



Enterprise Town Advisory Board

August 10, 2016

MINUTES

Board Members:	Frank J. Kapriva – Chair – PRESENT Cheryl Wilson – Vice Chair – PRESENT David Chestnut – PRESENT	Laura Ring – PRESENT Rocky Brandonisio – EXCUSED
Secretary:	Maureen Helm 702- 606-0747 mhelmtab@gmail.com	
County Liaison:	Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov	

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

Meeting was called to order by Chair Frank Kapriva at 6:00 p.m.
Al Laird– Current Planning

II. Public Comment

None

III. Approval of July 27, 2016 Minutes

MOVED BY Frank Kapriva
APPROVED minutes as submitted.
Vote: 4-0/ Unanimous

IV. Approval of Agenda for August 10, 2016

MOVED BY Frank Kapriva
APPROVED agenda with the following changes:

Companion items heard together as follows:

- 1. TM-0096-16 - RED AAROW INVESTMENTS, LLC:**
- 2. VS-0444-16 - RED AAROW INVESTMENTS, LLC:**
- 3. WS-0443-16 - RED AAROW INVESTMENTS, LLC:**

- 12. DR-0494-16 – MEHDIABADI, PARVEZ & NAJMI, ROUHIYEH**
- 15. TM-0111-16 – MEHDIABADI, PARVEZ & NAJMI, ROUHIYEH**

- 13. NZC-0953-14 (ET-0104-16) – LEWIS INVESTMENT COMPANY OF NEVADA**
- 14. NZC-0356-13 (ET-0105-16) – LEWIS INVESTMENT COMPANY OF NEVADA**

- 16. TM-0112-16 - CFT LANDS, LLC, ET AL
- 19. VS-0497-16 – CFT LANDS, LLC, ET AL
- 21. ZC-0497-16- CFT LANDS, LLC, ET AL

The following items held per applicant request, return to the 9/14/16 TAB:

- 8. TM-0122-15 – ZAK MAK, LLC, ET AL:
- 9. VS-0409-15 – ZAK MAK, LLC, ET AL:
- 10. WS-0408-15 – ZAK MAK, LLC, ET AL:

Vote: 4-0/Unanimous

V. Informational Items

- 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)
 - a. Clark County Neighborhood College is still accepting applications through August 12, 2016. More information on the 10-week course can be found on the County website: clarkcountynv.gov

VI. Planning & Zoning

- 1. **TM-0096-16 - RED ARROW INVESTMENTS, LLC:**
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Wigwam Avenue and the west side of Valadez Street within Enterprise. SB/pb/mcb (For possible action) **BCC 8/17/16**
MOVED BY David Chestnut
APPROVED- Per Tentative map presented to TAB dated 8/3/16
VOTE: 4-0/Unanimous

- 2. **VS-0444-16 - RED ARROW INVESTMENTS, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Camero Avenue located between Valadez Street and Cimarron Road within Enterprise (description on file). SB/pb/ml (For possible action) **BCC 8/17/16**
MOVED BY David Chestnut
APPROVED-Subject to staff conditions
VOTE: 4-0/Unanimous

- 3. **WS-0443-16 – RED ARROW INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Wigwam Avenue.
DESIGN REVIEW for a single family residential subdivision on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Wigwam Avenue and the west side of Valadez Street within Enterprise. SB/pb/raj (For possible action) **BCC 8/17/16**
MOVED BY David Chestnut
APPROVE - WAIVER OF DEVELOPMENT STANDARDS According to Tentative Map for Red Arrow Investments, Camero and Valadez, dated 08/03/16, page 1 cross section D, ;
APPROVE – Subject to staff conditions

