlay District) Zone, and R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone to R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone.

USE PERMIT to modify residential development standards.

DESIGN REVIEW for a proposed multi-family development within the Southern Highlands Master Planned Community. Generally located on the north side of Robert Trent Jones Lane, 720 feet west of Oakland Hills Drive within Enterprise (description on file). SB/rk/mcb (For possible action) **PC 2/7/17**

HOLD. Item held per applicant, Return to the February 15, 2017 TAB meeting

10. **WS-0706-15 (AR-0176-16) – TBD PARTNERSHIP, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW to allow an existing wall sign to face residential development.
DESIGN REVIEW for an existing wall sign in conjunction with an automobile repair facility (Tire Works) within an existing shopping center on 6.6 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the northeast corner of Blue Diamond Road and Durango Drive within Enterprise. SB/jvm/ml (For possible action) **BCC 2/8/17**

MOVED BY – David Chestnut
APPROVE – Subject to staff conditions
VOTE: 5-0 Unanimous

11. **NZC-0575-13 (ET-0181-16) – RICHMOND AMERICAN HOMES OF NEVADA, INC.:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 11.4 acres from R-U (Rural Open Land) 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.
DESIGN REVIEW for a single family residential development. Generally located on the southeast corner of Haven Street and Starr Avenue within Enterprise (description on file). SS/co/ml (For possible action) **BCC 2/8/17**

MOVED BY – David Chestnut
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

12. **UC-0563-14 (ET-0182-16) – TOP SHELF DEVELOPMENT, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to commence a reduction in the separation between an on-premises consumption of alcohol establishment (tavern) and a residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) reduced setback for a trash enclosure; and 3) waive landscape buffer to a less intense use in conjunction with a proposed retail center on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Fort Apache Road and Huntington Cove Parkway within Enterprise. SB/co/ml (For possible action) **BCC 2/8/17**

MOVED BY- Cheryl Wilson
APPROVE – Subject to staff conditions
VOTE: 5-0 Unanimous

13. **TM-0178-16 - FPG5 IRREVOCABLE BUSINESS TRUST, ET AL:**
TENTATIVE MAP consisting of 92 single family residential lots and common lots on 14.7 acres in an R-2 (Medium Density Residential) Zone for a single family residential development with a portion of the site within an MUD-3 Overlay District. Generally located on the east side of Grand Canyon Drive (alignment) and the south side of Meranto Avenue (alignment) within Enterprise. SB/pb/ml (For possible action) **BCC 2/8/17**

HOLD. Item held per applicant, Return to the February 1, 2017 TAB meeting.

14. **VS-0878-16 - USA:**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue, and between Crystal Basin Street and Sorrel Street within Enterprise (description on file). SB/gc/ml (For possible action) **BCC 2/8/17**

MOVED BY- David Chestnut
APPROVE – Subject to staff conditions
VOTE: 5-0 Unanimous

15. **VS-0889-16 – FPG5 IRREVOCABLE BUSINESS TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue (alignment) and Gary Avenue (alignment), and between Grand Canyon Drive and Chieftain Street (alignment) within Enterprise (description on file). SB/pb/ml (For possible action) **BCC 2/8/17**

HOLD. Held per applicant, Return to the February 1, 2017 TAB meeting.

16. **ZC-0874-16 – USA:**
ZONE CHANGE to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.
DESIGN REVIEWS for the following: 1) a park; and 2) lighting. Generally located on the south side of Wigwam Avenue and the west side of Sorrel Street within Enterprise (description on file). SB/gc/ml (For possible action) **BCC 2/8/17**

MOVED BY- David Chestnut
APPROVE – Subject to staff conditions
VOTE: 5-0 Unanimous

17. **ZC-0880-16 – USA:**
ZONE CHANGE to reclassify a 12.5 acre portion of a 155.0 acre parcel from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.
DESIGN REVIEW for a school. Generally located on the north side of Torino Avenue and the west side of Juliano Road (alignment) within Enterprise (description on file). SB/gc/ml (For possible action) **BCC 2/8/17**

MOVED BY- Cheryl Wilson
APPROVE- Subject to staff conditions
Public works development review bullet #4 to read

- **Right of way dedication to include 30 feet for Torino Ave., 30 feet Juliano Rd., 30 feet for Ford Ave. and associated spandrel.**

VOTE: 5-0 Unanimous

18. **ZC-0888-16 – FPG5 IRREVOCABLE BUSINESS TRUST, ET AL:**
ZONE CHANGE to reclassify 14.7 acres 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-3 Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to reduce the street intersection off-set.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade. Generally located on the east side of Grand Canyon Drive (alignment) and the south side of Meranto Avenue (alignment) within Enterprise (description on file). SB/pb/ml (For possible action) **BCC 2/8/17**

HOLD. Held per applicant, Return to the February 1, 2017 TAB meeting.

VII. General Business

1. Appoint Chair and Vice- Chair(possible action)
MOVED BY - Rocky Brandonisio
Appoint David Chestnut as Chair and Cheryl Wilson as Vice-Chair
VOTE: 5-0 Unanimous
2. Review Bylaws(possible action)
MOVED BY – David Chestnut
Board to review Bylaws at the February 1, 2017 TAB meeting.
3. Approve 2017 meeting calendar (possible action)
MOVED BY – David Chestnut

APPROVE – as submitted

February 1, February 15, March 1, March 15, March 29, April 12, April 26, May 10, May 31, June 14, June 28, July 12, July 26, August 9, August 30, September 13, September 27, October 11, November 1, November 15, November 29, December 13, December 27, January 10, 2018, January 31, 2018

VOTE: 5-0 Unanimous

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be February 1, 2017 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 8:31 p.m.