



Enterprise Town Advisory Board

May 9, 2018

MINUTES

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

Secretary: Carmen Hayes 702-371-7991 chayes70@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 April 25, 2018 Minutes

Motion by: Dave Chestnut
Action: **APPROVE** minutes for April 25, 2018 as published
Motion **PASSED** (4-0) / Unanimous

IV. Approval of Agenda for May 9, 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Withdrawn by the applicant:

1. ZC-18-0236-WARM SPRINGS DERBY, LLC, ET AL: Application was withdrawn by the applicant at the May 2, 2018 Board of County Commissioners meeting.

Applicant requested holds:

5. WC-18-400085 (ZC-0246-11)-COUNTY OF CLARK (AVIATION): Applicant requested hold to the June 13, 2018 Enterprise TAB meeting. Note: This application should have been held at the April 25, 2018 Enterprise TAB meeting. However, the TAB was not provided with the hold information.
26. ZC-18-0296-RM EDGE, LLC: Applicant requested hold to the May 30, 2018 Enterprise TAB meeting.

Related applications:

4. VS-18-0279-BLUE DIAMOND RANCH II, LLC:
6. ZC-18-0256-BLUE DIAMOND RANCH II, LLC:

10. NZC-18-0287-USA:
12. TM-18-500059-USA:
15. VS-18-0290-USA:

11. NZC-18-0319-WIZARD CONTINUED IRREV BUS TRUST, ET AL:
13. TM-18-500067-WIZARD CONTINUED IRREV BUS TRUST, ET AL:
17. VS-18-0320-WIZARD CONTINUED IRREV BUS TRUST, ET AL:

19. TM-18-500060-LH VENTURES, LLC:
21. VS-18-0292-LH VENTURES, LLC:
25. ZC-18-0042-LH VENTURES, LLC:

20. TM-18-500069-VEGAS MUD, LLC:
24. WS-18-0324-VEGAS MUD, LLC:

22. WC-18-400095 (ZC-17-0725)-TLB LAND, LLC:
23. WS-18-0322-TLB LAND, LLC:

The chair moved items 22 and 23 to be heard after item # 2

V. Informational Items

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

None

VI. Planning & Zoning

1. **ZC-18-0236-WARM SPRINGS DERBY, LLC, ET AL:**
ZONE CHANGE to reclassify 1.7 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a retail center.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) alternative landscaping; and
- 2) reduced driveway separation.

DESIGN REVIEW for a retail center. Generally located on the east side of Decatur Boulevard and the north side of Warm Springs Road within Enterprise (description on file). SS/pb/ja (For possible action) **05/02/18 BCC**

Application was **WITHDRAWN** by the applicant at the May 2, 2018 Board of County Commissioners meeting.

2. **TM-18-500056-ABS MOUNTAINS EDGE ENTERPRISE, LLC:**
TENTATIVE MAP for a commercial subdivision on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Mountains Edge Parkway within Enterprise. SB/lm/ja (For possible action) **05/15/18 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

3. **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**

Motion by David Chestnut
Action: **HOLD per applicant's agreement** to the Enterprise TAB meeting on May 30, 2018 to obtain updated plans
Motion **PASSED** (4-0) / Unanimous

4. **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**

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

5. **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**

Applicant requested **HOLD** to the June 13, 2018 Enterprise TAB meeting.

6. **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**

Motion by David Chestnut

Action:

APPROVE Zone Change

APPROVE Use Permits 1 & 2

DENY Waiver of development standards 1 & 2

APPROVE Waiver of development standards 3 & 4

DENY Design Review 1

APPROVE Design Review 2

ADD Current Planning conditions:

- Design Review as a public hearing for lighting and signage.
- Provide for cross access to APNs 176-13-801-005 and 176-13-801-002 if compatible uses are developed.

ADD Public Works – Developmental Review

- A deceleration/turn in lane to be provided for any entrance on Blue Diamond Rd.

Per staff if approved conditions

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

7. **DR-18-0295-BWNV 6590 W. WARM SPRINGS RD, LLC:**
DESIGN REVIEW for a proposed expansion to an existing mini-warehouse facility on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Warm Springs Road, 530 feet west of Torrey Pines Drive within Enterprise. SS/pb/ja (For possible action) **06/05/18 PC**

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

8. **ET-18-400090 (UC-0772-15) - TURNER JOHN W. & CHANH T.:**
USE PERMITS FIRST EXTENSION OF TIME to commence the following:
- 1) allow an accessory structure (garage) not architecturally compatible with the principal structure;
 - 2) modified design standards; and
 - 3) increase the area of an accessory structure (garage) in conjunction with an existing single-family residence

