



Enterprise Town Advisory Board

June 28, 2017
MINUTES

Board Members: David Chestnut – Chair – **PRESENT** Bonnie Fraser – **PRESENT**
Cheryl Wilson – Vice Chair – **PRESENT** Jenna Waltho – **PRESENT**
Rocky Brandonisio – **EXCUSED**

Secretary: Kitty Hearst (702) 255-5440 ladyengineer@embarqmail.com

County Liaison: Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call (see above) County Staff Introductions

Tiffany Hesser - County Liaison
Bob Klein - Clark County Planning

Meeting was called to order by Chair David Chestnut at 6:13 p.m.

II. Public Comment

None

III. Approval of June 12, 2017, Minutes

Motion: David Chestnut
Action: Approve as presented.
Vote: 4-0 Unanimous

IV. Approval of Agenda for June 18, 2017

Motion: David Chestnut
Action: Approve as amended below:
Vote: 4-0 Unanimous

Applicant requested holds:

4. **NZC-0277-17 – RAINBOW EXPRESS, LLC**
Hold to Enterprise TAB meeting on July 12, 2017 per applicant request
9. **VS-0418-17 – BLUE DIAMOND & RAINBOW, LLC**
Hold to Enterprise TAB meeting on July 12, 2017 per applicant request

Related applications that will be heard together:

11. **VS-0455-17 - KB HOME LV CAMERON FORD, LLC**
- 19 **WS-0454-17 - KB HOME LV CAMERON FORD, LLC**
12. **VS-0463-17 - DFILV II, LLC**
13. **VS-0464-17 - BDEC WEST, LLC**

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - MARILYN KIRKPATRICK - MARY BETH SCOW - LAWRENCE WEEKLY
YOLANDA KING, County Manager

Items 14-16 are related by the same requested modifications on each project:

- 14. **WS-0425-17 - LH VENTURES, LLC**
- 15. **WS-0426-17 - AMERICAN WEST DEVELOPMENT, INC.**
- 16. **WS-0427-17 - LH VENTURES, LLC & AMERICAN WEST DEVELOPMENT, INC.**
- 17. **WS-0428-17 - AMERICAN WEST DEVELOPMENT, INC.**
- 18. **WS-0429-17 - AMERICAN WEST DEVELOPMENT**

- 21. **TM-0088-17 - TENG, VITUS, ET AL**
- 29. **ZC-0415-17 - TENG, VITUS, ET AL**

- 22. **TM-0093-17 - LEWIS INVESTMENT CO NV, LLC, ET AL**
- 25. **VS-0472-17 - LEWIS INVESTMENT CO NV, LLC, ET AL**
- 30. **ZC-0470-17 - LEWIS INVESTMENT CO NV, LLC, ET AL**

- 23. **TM-0094-17 - ALON & ROSANA MILLER FAMILY TRUST OF 1992**
- 26. **VS-0474-17 - ALON & ROSANA MILLER FAMILY TRUST OF 1992**
- 28. **WS-0473-17 - ALON & ROSANA MILLER FAMILY TRUST OF 1992**

V. Informational Items

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

Due to the 4th of July Holiday, the next Board of County Commissioners zoning meeting, will be held at 1:00 PM, Wednesday, July 05, 2017.

Due to the 4th of July Holiday, the next Planning Commission meeting will be held on Wednesday, July 5.

VI. Planning & Zoning

1. **ZC-0214-17 – SEPEHRI NILOOFAR K. TRUST:**

ZONE CHANGE to reclassify 4.3 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone for a mini-warehouse facility in the MUD-4 Overlay District.

WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway separation.

DESIGN REVIEW for a mini-warehouse facility. Generally located on the north side of Blue Diamond Road and the east side of Grand Canyon Drive within Enterprise (description on file). SB/pb/ml (For possible action) 06/21/17 BCC

PREVIOUS ACTION:

April 12, 2017 Enterprise TAB Meeting - Held per the applicant to hold a neighborhood meeting to return to April 26, 2017 TAB Meeting.

