



Enterprise Town Advisory Board

March 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 - **EXCUSED**

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.
Greg Cerven, Current Planning

- I. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this 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.

A neighbor asked why non-conforming zone changes are allowed to be asked for. He was advised he could speak on his specific item of interest when it comes up on the agenda.

II. Approval of March 14, 2018 Minutes

Motion by: Frank Kapriva
Action: **APPROVE** minutes for March 14, 2018 as published
Motion **PASSED** (5-0) / Unanimous

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

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

Related applications to be heard in the following groupings:

8. ET-18-400059 (UC-0108-17)-CORONADO LAND, LLC:
13. VS-18-0172-CORONADO LAND, LLC:

9. TM-18-500039-CFT LANDS, LLC:
14. VS-18-0186-CFT LANDS, LLC:
25. WS-18-0187-CFT LANDS, LLC:

10. TM-18-500040-LEWIS INVESTMENT COMPANY NEVADA, LLC:
15. VS-18-0188-LEWIS INVESTMENT COMPANY NEVADA, LLC:
18. WC-18-400064 (ZC-0343-16)-LEWIS INVESTMENT COMPANY NEVADA, LLC:
19. WC-18-400065 (TM-0073-16)-LEWIS INVESTMENT COMPANY NEVADA, LLC:
26. WS-18-0191-LEWIS INVESTMENT COMPANY NEVADA, LLC:

11. TM-18-500041-EAGLE PROMENADE, LLC:
12. UC-18-0193-EAGLE PROMENADE, LLC:
16. VS-18-0192-EAGLE PROMENADE, LLC:
20. WC-18-400066 (ZC-0989-02)-EAGLE PROMENADE, LLC:

17. WC-18-400053 (UC-0396-16)-TERRA 215, LLC:
21. WS-18-0167-TERRA 215, LLC:

Applicant requested holds:

1. DR-18-0096-WARM SPRINGS GABRIEL PARTNERS, LLC Applicant requested by letter **HOLD** to Enterprise TAB meeting on April 25, 2018
2. WS-18-0058-BOUQUET INC: Applicant requested by letter **HOLD** to Enterprise TAB meeting on April 11, 2018
23. WS-18-0181 AINSWORTH GAME TECHNOLOGY, INC Applicant requested by letter **HOLD** to Enterprise TAB meeting on April 25, 2018

IV. Informational Items

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

Las Vegas Metropolitan Police Department – Enterprise Area Command will hold its First Tuesday event on Tuesday, April 3, 2018 at 6:30pm in the Windmill Library – 7060 W Windmill.

V. Planning & Zoning

1. **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 April 25, 2018 Enterprise TAB meeting.

2. **WS-18-0058-BOUQUET INC:**
HOLDOVER 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) **03/21/18 BCC**

HELD by applicant request to the April 11, 2018 Enterprise TAB meeting.

3. **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**

Motion by David Chestnut

Action: **DENY**

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

4. **UC-18-0185-SELBY MANAGEMENT TRUST:**
USE PERMITS for the following: **1)** waive requirements for existing accessory structures (water/pool slide and slide structure) to be architecturally compatible with the principal building; and **2)** waive applicable design standards for existing accessory structures.
WAIVER OF DEVELOPMENT STANDARDS to reduce setback for an existing accessory structure (water/pool slide) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Raven Avenue (alignment) within Enterprise. SB/dg/ma (For possible action) **04/17/18 PC**

Motion by Frank Kapriva

Action: **APPROVE** per staff conditions

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

5. **VS-18-0163-RODGERS, TODD:**
VACATE AND ABANDON easements of interest to Clark County located between Giles pie Street and Placid Street, and between Maulding Avenue and Eldorado Lane within Enterprise (description on file). SS/tk/ma (For possible action) **04/17/18 PC**

Motion by David Chestnut

Action: **HELD** to the April 11, 2018 Enterprise TAB meeting due to applicant no show.

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

6. **AR-18-400061 (UC-0023-08)-KRATHWOHL, JOSEPH D.:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow exotic animals, including

birds, large cats (tigers, lions, etc.) and reptiles in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Lindell Road, 300 feet north of Wigwam Avenue within Enterprise. SB/bk/ml (For possible action) **04/18/18 BCC**

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

7. **DR-18-0158-DFILV II, LLC:**
DESIGN REVIEWS for the following: **1)** signage; and **2)** lighting in conjunction with an approved tavern within a commercial center on a portion of 2.1 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the southeast corner of Blue Diamond Road and El Capitan Way within Enterprise. SB/al/ma (For possible action) **04/18/18 BCC**

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

- No illuminated wall signs on south and east elevations.

