



# Enterprise Town Advisory Board

**May 30, 2018**

## **MINUTES**

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Board Members:	David Chestnut – Chair – <b>PRESENT</b> Cheryl Wilson – Vice Chair – <b>PRESENT</b> Frank Kapriva – <b>EXCUSED</b>	Basil Raffa – <b>PRESENT</b> Jenna Waltho – <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:th@clarkcountynv.gov">th@clarkcountynv.gov</a>	

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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.  
Greg Cervan, Current Planning

II. Public Comment

Public comments on the agenda:

Neighbors are strongly opposed to items 1, 2, 3 and 4 (0 for; 35 against). They had several questions:

- How will they be notified of the following meetings?
- How many meetings must they attended to express their opposition?
- Are holds requested by the applicant always granted?
- When should letters against the project be turned in?
- Why can't the applications be heard tonight?

III. Approval of May 9, 2018 Minutes (For possible action)

Motion by: Dave Chestnut

Action: **APPROVE** minutes for May 9, 2018 as published

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

IV. Approval of Agenda for May 30, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested holds:

1. NZC -18-0287-USA: Applicant requested hold to June 27, 2018 Enterprise TAB meeting.
2. TM -18-500059-USA: Applicant requested hold to June 27, 2018 Enterprise TAB meeting.
3. VS-18-0290-USA: Applicant requested hold to June 27, 2018 Enterprise TAB meeting.
11. DR-18-0096-WARM SPRINGS GABRIEL PARTNERS, LLC: Applicant requested hold to June 27, 2018 Enterprise TAB meeting

Related applications

- 6. TM-18-500074-SDIPME, LLC:
- 10. WS-18-0339-SDIPME, LLC:

V. Informational Items

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

Join LVMPD Enterprise Area Command on Tuesday, June 5, at 6:30pm for our First Tuesday community meeting. Our meeting will be held at the Windmill Library 7060 W. Windmill Lane across from our station. The topic will be about Fireworks safety.

VI. Planning & Zoning

1. **NZC -18-0287-USA:**

**ZONE CHANGE** to 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**

Applicant requested **HOLD** to the June 27, 2018 Enterprise TAB meeting.

2. **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**

Applicant requested **HOLD** to the June 27, 2018 Enterprise TAB meeting.

3. **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**

Applicant requested **HOLD** to the June 27, 2018 Enterprise TAB meeting.

4. **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**

Motion by David Chestnut

Action: **HOLD** per applicant's request to the Enterprise TAB meeting on August 1, 2018 to consult with the neighbors.

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

5. **AR-18-400098 (VC-0503-93)-GELMAN FAMILY TRUST 2014:**  
**VARIANCES FIRST APPLICATION FOR REVIEW** for the following:  
1) a commercial greenhouse and plant leasing business; and  
2) waive on-site paving on 1.2 acres in an R-E (Rural Estates Residential) Zone.  
Generally located on the east side of Giles Street, 300 feet south of Siddall Avenue within Enterprise. SS/tk/ja (For possible action) **06/19/18 PC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions

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

6. **TM -18-500074-SDIPME, LLC:**  
**TENTATIVE MAP** consisting of 14 single family residential lots and common lots on 1.9 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the east side of Quarterhorse Lane and the south side of Le Baron Avenue within Enterprise. SB/rk/ja (For possible action) **06/19/18 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

7. **VS-18-0312-HOPE BAPTIST CHURCH OF LAS VEGAS, INC.:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Cactus Avenue and Plantain Lily Avenue, and between Amigo Street and Radcliff Street (alignment) within Enterprise (description on file). SS/bk/ja (For possible action) **06/19/18 PC**

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

8. **VS-18-0342-D.R. HORTON, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Chartan Avenue and Erie Avenue, and between La Cienega Street (alignment) and Bermuda Road within Enterprise (description on file). SS/bk/ja (For possible action) **06/19/18 PC**

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

9. **VS-18-0345-ABS MOUNTAINS EDGE ENTERPRIS E, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Glacier Pool Street, and between Pyle Avenue and Linda Creek within Enterprise (description on file). SB/tk/ja (For possible action) **06/19/18 PC**

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

10. **WS -18-0339-SDIPME, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEW** for a proposed single family residential development on 1.9 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the east side of Quarterhorse Lane and the south side of Le Baron Avenue within Enterprise. SB/rk/ja (For possible action) **06/19/18 PC**

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

- Design Review as a public hearing for significant change to plans.
- Two of three, lots 12, 13 and 14, to be single story homes.