April 26, 2017 TAB Meeting – Held no date certain, per agreement with applicant to reduce zone change request to C-1, request use permit for mini-storage and to re-notice. **07/05/17 BCC**

Motion: David Chestnut

Action: Approved per staff if approved conditions

CHANGE Current Planning Bullet #1 to read:

- **Resolution of Intent to be completed within three years for the mini-storage portion of the application only;**

ADD Current Planning Conditions:

- **Design Review as a public hearing for lighting and signage.**
- **Design Review as a public hearing for significant changes to plans.**
- **Garages on the North property line, shall be no higher than 12 feet at roof peak; in addition, Garages along East property line shall not exceed 13 feet in height at roof peak, but may end up only being 12 feet.**
- **East property line portion of property shall maintain current Grade or be less in this area of**

Site.

- **A distance of 90 feet shall be maintained from adjacent neighbor rear wall to the Main 2 story building on Site**
- **Interior and perimeter lighting on Site, shall be on motion detectors and shall be "down lighting"**
- **An Intense Landscape buffer shall be included in approved Design, that will have a 24" box tree located every 10 feet, on the North and East boundary lines. This landscape area shall be secured so only Staff or Landscaper have access for periodic Tree trimming as necessary.**
- **Landscaping, shall be extensive with assortment of trees and bushes as indicated in on site plan and more or less as illustrated in artist rendering, on the South and West portions of property next to right of ways.**
- **Developer will have a small monument sign erected at driveway exit area leading to Grand Canyon rd. and / or additional sign placard on exit Gate, indicating "No Right Turn", in an attempt to discourage patrons to not enter residential neighborhood.**
- **Architectural enhancements (Stacked Stone or like similar aesthetic for upscale appearance) to Main Building on West facade and also South facade of main the building. See Site Rendering.**
- **Operating hours for Storage facility shall be limited to 7 am to 8 pm.**
- **If allowed by County or Utility company, current access gate located at North East corner of property will be removed, locked, or secured as allowed by governing entity.**

Vote: 4/0 Unanimous

2. TM-0087-17 - TESORI, LLC:

TENTATIVE MAP consisting of 11 single family residential lots and common lots on 18.8 acres in an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard, 330 feet west of Valley View Boulevard within Enterprise. SB/pb/ml (For possible action) **07/05/17 PC**

Motion: Jenna Waltho

Action: Denied

Vote: 4/0 Unanimous

3. UC-0726-15 (ET-0078-17) – KNOWLES, MARJORIE:

USE PERMITS FIRST EXTENSION OF TIME to complete the following: **1)** an existing accessory structure (cabana/deck) not architecturally compatible with the principal structure; and **2)** modified design standards for existing accessory structures.

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between existing buildings and structures in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Warm Springs Road, 150 feet west of Rogers Street within Enterprise. SS/co/ml (For possible action) **07/18/17 PC**

Motion: Cheryl Wilson

Action: Approved per staff conditions.

Vote: 4/0 Unanimous

4. NZC-0277-17 – RAINBOW EXPRESS, LLC:

ZONE CHANGE to reclassify 14.6 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to C-2 (General Commercial) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow access to a 60 foot wide collector street (Landberg Avenue) that is master planned for single family residential uses.

DESIGN REVIEW for a proposed shopping center. Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise (description on file). SB/dg/ml (For possible action) **07/18/17 PC**

Held per applicant request till July 12, 2017, meeting.

5. **UC-0432-17 – UNITED BROTHERHOOD OF CARPENTERS & JOINERS:**

USE PERMIT for a banquet facility in conjunction with an existing training facility on a portion of 15.2 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally located on the north side of Hidden Well Road and the west side of Placid Street within Enterprise. SS/dg/ml (For possible action) **07/18/17 PC**

Motion: Cheryl Wilson

Action: Approved per staff conditions.

Vote: 4/0 Unanimous

6. **UC-0447-17 – MARTINEZ, LEE A.:**

USE PERMIT for a proposed recreational vehicle wash facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation for a recreational vehicle wash facility from a residential use; **2)** increase block wall height; **3)** waive applicable design standards per Table 30.56-2; and **4)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** a proposed indoor recreational vehicle (RV) storage facility; and **2)** proposed non-decorative metal buildings on 5.0 acres in an M-D (Designed Manufacturing) Zone within the MUD-3 Overlay District. Generally located on the south side of Ford Avenue (alignment) and the west side of Duneville Street (alignment) within Enterprise. SB/dg/ml (For possible action) **07/18/17 PC**

Motion: David Chestnut

Action: Approved per staff conditions.