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

8. **ET-18-400059 (UC-0108-17)-CORONADO LAND, LLC:**
USE PERMITS FIRST EXTENSION OF TIME to commence the following: **1)** office as a principal use; and **2)** waive the requirement that outside storage area shall be paved.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback for accessory structure; **2)** landscaping and screening; **3)** trash enclosure; **4)** paved parking area; and **5)** waive off-site improvements (commercial driveways).
WAIVERS OF CONDITIONS of a non-conforming zone change (NZC-0505-08) requiring: **1)** specific landscaping and setbacks along west and south per plans on file with every effort to be made to retain the existing, mature trees that are currently along the south property line; and **2)** construct full off-sites, excluding street lights.
DESIGN REVIEW for an office building conversion with outside storage on 2.2 acres in an M-D (Designed Manufacturing) Zone. Generally located on the west side of Placid Street and south of Arby Avenue (alignment) within Enterprise. SS/bk/ml (For possible action) **04/18/18 BCC**

Motion by Basil Raffa
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) / Unanimous

9. **TM-18-500039-CFT LANDS, LLC:**
TENTATIVE MAP consisting of 17 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Lindell Road and the north side of Le Baron Avenue within Enterprise. SB/mk/ja (For possible action) **04/18/18 BCC**

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

10. **TM-18-500040-LEWIS INVESTMENT COMPANY NEVADA, LLC:**

TENTATIVE MAP consisting of 409 single family residential lots and common lots on 73.1 acres in an R-2 (Medium Density Residential) Zone with a portion in the MUD-4 Overlay District. Generally located on the east side of Hualapai Way between Serene Avenue and Gomer Road within Enterprise. SB/dg/ja (For possible action) **04/18/18 BCC**

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

11. **TM-18-500041-EAGLE PROMENADE, LLC:**
TENTATIVE MAP for a commercial subdivision consisting of 1 lot on 8.4 acres in a C-1 (Local Business) Zone. Generally located on the north side of Eldorado Lane and the west side of Rainbow Boulevard within Enterprise. SS/md/ja (For possible action) **04/18/18 BCC**

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

12. **UC-18-0193-EAGLE PROMENADE, LLC:**
USE PERMITS for the following: **1)** proposed convenience store; **2)** proposed gasoline station; and **3)** proposed vehicle wash.
WAIVER OF DEVELOPMENT STANDARDS for reduced improvement standards (throat depth) where required per Uniform Standard Drawings.
DESIGN REVIEWS for the following: **1)** proposed convenience store; **2)** proposed gasoline station; **3)** proposed vehicle wash; and **4)** proposed shopping center on 8.4 acres in a C-1 (Local Business) Zone. Generally located on the north side of Eldorado Lane and the west side of Rainbow Boulevard within Enterprise. SS/md/ja (For possible action) **04/18/18 BCC**

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

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

13. **VS-18-0172-CORONADO LAND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between George Crockett Road and Warm Springs Road, and between Placid Street and La Cienega Street within Enterprise (description on file). SS/bk/ja (For possible action) **04/18/18 BCC**

Motion by Basil Raffa
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) / Unanimous

14. **VS-18-0186-CFT LANDS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Westwind Road, and between Le Baron Avenue and Glenora Cellars Avenue within Enterprise (description on file). SB/mk/ja (For possible action) **04/18/18 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions

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

15. **VS-18-0188-LEWIS INVESTMENT COMPANY NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way and Conquistador Street, and between Serene Avenue and Gomer Road within Enterprise (description on file). SB/lm/ja (For possible action) **04/18/18 BCC**

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

16. **VS-18-0192-EAGLE PROMENADE, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Rainbow Boulevard located between Eldorado Lane and Warm Springs Road within Enterprise (description on file). SS/md/ja (For possible action) **04/18/18 BCC**

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

17. **WC-18-400053 (UC-0396-16)-TERRA 215, LLC:**
WAIVER OF CONDITIONS of a use permit (UC-0396-16) with a condition per plans submitted October 4, 2016 for a proposed restaurant with drive-thru, commercial development, and freestanding sign on 2.2 acres in an H-1 (Limited Resort and Apartment)(AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of George Crockett Road within Enterprise. SS/md/ml (For possible action) **04/18/18 BCC**

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

18. **WC-18-400064 (ZC-0343-16)-LEWIS INVESTMENT COMPANY NEVADA, LLC:**
WAIVER OF CONDITIONS of a portion of a zone change requiring right-of-way dedication to include 55 feet to back of curb for Hualapai Way, 45 feet to back of curb for Gomer Road, 30 feet for Conquistador Street and associated spandrels in conjunction with an approved zone change on 16.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Gomer Road (alignment) and the east side of Hualapai Way (alignment) within Enterprise. SB/bk/ja (For possible action) **04/18/18 BCC**

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

19. **WC-18-400065 (TM-0073-16)-LEWIS INVESTMENT COMPANY NEVADA, LLC:**
WAIVER OF CONDITIONS of a portion of a tentative map requiring right-of-way dedication to include 55 feet to back of curb for Hualapai Way, 45 feet to back of curb for Gomer Road, 30 feet for Conquistador Street and associated spandrels in conjunction with an approved tentative map on a 16.3 acre portion of an overall 83.1 acre site in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Gomer Road (alignment) and the east side of Hualapai Way (alignment) within Enterprise. SB/bk/ja (For possible action) **04/18/18 BCC**