VOTE: 4-0/Unanimous

4. **TM-0098-16 – MOSAIC FOUR, LLC, ET AL:**
TENTATIVE MAP consisting of 88 single family residential lots and common lots on 15.0 acres in an R-2 (Medium Density Residential) Zone with a portion in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road and the north side of Gomer Road within Enterprise. SB/dg/mcb (For possible action) **BCC 8/17/16**
MOVED BY David Chestnut
APPROVED- Subject to staff conditions
VOTE: 4-0/Unanimous
5. **ZC-0489-16 –RONALD REISS TRUST:**
ZONE CHANGE to reclassify 2.1 acres from H-2 (General Highway Frontage) Zone to C-1 (Local Business) Zone for a proposed medical office building in an MUD-3 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; **2)** access to a residential local street; **3)** increase building height; and **4)** non-standard improvements.
DESIGN REVIEWS for the following: **1)** a proposed medical office building; **2)** a lighting plan; and **3)** increased finished grade for a proposed medical office building. Generally located on the southeast corner of Blue Diamond Road and Mohawk Street within Enterprise (description on file). SB/al/ml (For possible action) **BCC 8/17/16**
MOVED BY FRANK KAPRIVA
HELD- Return to the 8/31/16 TAB per agreement with applicant to provide grading information.
VOTE: 4-0/Unanimous
6. **UC-0483-16 – SOUTH BEACH – SHLV, LLC:**
USE PERMIT for on-premises consumption of alcohol with an outside patio in conjunction with an approved multi-family complex.
DESIGN REVIEW for site modification to an approved community center and leasing office on 15.2 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway and the south side of St. Rose Parkway within Enterprise. SB/rk/mcb (For possible action) **PC 9/6/16**
MOVED BY Frank Kapriva
APPROVED- Subject to staff conditions
VOTE: 4-0/Unanimous
7. **UC-0506-16 – FRANCIS DEVELOPMENT, INC:**
USE PERMITS for the following: **1)** allow office as a principal use; and **2)** allow retail sales as a principal use in conjunction with a proposed office/warehouse building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** a trash enclosure in the front setback; **2)** allow tandem parking spaces; **3)** reduce setbacks; **4)** allow alternate landscaping and screening in conjunction with a proposed office/warehouse building.
DESIGN REVIEWS for the following: **1)** an office/warehouse building; and **2)** a lighting plan on 1.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the northeast corner of Dean Martin Drive and Arby Avenue (alignment) within Enterprise. SS/al/ml (For possible action) **PC 9/6/16**
MOVED BY David Chestnut
APPROVED- Use Permit
APPROVED- Waivers of Standards #1, #3 a, #3 b, #4 a, #4 b,
APPROVED DESIGN REVIEW
Subject to staff conditions
DENIAL- Waiver of Standards #2

VOTE: 4-0/Unanimous

8. **TM-0122-15 – ZAK MAK, LLC, ET AL:**
AMENDED HOLDVER TENTATIVE MAP consisting of 72 (previously notified as 65) single family residential lots on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action) **BCC 9/7/16**
HOLD- Held per applicant request, return to the 9/14/16 TAB
9. **VS-0409-15 – ZAK MAK, LLC, ET AL:**
AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue (alignment), and between Monte Cristo Way (alignment) and Belcastro Street (alignment), and a portion of right-of-way being Cougar Avenue located between Monte Cristo Way and Tenaya Way (alignment) (right-of-way vacation no longer needed) within Enterprise (description on file). SB/gc/ml (For possible action) **BCC 9/7/16**
HOLD- Held per applicant request, return to the 9/14/16 TAB
10. **WS-0408-15 – ZAK MAK, LLC, ET AL:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced lot area (previously not notified); **2)** allow single family residential lots to front a collector street (previously not notified); and **3)** off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) (previously not notified).
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finished grade (previously not notified) on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action) **BCC 9/7/16**
HOLD- Held per applicant request, return to the 9/14/16 TAB
11. **DR-0486-16 – 4129, LLC:**
DESIGN REVIEWS for the following: **1)** a commercial complex; and **2)** landscaping on a portion of 7.3 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the southeast corner of Blue Diamond Road and El Capitan Way within Enterprise. SB/jt/raj (For possible action) **BCC 9/7/16**
MOVED BY David Chestnut
APPROVED
Add current planning conditions;
 - **If NDOT denies access to Blue Diamond Rd., the applicant will not be required to apply for a new Design Review to accommodate this change;**
 - **Design Review as a public hearing for lighting and signage;****Subject to staff conditions**
VOTE: 4-0/Unanimous
12. **DR-0494-16 – MEHDIABADI, PARVEZ & NAJMI, ROUHIYEH:**
DESIGN REVIEWS for the following: 1) commercial building with a drive-thru within a future retail center; and 2) lighting plan on a portion of 1.9 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Rainbow Boulevard and Santoli Avenue within Enterprise. SS/lm/ml (For possible action) **BCC 9/7/16**
MOVED BY David Chestnut
APPROVED
Add current planning conditions;
 - **Design Review as a public hearing for signage;**
 - **Design Review as a public hearing for undeveloped pad site;**

