



Enterprise Town Advisory Board

August 15, 2018

MINUTES

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

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.

Dionicio Gordillo, 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.

None.

III. Approval of August 1, 2018 Minutes (For possible action)

Motion by: Dave Chestnut

Action: **APPROVE** minutes for August 1, 2018 as published

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

IV. Approval of Agenda for August 15, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested holds:

1. NZC-18-0287-USA: Hold to Enterprise TAB meeting on August 29, 2018.
2. TM-18-500059-USA: Hold to Enterprise TAB meeting on August 29, 2018.
3. VS-18-0290-USA: Hold to Enterprise TAB meeting on August 29, 2018.

Related applications:

5. NZC-18-0517-YI, SAM HEE:
8. NZC-18-0560-ORENGIL KIVANC, ET AL:
14. VS-18-0558-LU FAMILY TRUST ET AL & LU DIEP QUANG & MUOI DAI TRS:
9. NZC-18-0565-MOSAIC LAND 1 EXCHANGE, LLC:
15. VS-18-0564-MOSAIC LAND 1 EXCHANGE, LLC:

6. NZC-18-0551-DALEY FAMILY TRUST & DALEY WILLIAM TRS, ET AL:
26. ZC-18-0555-DALEY FAMILY TRUST & DALEY, WILLIAM TRS, ET AL:

7. NZC-18-0553-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
13. VS-18-0552-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

19. TM-18-500123-BDA NORTH, LLC:
25. ZC-18-0513-BDA NORTH, LLC:

20. UC-18-0421-DURANGO SQUARE, LLC:
23. WC-18-400145 (ZC-0384-09)-DURANGO SQUARE, LLC:

V. Informational Items

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

1. The TAB is seeking volunteers to representative to Enterprise on the Community Development Advisory Committee (CDAC). It is anticipated that CDAC meetings will begin in January 2019 and consist of members reviewing applications, hearing presentations, visiting project sites, and making recommendations for all Home Investment Partnerships Program (HOME), Neighborhood Stabilization Program (NSP), and Emergency Solutions Grant (ESG) projects.
2. Clark County representatives will be hosting a Park Planning Meeting to review proposed plans for a 5 acre nature themed park and trailhead adjacent to Forbuss Elementary School. The meeting will be August 23, 6pm-7pm at Forbuss Elementary School – 8601 S Grand Canyon Dr. This item will likely be on the August 29 Enterprise TAB agenda.
3. The Grand Opening of the Southern Highlands soccer park is scheduled for August 28, 3:30pm.
4. Public Works Multi-Use Center Grand Opening will be September 12, 10:30am at 9935 S Jones Blvd.

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) **08/21/18 PC**

Applicant requested **HOLD** to August 29, 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) **08/21/18 PC**

Applicant requested **HOLD** to August 29, 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) **08/21/18 PC**

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

4. ET-18-400168 (UC-0550-08)-USA:

USE PERMIT THIRD EXTENSION OF TIME to commence the use of hazardous materials storage in conjunction with a water treatment facility.
DESIGN REVIEW for public facility structures (water treatment facility) on an approximate 20.0-acre site in a P-F (Public Facility) Zone. Generally located on the north and south sides of Cactus Avenue (alignment) and on the west side of Buffalo Drive within Enterprise. SB/tk/ja (For possible action) **09/04/18 PC**

Motion by David Chestnut

Action: **APPROVE**

CHANGE Current Planning bullet #1 to read:

- Remove the time limit.

Per staff conditions

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

5. NZC-18-0517-YI, SAM HEE:

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single-family residential development.

DESIGN REVIEW for a proposed single-family residential development. Generally located on the southwest corner of Cactus Avenue and Durango Drive within Enterprise (description on file).