On 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of La Cienega Street and the north side of Rush Avenue within Enterprise. SS/bk/ja (For possible action) **06/05/18 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

9. **NZC-18-0283-RICHMOND LIMITED PARTNERSHIP:**
ZONE CHANGE to reclassify 6.2 acres from R-2 (Medium Density Residential) (AE-60) Zone, R-3 (Multiple Family Residential) (AE-60 & AE-65) Zone and C-2 (General Commercial) (AE-60) Zone to C-2 (General Commercial) (AE-60 & AE-65) Zone for a shopping center.
DESIGN REVIEW for a shopping center on 6.2 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise (description on file). SS/al/ja (For possible action) **06/05/18 PC**

Motion by Basil Raffa
Action: **APPROVE**
ADD Current Planning condition:

- No amplified sound in the outside courtyard area.

Per staff conditions.
Motion **PASSED** (4-0) / Unanimous

10. **NZC-18-0287-USA:**
ZONE CHANGE reclassify a 41.9 acre portion of a 285.2 acre parcel from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following:
- 1) landscaping; and
 - 2) reduce street intersection off-set.
- DESIGN REVIEWS** for the following:
- 1) a single family residential development;
 - 2) a preliminary grading plan in conjunction with a hillside development (slopes greater than 12%);
 - 3) to permit a hammerhead cul-de-sac design where a radius cul-de-sac is the preferred design for residential developments; and
 - 4) increase finish grade for a single family residential development
- on 41.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Pyle Avenue (alignment) within Enterprise (description on file). SB/al/xx (For possible action) **06/05/18 PC**

Motion by David Chestnut

Action: **HOLD per applicant's agreement** to the Enterprise TAB meeting on May 30, 2018.

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

11. **NZC-18-0319-WIZARD CONTINUED IRREV BUS TRUST, ET AL:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a proposed single family residential development. Generally located on the west side of Torrey Pines Drive and the south side of Erie Avenue within Enterprise (description on file). SB/dg/ja (For possible action) **06/05/18 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

12. **TM-18-500059-USA:**
TENTATIVE MAP consisting of 249 single family residential lots and common lots on a 41.9-acre portion of a 285.2-acre parcel in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Pyle Avenue (alignment) within Enterprise. SB/al/xx (For possible action) **06/05/18 PC**

Motion by David Chestnut

Action: **HOLD per applicant's agreement** to the Enterprise TAB meeting on May 30, 2018.

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

13. **TM-18-500067-WIZARD CONTINUED IRREV BUS TRUST, ET AL:**
TENTATIVE MAP consisting of 31 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Torrey Pines Drive and the south side of Erie Avenue within Enterprise. SB/dg/ja (For possible action) **06/05/18 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff if approved conditions.

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

14. **UC-18-0302-ST ANN'S ASSET COMPANY, LLC:**
USE PERMITS for the following: 1) allow a proposed accessory building not architecturally compatible with the principal building; and 2) allow alternative design standards in conjunction with an existing single-family residence that has been converted into a community residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Rancho Destino Road, 140 feet north of Wigwam Avenue within Enterprise. SS/pb/ja (For possible action) **06/05/18 PC**

Motion by Basil Raffa

Action: **APPROVE** per staff conditions

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

15. **VS-18-0290-USA:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Grand Canyon Drive (alignment), and between Pyle Avenue (alignment) and Le Baron Avenue (alignment); and a portion of a right-of-way being Pyle Avenue located between Fort Apache Road and Grand Canyon Drive (alignment) within Enterprise (description on file). SB/al/xx (For possible action) **06/05/18 PC**

Motion by David Chestnut

Action: **HOLD per applicant's agreement** to the Enterprise TAB meeting on May 30, 2018.

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

16. **VS-18-0298-LH VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jerlyn Street and Pioneer Way, and between Wigwam Avenue and Cougar Avenue and a portion of a right-of-way being Pioneer Way located between Wigwam Avenue and Cougar Avenue within Enterprise (description on file). SB/bk/ja (For possible action) **06/05/18 PC**

Motion by Basil Raffa

Action: **APPROVE** per staff conditions

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

17. **VS-18-0320-WIZARD CONTINUED IRREV BUS TRUST, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue and Siddall Avenue (alignment), and between Torrey Pines Drive and Redwood Street (alignment) and a portion of right-of- way being Torrey Pines Drive located between Erie Avenue and Siddall Avenue (alignment), a portion of right- of-way being Erie Avenue located between Torrey Pines Drive and Redwood Street (alignment), and a portion of right-of-way being Siddall Avenue located between Torrey Pines Drive and Redwood Street (alignment) within Enterprise (description on file). SB/dg/ja (For possible action) **06/05/18 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