ADD Current Planning Condition:

- **Design Review as a public hearing for lighting and signage.**

Vote: 4/0 Unanimous

7. **UC-0479-17 – SILVERSTONE PROPERTIES, LLC:**

USE PERMITS for the following: **1)** on-premises consumption of alcohol (tavern); **2)** a convenience store; **3)** a gasoline station; **4)** a vehicle wash; **5)** personal services; **6)** office as a principal use; **7)** retail as a principal use; and **8)** restaurant as a principal use in an M-D zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation for a proposed convenience store to a residential use; **2)** reduce the separation for a proposed vehicle wash to a residential use; **3)** a vehicle wash bay to face a public street; and **4)** to allow modified commercial driveway geometrics.

DESIGN REVIEW for a shopping center 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 Pyle Avenue within Enterprise. SB/rk/ml (For possible action) **07/18/17 PC**

Motion: David Chestnut

Action: Approved per staff if approved conditions

ADD Current Planning Condition:

Design Review as a public hearing about architectural features on the building east side.

- **Car wash hours of operation 7am-8pm**

Vote: 4/0 Unanimous

8. **UC-0486-17 – VEGAS GROUP, LLC:**

USE PERMIT for a proposed beauty salon (personal services) within an existing office complex on 0.4 acres in a C-P (Office & Professional) Zone. Generally located on the east side of Gilespe Street and the south side of Silverado Ranch Boulevard within Enterprise. SS/md/ml (For possible action) **07/18/17 PC**

Motion: Bonnie Fraser

Action: Approved per staff conditions

Vote: 4/0 Unanimous

9. **VS-0418-17 – BLUE DIAMOND & RAINBOW, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Mann Street located between Oleta Avenue and Blue Diamond Road within Enterprise (description on file). SB/co/ja (For possible action) **07/18/17 PC**

Hold per applicant till July 12, 2017 ETAB meeting.

10. **VS-0433-17 – MAVERIK, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Petal Dew Avenue, and between Bermuda Road and Amigo Street within Enterprise (description on file). SS/mk/ja (For possible action) **07/18/17 PC**

Motion: Dave Chestnut

Action: Approved per staff conditions

Vote: 4/0 Unanimous

11. **VS-0455-17 – KB HOME LV CAMERON FORD, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue (alignment) and Cougar Avenue (alignment), and between Cameron Street and Arville Street within Enterprise (description on file). SB/md/ja (For possible action) **07/18/17 PC**

Motion: Dave Chestnut

Action: Approved per staff conditions.

Vote: 4/0 Unanimous

12. **VS-0463-17 – DFI LV II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Dallas Ridge Avenue, and between Lakefront Color Street and El Capitan Way within Enterprise (description on file). SB/co/ja (For possible action) **07/18/17 PC**

Motion: Dave Chestnut

Action: Hold till July 12, 2017 ETAB meeting due to applicant no show.

Vote: 4/0 Unanimous

13. **VS-0464-17 – BDEC WEST, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Herring Cove Avenue, and between El Capitan Way and Quarterhorse Lane within Enterprise (description on file). SB/co/ja (For possible action) **07/18/17 PC**

Motion: Dave Chestnut

Action: Hold till July 12, 2017 ETAB meeting due to applicant no show.

Vote: 4/0 Unanimous

14. **WS-0425-17 – LH VENTURES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow a modified residential curb and gutter in conjunction with a single family residential development on 35.7 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive and the south side of Pebble Road within Enterprise. SB/md/ml (For possible action) **07/18/17 PC**

Motion: David Chestnut

Action: Approved per staff conditions.

ADD Public Works – Developmental Review condition:

- **Modified R Type curb allowed if allowed by drainage study**

Vote: 4/0 Unanimous

15. **WS-0426-17 – AMERICAN WEST DEVELOPMENT, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to allow a modified residential curb and gutter where not permitted in conjunction with a single family residential development on 10.3 acres in an R-2 (Medium Density Residential) Zone within the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Arby Avenue and the east side of Torrey Pines Drive within Enterprise. SS/md/ml (For possible action)
07/18/17 PC

Motion: David Chestnut

Action: Approved per staff conditions.

