



Enterprise Town Advisory Board

August 1, 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.

Mario Bermudez, Advanced Planning
Lorna Phegley, Current Planning

II. 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.

One person wanted to know how long an application can be held.

III. Approval of July 11, 2018 Minutes (For possible action)

Motion by: Dave Chestnut
Action: **APPROVE** minutes for July 11 2018 as published
Motion **PASSED** (4-0) / Unanimous

IV. Approval of Agenda for August 1, 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: Hold to Enterprise TAB meeting on August 15, 2018.
2. TM-18-500059-USA: Hold to Enterprise TAB meeting on August 15, 2018.

3. VS-18-0290-USA: Hold to Enterprise TAB meeting on August 15, 2018.
16. UC -17-0705-FULL GOSPEL LAS VEGAS KOREAN CHURCH: Hold to Enterprise TAB meeting on September 12, 2018.
23. WS-18-0464-GREYSTONE NEVADA, LLC: Hold to Enterprise TAB meeting on August 29, 2018

Related applications to be heard together:

- 4.DR-18-0440-OJAI OIL COMPANY:
- 5.WC-18-400149 (ZC-0214-17)-OJAI OIL COMPANY:

8. DR-18-0491-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
12. TM-18-500116-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

9. DR-18-0503-PARAMOUNT SINO LIMITED:
14. TM-18-500118-PARAMOUNT SINO LIMITED:
21. VS-18-0504-PARAMOUNT SINO LIMITED:

10. DR-18-0511-Y LEGACY DEVELOPMENT, LLC:
15. TM-18-500120-Y LEGACY DEVELOPMENT, LLC:
20. VS-18-0501-Y LEGACY DEVELOPMENT, LLC:

11. TM-18-500115-J G FAMILY TRUST & GOLSHAN JOSEPH TRS:
18. VS-18-0488-J G FAMILY TRUST & GOLSHAN, JOSEPH TRS:
25. ZC-18-0487-J G FAMILY TRUST & GOLSHAN JOSEPH TRS:

13. TM-18-500117-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:
19. VS-18-0490-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:
26. ZC-18-0492-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:

17. VS-18-0432-DIAMOND WS-5 LTD:
22. WS-18-0431-DIAMOND WS-5 LTD:

V. Informational Items

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

Enterprise Area Command: First Tuesday, Windmill Library 7060 W. Windmill Lane, Las Vegas, NV 89113, August 7, 2018, 6:30 p.m.

Please Join us for First Tuesday on August 7th at 6:30pm. Our Topic will be Identity Theft presented by Det. Michael Gomez from the LVMPD Fraud and Forgery Detail.

VI. Planning & Zoning

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

HOLDOVER 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/ja (For possible action) **08/07/18 PC**

Applicant requested **HOLD** to August 15, 2018 Enterprise TAB meeting.

2. **TM-18-500059-USA:**

HOLDOVER 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/ja (For possible action) **08/07/18 PC**

Applicant requested **HOLD** to August 15, 2018 Enterprise TAB meeting.

3. **VS-18-0290-USA:**

HOLDOVER 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/ja (For possible action) **08/07/18 PC**

Applicant requested **HOLD** to August 15, 2018 Enterprise TAB meeting.

4. **DR-18-0440-OJAI OIL COMPANY:**

DESIGN REVIEWS for the following:

- 1) a redesigned mini-warehouse facility;
- 2) proposed comprehensive sign plan; and
- 3) increase finished grade

on 4.3 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the north side of Blue Diamond Road and the east side of Grand Canyon Drive within Enterprise. SB/pb/ja (For possible action) **08/08/18 BCC**

Motion by David Chestnut

Action:

APPROVE Design Review;

ADD Current Planning conditions:

- Design review as a public hearing for changes to lighting and signage;

- Design review as a public hearing for significant change to plans;
- Plant one row of twenty-four-inch (24") box Texas Mountain Laurel trees spaced 15 ft on center within the modified intense landscape buffer located adjacent to existing residential homes on the north and east boundaries of the site as shown on plans;
- Maintain 15-ft building setback from existing residential wall along the east side of site, as shown on plans;
- The modified intense landscape buffer area shall be secured so only staff or landscapers can have access for building, landscape or lighting maintenance;
- Installation of shielded lighting on rear of single story buildings adjacent to existing residential on north and east side of site. Lighting to be shielded downward so as not to illuminate residential properties.
- Single story building on north and east boundary of site adjacent to existing residential homes shall not exceed 12 ft in height;
- A sign will be installed on the site to discourage right hand turns onto Grand Canyon Drive;
- Operating hours to be limited to 7 a.m. to 8 p.m.;
- Existing drainage gate located at northeast corner of site will be removed and replaced with a fixed wrought iron panel or locked or otherwise secured if allowed by governing bodies;
- Install wrought iron fencing on existing residential walls of APNs: 176-19-512-014, 015, 016 & 017. Maximum height of wrought iron fencing to be six ft (6') above finished grade of commercial property. If wrought iron is not approved by all four homeowners and/or HOA then applicant may construct a second wall to be constructed along east portion of site adjacent to existing residential homes that will be a maximum of six ft (6') in height above finished grade of commercial property.

