



Enterprise Town Advisory Board

February 15, 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
Jared Tasko; Planning, Tiffany Hesser, Mike Shannon

Meeting was called to order by Chair David Chestnut at 6:00 p.m.

- II. Public Comment

None

- III. Approval of February 1, 2016 Minutes

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

- IV. Approval of Agenda for February 15, 2017

MOVED BY- David Chestnut
APPROVE agenda with the following changes:
VOTE: 5-0 Unanimous

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

- ZC-0891-16 – SOUTHERN HIGHLANDS GOLF CLUB:**
- UC-0946-14 (ET-0008-17) – MARTINEZ, LEE:**

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

- NZC-0045-17 – JONES FORD LINDELL, LLC: Hold to the March 15, 2017 TAB meeting.**

Companion items heard together as follows:

- 4. **NZC-0039-17 – RIGHT IN THE MIDDLE, LLC, ET AL:**
- 9. **TM-0007-17 – RIGHT IN THE MIDDLE, LLC, ET AL:**
- 18. **VS-0038-17 – RIGHT IN THE MIDDLE, LLC, ET AL:**
- 24. **ZC-0714-13 (ET-0001-17) – LH VENTURES, LLC:**

- 8. **NZC-0055-17 – WARMSPRINGS AT I-15, LLC, ET AL:**
- 19. **VS-0056-17 – WARMSPRINGS AT I-15, LLC, ET AL:**

- 12. **UC-0022-17 – WELDON, BARTON & RUTH FAM TRUST:**
- 13. **UC-0023-17 – WELDON, BARTON & RUTH FAMILY TRUST:**

- 15. **UC-0061-17 – ABC PARADISE, LLC:**
- 20. **VS-0062-17 – ABC PARADISE, LLC, ET AL:**

- 16. **VS-0002-17 – ESPOSITO, JOSEPH R. FAMILY TRUST:**
- 21. **WS-0003-17 – ESPOSITO, JOSEPH FAMILY TRUST:**

V. Informational Items

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

VI. Planning & Zoning

- 1. **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 3/7/17**

PREVIOUS ACTION Enterprise TAB January 11, 2017: Held to February 15, 2017 TAB meeting. Per the applicant. Enterprise TAB February 15, 2017: Held to March 1, 2017 TAB meeting. Per the applicant.

- 2. **UC-0946-14 (ET-0008-17) – MARTINEZ, LEE:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** increase the area for an accessory apartment; and **2)** allow an accessory structure (garage) to exceed half the footprint of the principal structure.
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a patio cover in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Arby Avenue, 200 feet east of Schirlls Street within Enterprise. SS/jvm/ml (For possible action) **PC 3/7/17**

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

3. **NZC-0031-17 – KESICK, KEN & KALIAN:**
ZONE CHANGE to reclassify 2.3 acres from H-2 (General Highway Frontage) Zone to M-1 (Light Manufacturing) Zone for a proposed outside storage yard for a landscaping business.
USE PERMIT to waive paving for portions of a proposed outside storage yard.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** cross access and shared parking; **3)** building design standards; and **4)** off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving).
DESIGN REVIEW for a proposed outside storage yard and modular office building in an MUD-3 Design Overlay District. Generally located on the west side of Torrey Pines Drive, 225 feet south of Blue Diamond road within Enterprise (description on file). SB/al/ml (For possible action) **PC 3/7/17**

MOVED BY-David Chestnut

APPROVE- Subject to if approved staff conditions

Add current planning conditions

- **Design review as a public hearing for lighting and signage**
- **Design review as a public hearing for significant changes to plans**

Subject to staff conditions

VOTE: 5-0 Unanimous

4. **NZC-0039-17 – RIGHT IN THE MIDDLE, LLC, ET AL:**
ZONE CHANGE to reclassify a 2.2 acre portion of a 4.3 acre site from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; and **2)** increased wall height.
DESIGN REVIEW for a proposed single family residential development on a 4.3 acre site in the MUD-3 Overlay District. Generally located on the west side of Inspiration Drive, 570 feet south of Pebble Road within Enterprise (description on file). SB/rk/mcb (For possible action) **PC 3/7/17**

MOVED BY- Rocky Brandonisio

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

5. **NZC-0045-17 – JONES FORD LINDELL, LLC:**
ZONE CHANGE to reclassify 2.5 acres R-E (Rural Estates Residential) (RNP-I) Zone to R-D (Suburban Estates Residential District) Zone for a proposed single family residential development.
USE PERMIT for a proposed residential planned unit development (PUD).
WAIVER OF DEVELOPMENT STANDARDS for a planned unit development on less than 5.0 acres.
DESIGN REVIEW for a proposed single family residential development. Generally located on the west side of Lindell Road and the north side of Richmar Avenue within Enterprise (description on file). SB/pb/ml (For possible action) **PC 3/7/17**

Held per the applicant. Return to the March 15, 2017 TAB meeting.