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

20. **WC-18-400066 (ZC-0989-02)-EAGLE PROMENADE, LLC:**
WAIVER OF CONDITIONS of a zone change (ZC-0989-02) requiring all applicable conditions of approval for an approved shopping center and mini-warehouse facility including Clark County Comprehensive Planning conditions relating to a development agreement, site design, architectural design and compatibility, landscape design, sign design, site lighting, hours of operation, public right-of-way access, recreational vehicle and boat storage, land use limitations, recordation of conditions approved with the zone change, and Clark County Public Works conditions related improvement standards and technical studies and all other conditions listed on file in conjunction with a proposed convenience store, gasoline station, vehicle wash, and shopping center on 8.4 acres in a C-1 (Local Business) Zone. Generally located on the north side of Eldorado Lane and the west side of Rainbow Boulevard within Enterprise. SS/md/ja (For possible action) **04/18/18 BCC**

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

21. **WS-18-0167-TERRA 215, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive applicable design standards per Table 30.56-2 for a proposed restaurant; **2)** reduce setbacks for a proposed freestanding sign; and **3)** non-standard improvements within the future right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: **1)** proposed restaurant with drive-thru in conjunction with a proposed commercial development; and **2)** proposed freestanding sign in conjunction with a proposed commercial development on 2.2 acres in an H-1 (Limited Resort and Apartment)(AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of George Crockett Road within Enterprise. SS/md/ja (For possible action) **04/18/18 BCC**

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

- Free standing sign limited to 25 feet in height
- Design Review as a public hearing for significant change to plans
- Design Review as a public hearing for additional signage

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

22. **WS-18-0178-JOBSITE HOSPITALITY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** allow modified driveway design standards.
DESIGN REVIEW for a proposed hotel on a portion of 7.3 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Gilespie Street, the south side of Carpenters Union Way, and 400 feet north of Hidden Well Road within Enterprise. SS/dg/ma (For possible action) **04/18/18 BCC**

Motion by Jenna Waltho
Action: **APPROVE** per staff if approved conditions
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.
Motion **PASSED** (5-0) / Unanimous

23. **WS-18-0181-AINSWORTH GAME TECHNOLOGY INC.:**
WAIVER OF DEVELOPMENT STANDARDS to allow alternative street landscaping.
DESIGN REVIEWS for the following: **1)** an office/warehouse/showroom and distribution building; **2)** alternative parking lot landscaping; and **3)** increase finished grade on 2.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,800 feet east of Jones Boulevard and north of Rafael Rivera Way within Enterprise. SS/mk/ja (For possible action) **04/18/18 BCC**

HELD by applicant request to the April 11, 2018 Enterprise TAB meeting.

24. **WS-18-0184-CFT LANDS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an approved residential development.
DESIGN REVIEW to increase finished grade for lots within an approved single family residential development on 15.2 acres in an 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/al/ja (For possible action) **04/18/18 BCC**

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

25. **WS-18-0187-CFT LANDS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** increase wall height; **3)** alternative street landscaping; and **4)** reduce street intersection off-set.
DESIGN REVIEW for a proposed single family residential development on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Lindell Road and the north side of Le Baron Avenue within Enterprise. SB/mk/ja (For possible action) **04/18/18 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff if approved conditions
ADD Current Planning condition:
• Provide a minimum 4-foot side walk on one side for all private streets.
Motion **PASSED** (5-0) / Unanimous

26. **WS-18-0191-LEWIS INVESTMENT COMPANY NEVADA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the street intersection off-set.
DESIGN REVIEWS for the following: **1)** proposed single family residential development; **2)** hammerhead street design; and **3)** increase finished grade on 73.1 acres in an R-2 (Medium Density Residential) Zone with a portion in the MUD-4 Overlay District. Generally located on the east side of Hualapai Way between Serene Avenue and Gomer Road within Enterprise. SB/dg/ja (For possible action) **04/18/18 BCC**

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

VI. General Business:

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

See Attached document "TAB Meeting with Public Works"

Two citizens provided input for this item. They wanted to know what would happen next on this matter? Who will attend meeting with Public Works? There were questions about vacations and abandonments and concerns staff (both Planning and Public Works) do not provide enough information to make intelligent recommendations. They asserted Nancy Amundsen and Denis Cederburg are really in control. They urged TAB members to refuse to act on applications when they are not provided adequate analysis.

TAB Chair will bring the item back to a future TAB meeting for finalization of discussion points in order to schedule a meeting with Public Works.

VII. Public Comment:

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.

None

VIII. Next Meeting Date

The next regular meeting will be April 11, 2018 at 6:00 p.m.

IX. Adjournment

The meeting was adjourned at 10: 22 p.m.