Per staff conditions

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

5. **WC-18-400149 (ZC -0214-17)-OJAI OIL COMPANY:**

WAIVERS OF CONDITIONS for a zone change requiring the following:

1) per revised plans; and

2) applicant to coordinate the geometry of the right turn lane into the southerly driveway onto Grand Canyon Drive with Public Works – Development Review with a previously approved mini-warehouse facility on 4.3 acres in a C-2 (General Commercial) Zone

in the MUD-4 Overlay District. Generally located on the north side of Blue Diamond Road and the east side of Grand Canyon Drive within Enterprise. SB/pb/ja (For possible action) **08/08/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

6. **CP-18-900442:**

That the Enterprise Town Advisory Board conduct a public hearing on a proposed amendment to the South Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and after considering the request, forward a recommendation to the Planning Commission. (For possible action) **08/21/18 PC**

Motion by David Chestnut

Action: **APPROVE** TAB recommended changes.

- Use the current 30-foot easement for the northern trail boundary in place of Meranto Ave.
- Coordinate with regional agencies for equestrian crossing over the flood channel and UPRR tracks.
- If the UPRR siding is abandoned west of Rainbow Blvd, include the track bed into the trail system.

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

7. **UC -18-0465-SCHMIDT FAMILY TRUST & SCHMIDT, MARVIN L. & JUDEAN A. TRS:**

USE PERMITS for the following:

- 1) a proposed communication tower; and
- 2) reduce the separation between a proposed communication tower and an existing communication tower.

DESIGN REVIEW for a proposed communication tower on 0.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Bermuda Road, 435 feet north of Cactus Avenue within Enterprise. SS/md/ja (For possible action) **08/21/18 PC**

Motion by Basil Raffa

Action: **APPROVE**

ADD Current planning condition:

- Cell tower to use three branch pine tree design.

Per staff conditions.

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

8. **DR-18-0491-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

DESIGN REVIEWS for the following:

- 1) a single-family residential development; and
- 2) increased finished grade

on 2.1 acres in R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise. SS/mk/ja (For possible action) **08/22/18 BCC**

Motion by Basil Raffa

Action: **APPROVE**

ADD Current Planning conditions:

- Design Review as a public hearing for significant change to plans;

Per staff conditions.

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

9. **DR-18-0503-PARAMOUNT SINO LIMITED:**

DESIGN REVIEWS for the following:

- 1) proposed single family residential development; and
- 2) increased finished grade

on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Monte Cristo Way and the north side of Wigwam Avenue within Enterprise. SB/dg/ja (For possible action) **08/22/18 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning conditions:

- Design review as a public hearing for significant change to plans;

ADD Public Works – Development Review

- Paving to Non-urban standards along Wigwam Ave.

DELETE Public Works – Development Review Bullet # 3

Per staff conditions.

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

10. DR-18-0511-Y LEGACY DEVELOPMENT, LLC:

DESIGN REVIEW for a proposed single-family residential development on 4.4 acres in an R-3 (Multiple Family Residential) Zone within the MUD-4 Overlay District. Generally located on the north side of Cactus Avenue and the east side of Radcliff Street (alignment) within Enterprise. SS/dg/ja (For possible action) **08/22/18 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

11. TM-18-500115-J G FAMILY TRUST & GOLSHAN JOSEPH TRS:

TENTATIVE MAP consisting of 22 single family residential lots and common lots on 2.6 acres in an R-3 (Multiple Family Residential) Zone within the MUD-1 Overlay District. Generally located on the south side of Desert Palm Drive and the west side of Haven Street within Enterprise. SS/dg/ma (For possible action) **08/22/18 BCC**

Motion by Basil Raffa

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) / Unanimous

12. TM-18-500116-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 13 single family residential lots and common lots on 2.1 acres in R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise. SS/mk/ja (For possible action) **08/22/18 BCC**

Motion by Basil Raffa

Action: **APPROVE** per staff conditions.

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

13. TM-18-500117-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:

TENTATIVE MAP for a commercial subdivision on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Cactus Avenue and the east side of Arville Street within Enterprise. SB/dg/ja (For possible action) **08/22/18 BCC**

Motion by David Chestnut

Action: **APPROVE**

Per staff conditions.

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

14. **TM-18-500118-PARAMOUNT SINO LIMITED:**

TENTATIVE MAP consisting of 8 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Monte Cristo Way and the north side of Wigwam Avenue within Enterprise. SB/dg/ja (For possible action) **08/22/18 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Public Works – Development Review

- Paving to Non-urban standards along Wigwam Ave.

DELETE Public Works – Development Review Bullet # 3

Per staff conditions.

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

15. **TM-18-500120-Y LEGACY DEVELOPMENT, LLC:**

TENTATIVE MAP consisting of 35 single family residential lots and common lots on 4.4 acres in an R-3 (Multiple Family Residential) Zone within the MUD-4 Overlay District. Generally located on the north side of Cactus Avenue and the east side of Radcliff Street (alignment) within Enterprise. SS/dg/ja (For possible action) **08/22/18 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

16. **UC -17-0705-FULL GOSPEL LAS VEGAS KOREAN CHURCH:**

HOLDOVER USE PERMITS for the following:

- 1) proposed place of worship; and
- 2) proposed school.

