



# Enterprise Town Advisory Board

**April 25, 2018**

## **MINUTES**

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Board Members: David Chestnut – Chair – **PRESENT** Basil Raffa – **PRESENT**  
Cheryl Wilson – Vice Chair – **PRESENT** Jenna Waltho – **PRESENT**  
Frank Kapriva – **EXCUSED**

Secretary: Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com)

County Liaison: Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov)

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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.  
Dionicio Gordillo, Current Planning

II. Public Comment

None

III. Approval of April 11, 2018 Minutes

Motion by: Dave Chestnut

Action: **APPROVE** minutes for April 11, 2018 to include “TAB Meeting with Public Works Notes”

Motion **PASSED** (4-0) / Unanimous

IV. Approval of Agenda for April 25, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (4-0) / Unanimous

Withdrawn by the applicant:

VS-18-0201-MAJESTIC ENTERPRISE HOLDINGS, LLC: **WITHDRAWN** by the applicant on April 5, 2018

Applicant requested holds:

1. DR-18-0096-WARM SPRINGS GABRIEL PARTNERS, LLC: Applicant requested **HOLD** to May 30, 2018 Enterprise TAB meeting.
9. ET-18-400031 (UC-1947-05)-ST ROSE PARCEL, LLC: Applicant requested **HOLD** to May 30, 2018 Enterprise TAB meeting.

Related applications that will be heard together:

10. TM-18-500054-BOULEVARD BABY, LLC, ET AL:
12. WC-18-400084 (ZC-1770-03)-BOULEVARD BABY, LLC, ET AL:
15. WS-18-0275-BOULEVARD BABY, LLC, ET AL:
  
11. VS-18-0279-BLUE DIAMOND RANCH II, LLC:
16. ZC-18-0256-BLUE DIAMOND RANCH II, LLC:

V. Informational Items

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

None

VI. Planning & Zoning

1. **DR-18-0096-WARM SPRINGS GABRIEL PARTNERS, LLC:**  
**HOLDOVER 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) **04/18/18 BCC**

Applicant requested **HOLD** to Enterprise TAB meeting on May 30, 2018.

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) **04/18/18 BCC**

Motion by David Chestnut

**Action:**

Waivers of Development Standards #s 1 ,2, & 3 **WITHDRAWN** by the applicant.

**APPROVE Design Review** per plans presented to the Enterprise TAB on April 25, 2018

**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
- 8ft. block wall on the southern boundary.
- Provide cross access to the western property if compatible uses are developed.

Per staff if approved conditions except Current Planning.

Motion **PASSED** (4-0) / Unanimous

3. **UC-18-0195-MCKOY, TIM:**  
**USE PERMITS** for the following: **1)** allow a proposed accessory structure (garage/workshop) not architecturally compatible with the proposed principal structure (residence); **2)** allow a proposed accessory structure (garage/workshop) to exceed one-half the footprint of the proposed principal structure (residence); and **3)** allow alternative design standards.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a single family residential lot to front and access a collector street (Wigwam Avenue); and **2)** reduced gate setback in conjunction with a proposed single family residence on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Wigwam Avenue and La Cienega Street within Enterprise. SS/gc/ja (For possible action) **05/01/18 PC**

Motion by Basil Raffa

**Action:**

Use Permits #s 1 & 3 **WITHDRAWN** by the applicant.

Waivers of Development Standard # 2 **WITHDRAWN** by the applicant.

**APPROVE** Use Permit # 2

**APPROVE** Waivers of Development Standards # 1

Per staff if approved conditions

Motion **PASSED** (4-0) / Unanimous

4. **DR-18-0269-SHMP ECHO BASE, LLC:**  
**DESIGN REVIEW** for a proposed retail building with drive-thru located within an existing shopping center on a 0.8 acre portion of 21.0 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the east side of Southern Highlands Parkway, and 860 feet south of Cactus Avenue within Enterprise. SB/md/ja (For possible action) **05/15/18 PC**

Motion by Cheryl Wilson

Action: **APPROVE**

**ADD** Current Planning Condition:

- Design Review for significant changes to plans.

Per staff conditions

Motion **PASSED** (4-0) / Unanimous

5. **DR-18-0277-DM RAINBOW, LLC:**  
**DESIGN REVIEW** for a restaurant (coffee shop) with drive-thru and outside dining in conjunction with an existing shopping center on a portion of 3.7 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Rainbow Boulevard and Maulding Avenue within Enterprise. SS/mk/ja (For possible action) **05/15/18 PC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning conditions:

- Use bollards/reinforced post around the outside dining area.

Per staff conditions

Motion **PASSED** (4-0) / Unanimous

6. **UC-18-0267-DERRICK, PATRICIA AHLEEN REVOCABLE LIVING TRUST:**  
**USE PERMIT** for a proposed school.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modified street standards; and **2)** reduced improvement standards (throat depth) where required per Uniform Standard Drawings.  
**DESIGN REVIEWS** for the following: **1)** proposed school; and **2)** proposed shade structures on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the south side of Warm Springs Road and the west side of Montessouri Street within Enterprise. SS/md/ja (For possible action) **05/15/18 PC**

Motion by Cheryl Wilson

Action: **APPROVE**

**ADD** Current Planning Condition:

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

Per staff conditions

Motion **PASSED** (4-0) / Unanimous

7. **VS-18-0253-LV TORREY PINES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Raven Avenue, and between Torrey Pines Drive and Inspiration Drive within Enterprise (description on file). SB/jvm/ja (For possible action) **05/15/18 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) / Unanimous