ADD Public Works – Developmental Review condition:

- **Modified R Type curb allowed if allowed by drainage study**

Vote: 4/0 Unanimous

16. **WS-0427-17 – LH VENTURES, LLC & AMERICAN WEST DEVELOPMENT, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to allow a modified residential curb and gutter where not permitted in conjunction with a single family residential development on 10.1 acres in an RUD (Residential Urban Density) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Torrey Pines Drive and south side of Arby Avenue within Enterprise. SS/md/ml (For possible action)
07/18/17 PC

Motion: David Chestnut

Action: Approved per staff conditions.

ADD Public Works – Developmental Review condition:

- **Modified R Type curb allowed if allowed by drainage study**

Vote: 4/0 Unanimous

17. **WS-0428-17 – AMERICAN WEST DEVELOPMENT, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to allow a modified residential curb and gutter where not permitted in conjunction with a single family residential development on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cougar Avenue and the west side of Torrey Pines Drive within Enterprise. SB/md/ml (For possible action) **07/18/17 PC**

Motion: David Chestnut

Action: Approved per staff conditions.

ADD Public Works – Developmental Review condition:

- **Modified R Type curb allowed if allowed by drainage study**

Vote: 4/0 Unanimous

18. **WS-0429-17 – AMERICAN WEST DEVELOPMENT:**
WAIVER OF DEVELOPMENT STANDARDS to allow a modified residential curb and gutter where not permitted in conjunction with a single family residential development on 12.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Bermuda Road and the north side of Starr Avenue within Enterprise. SS/md/ml (For possible action) **07/18/17 PC**

Motion: David Chestnut

Action: Approved per staff conditions.

ADD Public Works – Developmental Review condition:

- **Modified R Type curb allowed if allowed by drainage study**

Vote: 4/0 Unanimous

19. **WS-0454-17 – KB HOME LV CAMERON FORD, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall height in conjunction with a previously approved single family residential development on 6.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Ford Avenue and 160 feet east of Cameron Street within Enterprise. SB/md/ml (For possible action) **07/18/17 PC**

Motion: Dave Chestnut

Action: Approved per staff conditions.

Vote: 4/0 Unanimous

20. **DR-0430-17 – COYOTE INVESTMENTS, LLC:**

DESIGN REVIEWS for the following: **1)** a proposed day care facility; and **2)** a lighting plan for a day care facility on a portion of 5.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Buffalo Drive, 460 feet south of Warm Springs Road within Enterprise. SS/al/ml (For possible action) **07/19/17 BCC**

Motion: David Chestnut

Action: Approved per staff conditions.

ADD Current Planning condition:

- **Design review as a public hearing for signage.**
- **Design Review as a public hearing for significant changes to plans.**
- **Increase landscape buffer to 15 feet adjacent to the playground.**

Vote: 4/0 Unanimous

21. **TM-0088-17 – TENG, VITUS, ET AL:**

TENTATIVE MAP consisting of 19 single family residential lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Eldorado Lane, 500 feet east of Tenaya Way within Enterprise. SS/pb/ml (For possible action) **07/19/17 BCC**

Motion: Bonnie Fraser

Action: Approved per staff conditions.

Vote: 4/0 Unanimous

22. **TM-0093-17 - LEWIS INVESTMENT CO NV, LLC, ET AL:**

TENTATIVE MAP consisting of 100 single family residential lots and common lots on 14.7 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the north side of Serene Avenue (alignment), west of Conquistador Street (alignment) and 200 feet east of Hualapai Way within Enterprise. SB/dg/ja (For possible action) **07/19/17 BCC**

Motion: Cheryl Wilson

Action: Approved per staff conditions.

Vote: 3/0 Unanimous (Dave Chestnut abstained - was out of room.)

23. **TM-0094-17 - ALON & ROSANA MILLER FAMILY TRUST OF 1992:**

TENTATIVE MAP consisting of 41 single family residential lots and 4 common lots on 5.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Andermatt Lane, 700 feet east of Quarterhorse Lane within Enterprise. SB/al/ja (For possible action) **07/19/17 BCC**

Motion: Dave Chestnut

Action: Approved per staff conditions.