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Buffalo Drive and Pebble Road.

DESIGN REVIEWS for the following:

- 1) proposed place of worship; and
- 2) proposed school

on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. SB/pb/ml (For possible action) **08/22/18 BCC**

Applicant requested **HOLD** to September 12, 2018 Enterprise TAB meeting.

17. **VS-18-0432-DIAMOND WS-5 LTD:**

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Badura Avenue and Warm Springs Road within Enterprise (description on file). SS/tk/ja (For possible action) **08/22/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

18. **VS-18-0488-J G FAMILY TRUST & GOLSHAN, JOSEPH TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Giles Street, and between Desert Palm Drive and Glen Park Avenue (alignment) within Enterprise (description on file). SS/dg/ma (For possible action) **08/22/18 BCC**

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

19. **VS-18-0490-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Schirlls Street, and between Rush Avenue and Cactus Avenue within Enterprise (description on file). SB/bk/ja (For possible action) **08/22/18 BCC**

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

20. **VS-18-0501-Y LEGACY DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Platinum Lily Avenue (alignment), and between Radcliff Street (alignment) and Maryland Parkway and portion of a right-of-way being Cactus Avenue located between Radcliff Street (alignment) and Maryland Parkway within Enterprise (description on file). SS/bk/ja (For possible action) **08/22/18 BCC**

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

21. **VS-18-0504-PARAMOUNT SINO LIMITED:**
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Monte Cristo Way and Pioneer Way within Enterprise (description on file). SB/dg/ja (For possible action) **08/22/18 BCC**

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

22. **WS-18-0431-DIAMOND WS-5 LTD:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) cross access, ingress/egress easements with adjacent lot; and
- 2) reduced throat depth.

DESIGN REVIEWS for the following:

- 1) office/warehouse building;
- 2) alternative parking lot landscaping; and
- 3) increased finished grade

on 5.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road, 315 feet west of Lindell Road within

Enterprise. SS/mk/ja (For possible action) **08/22/18 BCC**

Motion by David Chestnut

Action:

NO RECOMMENDATION Holdover Waivers of Development Standards # 1

APPROVE Holdover Waivers of Development Standards # 2

APPROVE Design Reviews

ADD Current Planning conditions:

- Design review as a public hearing for significant change to plans;
- Design Review as a public hearing for lighting and signage.

ADD Public Works – Development Review condition:

- Driveway on Warm Spring Rd. to be entrance only

Per staff if approved conditions.

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

23. WS-18-0464-GREYSTONE NEVADA, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase the length of a dead-end street (cul-de-sac) with a County approved turnaround in conjunction with an approved single-family residential development on a portion of 24.2 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the north side of Pyle Avenue, 300 feet east of Arville Street within Enterprise. SB/dg/ja (For possible action) **08/22/18 BCC**

Applicant requested **HOLD** to August 29, 2018 Enterprise TAB meeting.

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

AMENDED HOLDOVER 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 (no longer needed).

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) **08/22/18 BCC**

Motion by David Chestnut

Action:

APPROVE zone change to C-1;

WITHDRAWN Use Permits by the applicant;

WITHDRAWN Waivers of Development Standards by the applicant.

WITHDRAWN Design Review by the applicant

ADD Current Planning conditions:

- Hold a neighborhood meeting prior to submitting future Design Reviews;
- Design Review as a public hearing for lighting and signage
- Design Review as a public hearing for future plans.

Per staff if approved conditions.

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

25. **ZC -18-0487-J G FAMILY TRUST & GOLSHAN JOSEPH TRS:**
ZONE CHANGE to reclassify 2.6 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone within the MUD-1 Overlay District.
DESIGN REVIEW for a proposed single-family residential development. Generally located on the south side of Desert Palm Drive and the west side of Haven Street within Enterprise (description on file). SS/dg/ma (For possible action) **08/22/18 BCC**

Motion by Basil Raffa

Action: **APPROVE**

ADD current planning condition:

- Provide the staff with an open space amenity plan.

Per staff conditions.

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

26. **ZC -18-0492-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEWS for the following:

- 1) office and retail center with restaurant; and
- 2) site and building lighting.

Generally located on the north side of Cactus Avenue and the east side of Arville Street within Enterprise (description on file). SB/dg/ja (For possible action) **08/22/18 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning conditions:

- Provide cross access to APN 177-30-801-009 if compatible uses are developed.
- Move the trash containers to the eastern boundary as far as away from the northern boundary as possible.

Per staff conditions.

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

VII. General Business:

1. Establish Enterprise Town Advisory Board meeting dates for January 2019 (for Possible action).

Motion by David Chestnut

Request a January 2, 2019 Enterprise TAB meeting be added to the TAB schedule.

Action: **APPROVE**.

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

VIII. Public Comment:

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

IX. Next Meeting Date

The next regular meeting will be August 15, 2018 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 9:08 p.m.