Subject to staff conditions;

VOTE: 4-0/Unanimous

13. **NZC-0953-14 (ET-0104-16) – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**
ZONE CHANGE to reclassify 1.4 acres from H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District for a single family residential development.
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.
WAIVERS OF CONDITIONS of a zone change (NZC-0356-13) requiring the following: **1)** provide minimum 10,000 square foot lots along the northern boundary of the development; **2)** provide a minimum 10 foot wide intense landscape buffer along Blue Diamond Road; and **3)** design review as a public hearing on final plans.
DESIGN REVIEW for a single family residential development on 25.0 acres in an R-2 (Medium Density Residential) Zone with a portion of the development in the MUD-4 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Grand Canyon Drive within Enterprise (description on file). SB/jvm/mcb (For possible action) **BCC 9/7/16**
MOVED BY David Chestnut
APPROVED- Subject to staff conditions
VOTE: 4-0/Unanimous
14. **NZC-0356-13 (ET-0105-16) – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 23.5 acres from R-E (Rural Estates Residential) Zone, C-1 (Local Business) Zone, and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone for a single family residential development with a portion of the development within the MUD-4 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Grand Canyon Drive within Enterprise (description on file). SB/jvm/mcb (For possible action) **BCC 9/7/16**
MOVED BY David Chestnut
APPROVED-Subject to staff conditions
VOTE: 4-0/Unanimous
15. **TM-0111-16 – MEHDIABADI, PARVEZ & NAJMI, ROUHIYEH:**
TENTATIVE MAP for a commercial subdivision on 1.9 acres in a C-1 (Local Business) Zone. Generally located at southwest corner of Rainbow Boulevard and Santoli Avenue within Enterprise. SS/lm/ml (For possible action) **BCC 9/7/16**
MOVED BY David Chestnut
APPROVED- Subject to staff conditions
VOTE: 4-0/Unanimous
16. **TM-0112-16 - CFT LANDS, LLC, ET AL:**
TENTATIVE MAP consisting of 130 single family residential lots and common lots on 24.2 acres in an R-D (Suburban Estates Residential) (PUD) Zone and R-2 (Medium Density Residential) Zone. Generally located on the east side of Arville Street and the north side of Pyle Avenue within Enterprise. SB/pb/ml (For possible action) **BCC 9/7/16**
MOVED BY David Chestnut
DENIAL
VOTE: 4-0/Unanimous
17. **UC-0477-16 – LBUBS 2007-C6 ANNEX REO, LLC:**
USE PERMITS for the following: **1)** restaurants; **2)** on premises consumption of alcohol; **3)** alcohol sales, beer & wine (packaged only); **4)** alcohol sales, liquor (packaged only); **5)** arcade; **6)** art gallery studio; **7)** personal services (salon & spa); **8)** billiard hall; **9)** nightclub; **10)** pharmacy; **11)** photographic studio; **12)** sporting goods; **13)** outside dining & cooking; **14)** food processing (bakery); **15)** convenience store; **16)** museum; and **17)** temporary outdoor commercial events in

