



Enterprise Town Advisory Board

February 28, 2018

MINUTES

Board Members: David Chestnut – Chair – **PRESENT** Basil Raffa – **PRESENT**
Cheryl Wilson – Vice Chair – **PRESENT** Jenna Waltho – **PRESENT**
Frank Kapriva – **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 6:00 p.m.
Lorna Phegley, Current Planning

II. Public Comment

None

III. Approval of February 14, 2018 Minutes

Motion by: Dave Chestnut
Action: **APPROVE** minutes for January 10, 2018 as published
Motion **PASSED** (5-0) / Unanimous

IV. Approval of Agenda for February 28, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut
Action: **APPROVE** as amended.
Motion **PASSED** (5-0) / Unanimous

Applicant requested holds:

- 5. WS-18-0058-BOUQUET INC: HOLD to Enterprise TAB meeting on March 14, 2018.
- 9. DR-18-0096-WARM SPRINGS GABRIEL PARTNERS, LLC: HOLD to Enterprise TAB meeting on March 28, 2018.
- 18. ZC-18-0107-DIAMOND HORSE, LLC: HOLD to Enterprise TAB meeting on March 28, 2018.

Related applications:

3. VS-18-0047-LVB GILES, LLC:

4. WS-18-0046-LVB GILES, LLC:

10. ET-18-400018 (VS-0859-15)-CENTURY COMMUNITIES NEVADA, LLC:

11. ET-18-400019 (VS-0186-16)-CENTURY COMMUNITIES NEVADA, LLC:

13. TM-18-500020-DBAC, LLC:

15. VS-18-0094-DBAC, LLC:

17. WS-18-0108-DBAC, LLC:

14. UC-18-0091-THE NICHOLAS PERRONE TRUST:

16. WC-18-400026 (ZC-1169-96)-THE NICHOLAS PERRONE TRUST:

V. Informational Items

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

Tiffany, announced 1st Tuesday, March 6, 2018, at 6:30 pm with Las Vegas Metro Police Department at the Windmill Library.

VI. Planning & Zoning

1. **VS-18-0011 - VEGAS MUD, LLC:**

VACATE AND ABANDON a portion of right-of-way being Desert Palm Drive located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). SS/bk/ja (For possible action) **03/06/18 PC**

Motion by Cheryl Wilson

Action: **APPROVE** Per staff conditions

Motion **PASSED** (5-0) / Unanimous

2. **VS-18-0028-DAISY MAE LAND HOLDINGS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Southern Highlands Parkway and Interstate 15, and between Dancing Winds Place (alignment) and Robert Trent Jones Lane and a portion of right-of-way being Southern Highlands Parkway located between Dancing Winds Place (alignment) and Robert Trent Jones Lane within Enterprise (description on file). SB/co/ja (For possible action) **03/06/18 PC**

Motion by Cheryl Wilson

Action: **APPROVE** Per staff conditions

Motion **PASSED** (5-0) / Unanimous

3. **VS-18-0047-LVB GILES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Mesa Verde Lane and Moberly Avenue, and between Giles Street and Haven Street and a portion of right-of-way being Giles Street located between Moberly Avenue and Mesa Verde Lane within Enterprise (description on file). SS/lm/ja (For possible action) **03/07/18 BCC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions
Motion **PASSED** (5-0) / Unanimous

4. **WS-18-0046-LVB GILES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEWS** for the following: **1)** a proposed hotel (Hampton by Hilton); and **2)** increase the finished grade on 4.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Mesa Verde Lane and the east side of Giles Street within Enterprise. SS/lm/ja (For possible action) **03/07/18 BCC**

Motion by David Chestnut
Action: **WITHDRAW** Waiver of Development Standards 1a
APPROVE Waiver of Development Standards 1b
DENY Waiver of Development Standards 1c
APPROVE Design Review
Add Current Planning conditions:

- Design Review as a public hearing for signage
- Design Review as a public hearing for significant change to plans

Per staff if approved conditions
Motion **PASSED** (5-0) / Unanimous

5. **WS-18-0058-BOUQUET INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation from a convenience store to a residential use; **2)** reduced separation from a gasoline station to a residential use; and **3)** reduced separation from a vehicle wash to a residential use. **DESIGN REVIEW** for modifications to an approved convenience store with a gasoline station and vehicle wash on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Cactus Avenue and Dean Martin Drive within Enterprise. SB/pb/ma (For possible action) **03/07/18 BCC**

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

6. **UC-18-0073 - REAL EQUITIES, LLC:**
USE PERMIT for a minor training facility (piano, martial arts, guitar, voice lessons and after school programs) in conjunction with an existing shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. SS/bk/ja (For possible action) **03/20/18 PC**

Motion by Jenna Waltho
Action: **APPROVE** Per staff conditions
Motion **PASSED** (5-0) / Unanimous

7. **VS-18-0072-M K HOUSE CONSULTING, INC.:**
VACATE AND ABANDON a portion of a right-of-way being Gomer Road located between Redwood Street and Jones Boulevard within Enterprise (description on file). SB/co/ja (For possible action) **03/20/18 PC**

Motion by Frank Kapriva
Action: **APPROVE** Per staff conditions
Motion **PASSED** (5-0) / Unanimous

8. **VS-18-0086-DISTINCT CONCEPTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Placid Street and La Cienega Street, and between Moberly Avenue and Mesa Verde Lane within Enterprise. SS/tk/ja (For possible action) **03/20/18 PC**

Motion by Cheryl Wilson
Action: **APPROVE** Per staff conditions
Motion **PASSED** (5-0) / Unanimous

9. **DR-18-0096-WARM SPRINGS GABRIEL PARTNERS, LLC:**
DESIGN REVIEWS for a comprehensive sign plan that includes the following: 1) wall signage; and 2) a freestanding sign in conjunction with an approved restaurant on 1.0 acre in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the north side of Warm Springs Road and the west side of Gabriel Street within Enterprise. SS/al/ja (For possible action) **03/21/18 BCC**

HELD by applicant request to the March 28, 2018 Enterprise TAB meeting.