8. **DR-18-0241-LONG TERM LAND HOLDINGS, INC.:**  
**DESIGN REVIEW** for proposed new home models in conjunction with an approved single family residential development on 28.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Jones Boulevard and the north side of Jo Rae Avenue within Enterprise. SB/dg/ja (For possible action) **05/16/18 BCC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) / Unanimous

9. **ET-18-400031 (UC-1947-05)-ST ROSE PARCEL, LLC:**  
**HOLDOVER USE PERMITS THIRD EXTENSION OF TIME** to commence the following: **1)** an expansion of the Gaming Enterprise District; **2)** a 2,400 room resort hotel; **3)** resort condominium units; **4)** public areas including casino areas, shopping/retail, meeting areas, showrooms/lounges, theatres, recreational uses, restaurants, outside dining areas, live entertainment, and meeting room areas; **5)** increase building height; **6)** all associated back-of-house areas, incidental and accessory uses; and **7)** deviations to development standards.  
**DEVIATIONS** for the following: **1)** permit encroachment into airspace; and **2)** permit all other deviations as shown per plans on file.  
**WAIVER OF DEVELOPMENT STANDARDS** to permit early grading.  
**DESIGN REVIEWS** for the following: **1)** redesign of a previously approved resort; **2)** a resort condominium tower consisting of 800 units; and **3)** all associated accessory and incidental use

buildings and structures on 97.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Las Vegas Boulevard South and Interstate 15 and north of St. Rose Parkway within Enterprise. SS/bk/ja (For possible action) **05/16/18 BCC**

Applicant requested **HOLD** to Enterprise TAB meeting on May 30, 2018.

10. **TM-18-500054-BOULEVARD BABY, LLC, ET AL:**  
**TENTATIVE MAP** consisting of 120 residential condominium units and common element lots on 10.3 acres in an R-3 (Multiple Family Residential) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the south side of Neal Avenue within Enterprise. SS/dg/ja (For possible action) **05/16/18 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff If Approved conditions  
Motion **PASSED** (4-0) / Unanimous

11. **VS-18-0279-BLUE DIAMOND RANCH II, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Pebble Road, and between Edmond Street and Decatur Boulevard within Enterprise (description on file). SB/al/ja (For possible action) **05/16/18 BCC**

Applicant requested **HOLD** to Enterprise TAB meeting on May 9, 2018.

12. **WC-18-400084 (ZC-1770-03)-BOULEVARD BABY, LLC, ET AL:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following: **1)** garage doors to be set back a minimum of 20 feet; **2)** having a minimum of 36 feet of drivable surface width; and **3)** if project is gated, queuing analysis and/or gate callbox location to be approved by Civil Engineering prior to tentative map approval in conjunction with a proposed multiple family residential development on 10.3 acres in an R-3 (Multiple Family Residential) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the south side of Neal Avenue within Enterprise. SS/dg/ja (For possible action) **05/16/18 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff If Approved conditions  
Motion **PASSED** (4-0) / Unanimous

13. **WC-18-400085 (ZC-0246-11)-COUNTY OF CLARK (AVIATION):**  
**WAIVER OF CONDITIONS OF A ZONE CHANGE** requiring trees that would be required for parking lot landscaping will be placed along the south property line between the wall and the residential properties to the south in conjunction with an approved data center on 17.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Warm Springs Road and the east side of Lindell Road within Enterprise. SS/bk/ja (For possible action) **05/16/18 BCC**

Chair requested **HOLD** to Enterprise TAB meeting on May 9, 2018 due to applicant no show.

14. **WS-18-0266-CORONADO LAND, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for landscaping and screening in conjunction with a previously approved office building conversion with outside storage on 2.3 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/md/ja (For possible action) **05/16/18 BCC**

Motion by Cheryl Wilson  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) / Unanimous

15. **WS-18-0275-BOULEVARD BABY, LLC, ET AL:**  
**WAIVER OF DEVELOPMENT STANDARDS** to waive trash enclosure requirements. **DESIGN REVIEWS** for the following: **1)** proposed multiple family residential development; and **2)** increased finish grade for a proposed multiple family residential development on 10.3 acres in an R-3 (Multiple Family Residential) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the south side of Neal Avenue within Enterprise. SS/dg/ja (For possible action) **05/16/18 BCC**

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

- Design Review as a public hearing for lighting and signage.  
per staff conditions.

Motion **PASSED** (4-0) / Unanimous

16. **ZC-18-0256-BLUE DIAMOND RANCH II, LLC:**  
**ZONE CHANGE** to reclassify 13.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone for a proposed shopping center, mini-warehouse facility, and future hotel.  
**USE PERMITS** for the following: **1)** off-highway vehicle, recreational vehicle, and watercraft storage; and **2)** vehicle repair.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced separation for vehicle repair to a residential use; **2)** permit commercial access to a local street; **3)** alternative landscaping; and **4)** alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** a shopping center with pad sites for future development; and **2)** a mini-warehouse facility on 13.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise (description on file). SB/al/ja (For possible action) **05/16/18 BCC**

Applicant requested **HOLD** to Enterprise TAB meeting on May 9, 2018.

VII. General Business:

None

VIII. Public Comment:

None

IX. Next Meeting Date

The next regular meeting will be May 9, 2018 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 7: 50 p.m.