6. **NZC-0045-17 – JONES FORD LINDELL, LLC:**
ZONE CHANGE to reclassify 2.5 acres R-E (Rural Estates Residential) (RNP-I) Zone to R-D (Suburban Estates Residential District) Zone for a proposed single family residential development.
USE PERMIT for a proposed residential planned unit development (PUD).
WAIVER OF DEVELOPMENT STANDARDS for a planned unit development on less than 5.0 acres.
DESIGN REVIEW for a proposed single family residential development. Generally located on the west side of Lindell Road and the north side of Richmar Avenue within Enterprise (description on file). SB/pb/ml (For possible action) **PC 3/7/17**

PREVIOUS ACTION Enterprise TAB January 11,2017: Held per applicant to the February 1, 2017 TAB meeting.

MOVED BY-David Chestnut

DENY

VOTE: 5-0 Unanimous

7. NZC-0053-17 – BIG TETON, LLC:

ZONE CHANGE to reclassify 3.2 acres from R-E (Rural Estates Residential) (RNP-I) Zone and 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 southwest corner of Pyle Avenue and Bermuda Road within Enterprise (description on file). SS/al/ml (For possible action)

PC 3/7/17

MOVED BY- David Chestnut

DENY

VOTE: 5-0 Unanimous

8. NZC-0055-17 – WARMSPRINGS AT I-15, LLC, ET AL:

ZONE CHANGE to reclassify 11.6 acres from H-2 (General Highway Frontage) (AE-65) Zone and R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone for a proposed distribution center and manufacturing facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; **2)** cross access and shared parking; and **3)** increased cul-de-sac length.

DESIGN REVIEW for a proposed distribution center and manufacturing facility. Generally located on the northeast corner of Interstate 15 and Warm Springs Road within Enterprise (description on file). SS/al/ml (For possible action)

PC 3/7/17

MOVED BY- Cheryl Wilson

APPROVE- Subject to staff conditions

Add current planning conditions:

- Design review as a public hearing for lighting and signage
- Design review as a public hearing for significant changes to plans

VOTE: 5-0 Unanimous

9. TM-0007-17 – RIGHT IN THE MIDDLE, LLC, ET AL:

TENTATIVE MAP consisting of 26 single family residential lots on 4.3 acres in an R-2 (Medium Density Residential) Zone for a single family residential development in the MUD-3 Overlay District. Generally located on the west side of Inspiration Drive, 570 feet south of Pebble Road within Enterprise. SB/rk/mcb (For possible action)

PC 3/7/17

MOVED BY- Rocky Brandonisio

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

10. UC-0006-17 – NORDSTROM, NICHOLAS A. & PIKE, TARA K.:

USE PERMITS for the following: **1)** allow proposed agriculture-gardening/greenhouse uses as a principal use; and **2)** allow existing sheds not architecturally compatible with the principal structure (single family residence).

WAIVER OF DEVELOPMENT STANDARDS to allow alternative screening (solid block wall) in the front yard in conjunction with a single family residence on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the north side of Arby Avenue and the west side of Polaris Avenue within Enterprise. SS/gc/ml (For possible action)

PC 3/7/17

MOVED BY- Jenna Waltho
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

11. **UC-0018-17 – WINDMILL-91, LP:**

USE PERMIT for a proposed sporting goods (firearms) store within a portion of an existing shopping center on 11 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the south side of Windmill Lane within Enterprise. SS/lm/ma (For possible action) **PC 3/7/17**

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

12. **UC-0022-17 – WELDON, BARTON & RUTH FAM TRUST:**

USE PERMITS for the following: **1)** reduce the minimum lot area; and **2)** waive landscaping for a proposed residential boarding stable in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Mesa Verde Lane and the west side of Haven Street within Enterprise. SS/pb/ma (For possible action) **PC 3/7/17**

MOVED BY- Bonnie Fraser
APPROVE- Subject to if approved staff conditions
VOTE: 5-0 Unanimous

13. **UC-0023-17 – WELDON, BARTON & RUTH FAMILY TRUST:**

USE PERMITS for the following: **1)** reduce the minimum lot area; **2)** waive landscaping; **3)** increase the number of horses allowed; and **4)** reduce the area for pasture, turnout, or training for a proposed residential boarding stable in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Mesa Verde Lane, 150 feet west of Haven Street within Enterprise. SS/pb/ma (For possible action) **PC 3/7/17**

MOVED BY- Bonnie Fraser
APPROVE-Subject to if approved staff conditions
VOTE: 5-0 Unanimous

14. **UC-0046-17 – ST ROSE PLAZA, LLC:**

USE PERMITS for the following: **1)** allow a proposed hookah lounge; **2)** reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use.