18. **ET-18-400087 (Nzc-0031-17)-K5 TRUST:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.3 acres from H-2 (General Highway Frontage) Zone to M-1 (Light Manufacturing) Zone for an outside storage yard for a landscaping business in an MUD-3 Design Overlay District.
USE PERMIT to waive paving for portions of an 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 an existing modular office building. Generally located on the west side of Torrey Pines Drive, 225 feet south of Blue Diamond Road within Enterprise. SB/tk/ja (For possible action) **06/06/18 BCC**

Motion by Basil Raffa

Action: **APPROVE** per staff conditions

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

19. TM-18-500060-LH VENTURES, LLC:

TENTATIVE MAP consisting of 165 single family residential lots and common lots on 20.0 acres in an RUD (Residential Urban Density) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Badura Avenue and the east side of Torrey Pines Drive within Enterprise. SS/gc/ja (For possible action) **06/06/18 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning conditions:

- A 4 ft or greater sidewalk to be installed on one side of all internal roads.

Per staff if approved condition

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

20. TM-18-500069-VEGAS MUD, LLC:

TENTATIVE MAP consisting of 82 condominium units on a portion of 6.5 acres in an R-3 (Multiple Family Residential) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard South and Barbara Lane within Enterprise. SS/pb/ja (For possible action) **06/06/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions

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

21. VS-18-0292-LH VENTURES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue (alignment) and Arby Avenue, and between Torrey Pines Drive and Bronco Street; a portion of a right-of-way being Badura Avenue located between Torrey Pines Drive and Bronco Street; and a portion of right-of-way being Torrey Pines Drive located between Badura Avenue and Arby Avenue within Enterprise (description on file). SS/gc/ja (For possible action) **06/06/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

22. WC-18-400095 (ZC-17-0725)-TLB LAND, LLC:

WAIVER OF CONDITIONS of a zone change requiring screen wall and sliding gate along service area to be decorative as shown on plans in conjunction with an approved office/warehouse and distribution building on 10.2 acres in a M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Torrey Pines Drive and the north side of Rafael Rivera Way within Enterprise. SS/pb/ja (For possible action) **06/06/18 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

23. **WS-18-0322-TLB LAND, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for a proposed security wall in conjunction with an approved office/warehouse and distribution building on 10.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Torrey Pines Drive and the north side of Rafael Rivera Way within Enterprise. SS/pb/ja (For possible action) **06/06/18 BCC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

24. **WS-18-0324-VEGAS MUD, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) waive required trash enclosures; and
- 2) alternative landscaping.

DESIGN REVIEWS for the following

- 1) a multi-family residential condominium development; and
- 2) increase finished grade for a multi-family residential condominium development on a portion of 6.5 acres in an R-3 (Multiple Family Residential) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard South and Barbara Lane within Enterprise. SS/pb/ja (For possible action) **06/06/18 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.

Per staff if approved conditions
Motion **PASSED** (4-0) / Unanimous

25. **ZC-18-0042-LH VENTURES, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 20.0 acres from RUD (Residential Urban Density) Zone and C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone (previously notified as R- 2 (Medium Density Residential) Zone) in the CMA Design and MUD-3 Overlay Districts.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) increased wall height (previously not notified); and
- 2) reduced street intersection off-set (previously not notified).

DESIGN REVIEWS for the following:

- 1) a single family residential development; and
- 2) increased finished grade (previously not notified).

Generally located on the south side of Badura Avenue and the east side of Torrey Pines Drive within Enterprise (description on file). SS/gc/ja (For possible action) **06/06/18 BCC**

Motion by David Chestnut
Action:
APPROVE Zone Change
APPROVE Waivers of Development Standards 1 & 2
APPROVE Design Reviews 1 & 2

ADD Current Planning condition:

- A 4 ft or greater sidewalk to be installed on one side of all internal roads.

Per staff if approved conditions

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

26. ZC-18-0296-RM EDGE, LLC:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a retail center.

USE PERMITS for the following:

- 1) on-premises consumption of alcohol (supper club);
- 2) reduce separation for a proposed on-premises consumption of alcohol to a residential use;
- 3) a convenience store; and
- 4) a gasoline station in a C-1 zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce the separation for a proposed convenience store to a residential use; and
- 2) allow modified commercial driveway geometrics.

DESIGN REVIEW for a retail center on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Mountains Edge Parkway within Enterprise (description on file). SB/lm/ja (For possible action) **06/06/18 BCC**

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

VII. General Business:

None

VIII. Public Comment:

None

IX. Next Meeting Date

The next regular meeting will be May 30, 2018 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 8:37 p.m.