10. **ET-18-400018 (VS-0859-15)-CENTURY COMMUNITIES NEVADA, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Seeliger Street and Juliano Road (alignment) and between Wigwam Avenue (alignment) and Ford Avenue (alignment) within Enterprise (description on file). SB/bk/ma (For possible action) **03/21/18 BCC**

Motion by Jenna Waltho
Action: **APPROVE** Per staff conditions
Motion **PASSED** (5-0) / Unanimous

11. **ET-18-400019 (VS-0186-16)-CENTURY COMMUNITIES NEVADA, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of right-of-way being Seeliger Street located between Torino Avenue and Augusta Course Avenue and a portion of a right-of-way being Cougar Avenue located between Seeliger Street and Riley Street (alignment) within Enterprise (description on file). SB/bk/ma (For possible action) **03/21/18 BCC**

Motion by Jenna Waltho
Action: **APPROVE** Per staff conditions
Motion **PASSED** (5-0) / Unanimous

12. **ET-18-400024 (NZN-0579-13)-ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE SECOND 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/tk/ma (For possible action) **03/21/18 BCC**

Motion by Basil Raffa
Action: **APPROVE** Per staff conditions
Motion **PASSED** (3-2) / Nay – Chestnut, Wilson

13. **TM-18-500020-DBAC, LLC:**
TENTATIVE MAP consisting of 23 lots and common lots on 12.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the west side of Hinson Street and the north side of Maule Avenue within Enterprise. SS/mk/ja (For possible action) **03/21/18 BCC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions
Motion **PASSED** (5-0) / Unanimous

14. **UC-18-0091-THE NICHOLAS PERRONE TRUST:**
USE PERMITS for the following: **1)** proposed convenience store; **2)** proposed restaurant; **3)** allow a service bay door to face a street; and **4)** reduce the separation from a gasoline station to a residential use.
WAIVER OF DEVELOPMENT STANDARDS for modified street standards.
DESIGN REVIEWS for the following: **1)** proposed convenience store; **2)** proposed restaurant pad site with drive-thru; **3)** proposed vehicle wash; and **4)** proposed gasoline station on 2.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the west side of Jones Boulevard and the south side of Oleta Avenue within Enterprise. SB/md/ja (For possible action) **03/21/18 BCC**

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

- Design Review as a public hearing for lighting and signage.
- Design Review as a public hearing for significant change to plans.

Per staff if approved conditions
Motion **PASSED** (5-0) / Unanimous

15. **VS-18-0094-DBAC, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and 215 Beltway, and between Hinson Street and Arville Street and portions of rights-of-way being Hinson Street located between 215 Beltway and Pamalyn Avenue; being Pamalyn Avenue located between Hinson Street and Arville Street within Enterprise (description on file). SS/mk/ja (For possible action) **03/21/18 BCC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions
Motion **PASSED** (5-0) / Unanimous

16. **WC-18-400026 (ZC-1169-96)-THE NICHOLAS PERRONE TRUST:**
WAIVER OF CONDITIONS for a zone change requiring no access to Oleta Avenue on 2.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the west side of Jones Boulevard and the south side of Oleta Avenue within Enterprise. SB/md/ma (For possible action) **03/21/18 BCC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions
Motion **PASSED** (5-0) / Unanimous

17. **WS-18-0108-DBAC, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive landscaping along a collector street (Maule Avenue); **2)** increase wall height; **3)** full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); **4)** reduce street intersection off-sets; and **5)** allow non-standard street sections in conjunction with a proposed single family residential development.
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on 12.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the west side of Hinson Street and the north side of Maule Avenue within Enterprise. SS/mk/ja (For possible action) **03/21/18 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning condition:
• Design Review as a public hearing for significant change to plans
Per staff if approved conditions
Motion **PASSED** (5-0) / Unanimous

18. **ZC-18-0107-DIAMOND HORSE, LLC:**
ZONE CHANGE to reclassify 5.1 acres from H-2 (General Highway Frontage) Zone to R-3 (Multiple Family Residential) Zone in the MUD-3 Overlay District.
DESIGN REVIEWS for the following: **1)** proposed multiple family residential development; and **2)** increase finish grade. Generally located on the south side of Blue Diamond Road and the west side of Quarterhorse Lane within Enterprise (description on file). SB/dg/ja (For possible action) **03/21/18 BCC**

HELD by applicant request to the March 28, 2018 Enterprise TAB meeting.

VII. General Business:

1. TAB to solicit and develop questions for a meeting with Clark County Public Works' managers. (For possible action)

Enterprise TAB requested two board members to meet with Public Works, regarding Local Roads, Grading, Vacations and Abandon: Public Works- Development Review Analysis (see attached documents) Board members will provide specific instances to support some of their observations and bring back for finalization prior to setting up a meeting with Public Works.

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.

Resident stated he was a Pastor, and wanted to see how the best way to reach out to neighbors for a new church in the Enterprise area.

IX. Next Meeting Date

The next regular meeting will be March 13, 2018 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 8:21 p.m.