DESIGN REVIEW for a hookah lounge and supper club within an existing shopping center on a portion of 3.5 acres in a C-2 (General Commercial) Zone in the MUD-2 Overlay District. Generally located on the north side of Bruner Avenue and the east side of Haven Street within Enterprise. SS/lm/ma (For possible action)

PC 3/7/17

MOVED BY- David Chestnut
APPROVE-Use permit #1
DENY-Use permit #2
APPROVE – Design review
Add current planning

- **Service bar only for supper club**
- **18 month review as public hearing**

Subject to if approved staff conditions
VOTE: 5-0 Unanimous

15. **UC-0061-17 – ABC PARADISE, LLC:**

USE PERMITS for the following: **1)** permit a proposed multiple family residential development; and **2)** increased building height.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced front setback; **2)** reduced side (corner) setback; **3)** reduced height/setback ratio adjacent to single family residential uses; **4)** allow balconies to overlook single family residential uses; and **5)** reduced height/setback ratio from an arterial street (Windmill Lane).

DESIGN REVIEW for a proposed multiple family residential development on 5.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-4 Overlay District. Generally located on the northeast corner of Windmill Lane and Giles Street within Enterprise. SS/gc/ml (For possible action) **PC 3/7/17**

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

16. **VS-0002-17 – ESPOSITO, JOSEPH R. FAMILY TRUST:**
VACATE AND ABANDON a portion of right-of-way being Levi Avenue located between Gilespie Street and Hawes End Court within Enterprise (description on file). SS/co/ml (For possible action) **PC 3/7/17**

MOVED BY- Rocky Brandonisio
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

17. **VS-0032-17 – PDCUSIF SOUTH 15, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Pollock Drive located between Dale Avenue and Bruner Avenue within Enterprise (description on file). SS/co/ma (For possible action) **PC 3/7/17**

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

18. **VS-0038-17 – RIGHT IN THE MIDDLE, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and between Inspiration Drive and Rainbow Boulevard; and a portion of right-of-way being dedication for a portion of a bulb located between Inspiration Drive and Rainbow Boulevard within Enterprise (description on file). SB/rk/mcb (For possible action) **PC 3/7/17**

MOVED BY-Rocky Brandonisio
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

19. **VS-0056-17 – WARMSPRINGS AT I-15, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Interstate 15 and Windy Street, and between Warm Springs Road and Arby Avenue (alignment); and a portion of a right-of-way being Rafael Ridge Way located between Warm Spring Road and Capovilla Avenue within Enterprise (description on file). SS/al/ml (For possible action) **PC 3/7/17**

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

20. **VS-0062-17 – ABC PARADISE, LLC, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Santoli Avenue and Windmill Lane, and between Giles Street and Haven Street; a portion of right-of-way being Santoli Avenue located between Giles Street and Haven Street; and a portion of right-of-way being Giles Street located between Santoli Avenue and Windmill Lane within Enterprise (description on file). SS/gc/ml (For possible action) **PC 3/7/17**

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

21. **WS-0003-17 – ESPOSITO, JOSEPH FAMILY TRUST**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; 2) reduce the setback for an existing gate; and 3) allow a non-through street without a turnaround in conjunction with a single family residence on 4.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the east side of Gilespe Street and the north and south sides of Levi Avenue within Enterprise. SS/co/ml (For possible action) **PC 3/7/17**

MOVED BY-Rocky Brandonisio
APPROVE- Subject to if approved staff conditions
VOTE: 5-0 Unanimous

22. **WS-0015-17 – GINDEN, DORNA AND STERLING; ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between an existing accessory building (casita) and a proposed single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the north side of Mesa Verde Lane and the east side of Placid Street on a private cul-de-sac within Enterprise. SS/rk/ma (For possible action) **PC 3/7/17**

MOVED BY- Jenna Waltho
APPROVE- Subject to if approved staff conditions
VOTE: 5-0 Unanimous

23. **DR-0042-17 – SOUTHWEST MARKETPLACE STA, LLC:**
DESIGN REVIEW for a restaurant with drive-thru within 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/pb/ml (For possible action) **BCC 3/8/17**

MOVED BY- David Chestnut
APPROVE- Subject to staff conditions
Add current planning conditions:

- **Design review as a public hearing for lighting and signage**
- **Design review as a public hearing for any significant changes in plans**

VOTE: 5-0 Unanimous

24. **ZC-0714-13 (ET-0001-17) – LH VENTURES, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 10.1 acres from R-E (Rural Estates Residential) Zone (under resolution of intent to C-2 (General Commercial) Zone) to R-2 (Medium Density Residential) Zone. **DESIGN REVIEW** for a single family residential development. Generally located on the west side of Jones Boulevard and the north and south sides of Windmill Lane within Enterprise (description on file). SB/co/ml (For possible action) **PC 3/7/17**

MOVED BY- Rocky Brandonisio
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

25. **WS-0011-17 – WINDMILL 5, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to appeal the administrative denial of an off-site improvement bond extension of time in conjunction with a proposed office complex on 4.0 acres in a CRT (Commercial Residential Transitional) Zone. Generally located on the north side of Windmill Lane, and the east side of Placid Street within Enterprise. SS/md/ml (For possible action) **PC 3/7/17**

MOVED BY- David Chestnut
APPROVE- Subject to if approved staff conditions

VOTE: 5-0 Unanimous

VII. General Business
None

VIII. Public Comment
None

IX. Next Meeting Date

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

X. Adjournment

The meeting was adjourned at 9:21 p.m.