BOARD OF COUNTY COMMISSIONERS

STEVEN SISOLAK, Chair–LARRY BROWN, Vice-Chair

SUSAN BRAGER–CHRIS GIUNCHIGLIANI–MARILYN KIRKPATRICK–MARY BETH SCOW–LAWRENCE WEEKLY

DON BURNETTE, County Manager

conjunction with an existing shopping center on 5.2 acres in an H-1 (Limited Resort and Apartment District) (AE-60) Zone within the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Robindale Road within Enterprise. SS/mk/mcb (For possible action) **BCC 9/7/16**

MOVED BY David Chestnut

APPROVED- Subject to staff conditions

VOTE: 4-0/Unanimous

18. **UC-0488-16 – TEN15 BLUE DIAMOND DECATUR, LLC:**

USE PERMIT to reduce the separation of an outside dining area from a residential use.

DESIGN REVIEW for a commercial building with a drive-thru and outside dining within an existing shopping center on a portion of 2.0 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road, 500 feet east of Edmond Street within Enterprise. SB/gc/ml (For possible action) **BCC 9/7/16**

MOVED BY David Chestnut

APPROVED- Subject to staff conditions

VOTE: 4-0/Unanimous

19. **VS-0497-16 – CFT LANDS, LLC, ET AL:**

VACATE AND ABANDON easements of interest to Clark County located between Arville Street (alignment) and Hinson Street (alignment), and between La Baron Avenue (alignment) and Pyle Avenue (alignment) within Enterprise (description on file). SB/pb/ml (For possible action) **BCC 9/7/16**

MOVED BY David Chestnut

APPROVED- Subject to staff conditions

VOTE: 4-0/Unanimous

20. **WS-0501-16 – BLUE DIAMOND M-E, LLC, ET AL:**

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between signs.

DESIGN REVIEW for a sign plan for a commercial development on approximately 28.2 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. SB/rk/ml (For possible action) **BCC 9/7/16**

MOVED BY David Chestnut

DENIAL

VOTE: 4-0/Unanimous

21. **ZC-0498-16 – CFT LANDS, LLC, ET AL:**

ZONE CHANGE to reclassify 14.0 acres from R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential District) Zone; and reclassify 10.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.

USE PERMIT for a residential planned unit development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** increased building height; and **3)** increased wall height.

DESIGN REVIEW for a single family residential development (northern portion of the site is in an R-2 zone while the southern portion of the site is in an R-D zone and part of a planned unit development (PUD)). Generally located on the east side of Arville Street and the north side of Pyle Avenue within Enterprise (description on file). SB/rk/ml (For possible action) **BCC 9/7/16**

MOVED BY David Chestnut

APPROVED- ZONE CHANGE Subject to staff conditions

DENIAL- USE PERMIT, WAIVERS OF DEVELOPMENT STANDARDS, AND DESIGN REVIEW.

VOTE: 4-0/Unanimous

22. **ZC-0433-16 – MOUNTAIN BLUE 12 IRR BUSINESS:**
ZONE CHANGE to reclassify a 6.4 acre portion of 12.5 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce the departure distance from an intersection to a driveway.

DESIGN REVIEW for a proposed shopping center on 6.4 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Pebble Road within Enterprise (description on file). SB/jt/raj (For possible action)

BCC 9/17/16

MOVED BY David Chestnut

APPROVE - Zone Change with reduction to C-1;

APPROVE - Waiver of Development Standards;

ADD Current Planning condition: Design Review as a public hearing for lighting and signage

Subject to all other staff conditions

VOTE: 4-0/Unanimous

VII. General Business:

1. Update budget requests from 2015-2016 year (for possible action)

- a. Update to 2015/2016 requests provided by liaison to TAB (see attached). Discussion and public input to be accepted at 08/31/16 and 9/28/16 TAB meetings
Recommendations for 2016/2017 to be finalized at 10/26/16 TAB meeting.

VIII. Public Comment:

TAB member requests the Chair place an item on the next agenda to discuss and possibly recommend the Enterprise vision statement be submitted for the next Enterprise annual land use update.

IX. Next Meeting Date

The next regular meeting will be August 31, 2016 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 9:04 p.m.