Vote: 4/0 Unanimous

24. **UC-0413-17 – DYNAMIC TOWN SQUARE LAS VEGAS, LLC, ET AL:**

USE PERMIT to waive requirements for proposed outside dining areas.

WAIVER OF DEVELOPMENT STANDARDS to permit encroachment into airspace.

DESIGN REVIEW for 2 proposed retail buildings within an existing commercial center on a portion of 17.1 acres in a C-2 (General Commercial) (AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South, 200 feet north of the 215 Beltway within Enterprise. SS/lm/ml (For possible action) **07/19/17 BCC**

Motion: Bonnie Fraser

Action: Approved per staff conditions.

ADD Current Planning conditions:

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

Vote: 4/0 Unanimous

25. **VS-0472-17 - LEWIS INVESTMENT CO NV, LLC, ET AL:**

VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way (alignment) and Conquistador Street (alignment) and between Serene Avenue (alignment) and Oleta Avenue (alignment) within Enterprise (description on file). SB/dg/ja (For possible action) **07/19/17 BCC**

Motion: Cheryl Wilson

Action: Approved per staff conditions.

Vote: 3/0 Unanimous (Dave Chestnut abstained - was out of room.)

26. **VS-0474-17 - ALON & ROSANA MILLER FAMILY TRUST OF 1992:**

VACATE AND ABANDON easements of interest to Clark County located between Andermatt Lane and Dryden Park Avenue, and between Harbor Coast Street and Jesworth Street (alignment) within Enterprise (description on file). SB/al/ja (For possible action) **07/19/17 BCC**

Motion: Dave Chestnut

Action: Approved per staff conditions.

Vote: 4/0 Unanimous

27. **WS-0421-17 – D.R. HORTON:**

WAIVER OF DEVELOPMENT STANDARDS for a reduced setback for 1 lot within an approved single family residential development on 0.5 acres.

DESIGN REVIEW for additional model homes in conjunction with an approved single family residential development on 42.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Bermuda Road, 330 feet south of Erie Avenue within Enterprise. SS/mk/ml (For possible action) **07/19/17 BCC**

Motion: Dave Chestnut

Action: Approved per staff conditions.

Vote: 4/0 Unanimous

28. **WS-0473-17 – ALON & ROSANA MILLER FAMILY TRUST OF 1992:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** allow a modified residential curb and gutter in conjunction with a proposed single family residential development.

DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increase finish grade for a single family residential development on 5.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Andermatt Lane, 700 feet east of Quarterhorse Lane within Enterprise. SB/al/ja (For possible action) **07/19/17 BCC**

Motion: Dave Chestnut

Action: Approved per staff conditions.

Vote: 4/0 Unanimous

29. **ZC-0415-17 – TENG, VITUS, ET AL:**

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increased finished grade. Generally located on the south side of Eldorado Lane, 500 feet east of Tenaya Way within

Enterprise (description on file). SS/pb/ml (For possible action) **07/19/17 BCC**

Motion: Bonnie Fraser

Action: Approved per staff conditions.

ADD Current Planning conditions:

- **Maintain access to the Paseo**
- **Complete the Paseo**

Vote: 4/0 Unanimous

30. **ZC-0470-17 – LEWIS INVESTMENT CO NV, LLC, ET AL:**

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District.

DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** Increased finished grade on 14.7 acres. Generally located on the north side of Serene Avenue (alignment), west of Conquistador Street (alignment) and 200 feet east of Hualapai Way within Enterprise (description on file). SB/dg/ja (For possible action) **07/19/17 BCC**

Motion: Cheryl Wilson

Action: Approved per staff conditions.

Vote: 3/0 Unanimous (Dave Chestnut abstained - was out of room.)

VII. General Business

None

VIII. Public Comment

IX. Next Meeting Date

The next regular meeting will be July 12, 2017 at 6:00 p.m.

X. Adjournment

Motion: Cheryl Wilson

Action: Adjourned meeting 10pm

Vote: 4/0 Unanimous