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

11. **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 signin 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) **06/20/18 BCC**

Applicant requested **HOLD** to the June 27, 2018 Enterprise TAB meeting.

**12. DR-18-0329-RWS RETAIL, LLC:**

**DESIGN REVIEW** for a proposed freestanding sign in conjunction with a retail center on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Rainbow Boulevard and Warm Springs Road within Enterprise. SS/al/ja (For possible action) **06/20/18 BCC**

Motion by Basil Raffa

Action: **APPROVE** per staff conditions

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

**13. DR-18-0334-REGIONAL TRANSPORTATION COMM:**

**DESIGN REVIEW** for a proposed overflow parking area and training lot in conjunction with an existing bus maintenance facility on 34.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Sunset Road and Hauck Street within Enterprise. SS/mk/ja (For possible action) **06/20/18 BCC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions

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

**14. DR-18-0357-SA-WS & BUFFALO, LLC:**

**DESIGN REVIEW** for site and building lighting in conjunction with an approved vehicle (automobile) maintenance facility on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Buffalo Drive, 250 feet south of Warm Springs Road within Enterprise. SS/dg/ja (For possible action) **06/20/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

**15. ET-18-400097 (WS-0075-16)-MICHAEL FAMILY IRREVOCABLE TRUST:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following:

1) the requirement of public water connection; and

2) full off-site improvements

in conjunction with a proposed minor residential subdivision on 3.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Arville Street and Maulding Avenue within Enterprise. SS/al/ja (For possible action) **06/20/18 BCC**

Motion by Basil Raffa

Action: **APPROVE** per staff conditions

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

**16. WS -18-0338-D.R. HORTON, INC.:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for lots within an approved single family residential development.

**DESIGN REVIEWS** for the following:

- 1) modifications to an approved single family residential development; and
  - 2) additional residential models
- on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Chieftain Street and the south side of Serene Avenue within Enterprise. SB/al/ja (For possible action) **06/20/18 BCC**

Motion by David Chestnut

Action:

**APPROVE** Waiver of Development Standards for lots 7, 8, 9, 33 and 34 only

**APPROVE** Design Review

Per staff if approved conditions.

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

**17. ZC -18-0174-BD PARCEL HOLDINGS, LLC:**

**ZONE CHANGE** to reclassify 0.7 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone in the MUD-3 Overlay District.

**WAIVER OF DEVELOPMENT STANDARDS** to permit alternative landscaping along Blue Diamond Road.

**DESIGN REVIEW** for a proposed restaurant. Generally located on the south side of Blue Diamond Road, 200 feet west of Cameron Street within Enterprise (description on file). SB/dg/ja (For possible action) **06/20/18 BCC**

Motion by David Chestnut

Action: **APPROVE** with Zone Change reduced to C-1.

Per staff conditions

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

**18. ZC -18-0344-DIAMOND J, LLC:**

**ZONE CHANGE** to reclassify 1.4 acres from H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) Zone.

**USE PERMIT** for a proposed convenience store.

**DESIGN REVIEWS** for the following:

- 1) proposed convenience store; and
- 2) proposed gasoline station (fuel canopy)

on 1.4 acres in the MUD-3 Overlay District. Generally located on the east side of Lindell Road and the north side of Blue Diamond Road within Enterprise (description on file). SB/md/ja (For possible action) **06/20/18 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 conditions

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

VII. General Business:

None

VIII. Public Comment:

None

IX. Next Meeting Date

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

X. Adjournment

The meeting was adjourned at 7:34 p.m.