SB/al/ja (For possible action) **09/04/18 PC**

Motion by Basil Raffa
Action: **APPROVE** per revised plans on file
Per staff conditions
Motion **PASSED** (3-0) / Unanimous

6. **NZC-18-0551-DALEY FAMILY TRUST & DALEY WILLIAM TRS, ET AL:**
ZONE CHANGE to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone and C-2 (General Commercial) Zone to C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a shopping center. Generally located on the south side of Badura Avenue and the west side of Redwood Street within Enterprise (description on file). SS/dg/ja (For possible action) **09/04/18 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) / Unanimous

7. **NZC-18-0553-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 2.6 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single-family residential development.
DESIGN REVIEWS for the following:
1) single family residential development; and
2) increase finished grade for lots within a proposed single-family residential development.
Generally located on the southeast corner of Neal Avenue and Gilespie Street within Enterprise (description on file). SS/al/ja (For possible action) **09/04/18 PC**

Motion by David Chestnut
Action: **APPROVE** zone change reduced to R-1.
ADD Current Planning condition:
• Single-story homes abutting current single-story homes
Per staff conditions
Motion **PASSED** (3-0) / Unanimous

8. **NZC-18-0560-ORENGIL KIVANC, ET AL:**
ZONE CHANGE to reclassify 12.6 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single-family residential development.
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEWS for the following:
1) single family residential development; and
2) allow a hammerhead design cul-de-sac in conjunction with a single-family residential development.
Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise (description on file). SB/al/ja (For possible action) **09/04/18 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) / Unanimous

9. **NZC-18-0565-MOSAIC LAND 1 EXCHANGE, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single-family residential development.
DESIGN REVIEW for a proposed single-family residential development. Generally located on the southwest corner of Cactus Avenue and Lisa Lane within Enterprise (description on file). SB/al/ja (For possible action) **09/04/18 PC**

Motion by Basil Raffa
Action: **APPROVE** Per staff conditions
Motion **PASSED** (3-0) / Unanimous

10. **UC-18-0524-ALLAY INVESTMENTS, LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a shopping center on 1.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard, 250 feet north of Santoli Avenue within Enterprise. SS/rk/ja (For possible action) **09/04/18 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) / Unanimous

11. **VS-18-0515-LEGACY TRADITIONAL SCHOOLS-NEVADA INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Montessouri Street (alignment) and Rosanna Street (alignment), and between Wigwam Avenue (alignment) and Cougar Avenue (alignment) within Enterprise (description on file). SB/bk/ja (For possible action) **09/04/18 PC**

Motion by David Chestnut
Action: **Hold** to Enterprise TAB meeting on August 29, 2018 due to applicant no show
Motion **PASSED** (3-0) / Unanimous

12. **VS-18-0538-WELCH, DARRYL WAYNE:**
VACATE AND ABANDON easements of interest to Clark County located between Mohawk Street and Edmond Street and between Cougar Avenue and Wigwam Avenue within Enterprise (description on file). SB/sd/ja (For possible action) **09/04/18 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) / Unanimous

13. **VS-18-0552-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON a portion of a right-of-way being Giles pie Street located between Neal Avenue and Centocelle Avenue within Enterprise (description on file). SS/al/ja (For possible action) **09/04/18 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) / Unanimous

14. **VS-18-0558-LU FAMILY TRUST ET AL & LU DIEP QUANG & MUOI DAI TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Erie Avenue, and between Durango Drive and El Capitan Way (alignment); and portions of a

right-of-way being Durango Drive located between Levi Avenue and Erie Avenue, and Irvin Avenue between Durango Drive and El Capitan Way (alignment) within Enterprise (description on file). SB/al/ja (For possible action) **09/04/18 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) / Unanimous

This application was denied because the TAB recommends denial for NZC-18-0560.

15. **VS-18-0564-MOSAIC LAND 1 EXCHANGE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Lisa Lane, and between Cactus Avenue and Conn Avenue; and a portion of a right-of-way being Cactus Avenue located between Durango Drive and Lisa Lane within Enterprise (description on file). SB/al/ja (For possible action) **09/04/18 PC**

Motion by Basil Raffa
Action: **APPROVE** Per staff conditions
Motion **PASSED** (3-0) / Unanimous

16. **WS-18-0532-HINES, CHRISTOPHER & VERONICA:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a proposed gate in conjunction with a proposed detached accessory garage on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the north side of Agate Avenue and the west side of Arville Street within Enterprise. SB/rk/ja (For possible action) **09/04/18 PC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning Condition: Entry/exit for RV only
Motion **PASSED** (3-0) / Unanimous

17. **WS-18-0544-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #5**
LEASE:
WAIVER OF DEVELOPMENT STANDARDS to increase height of freestanding luminary (parking lot lights) poles in conjunction with a previously approved office/industrial park on a portion of 8.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Roy Horn Way and the east side of Edmond Street within Enterprise. SS/lm/ja (For possible action) **09/04/18 PC**

Motion by Basil Raffa
Action: **APPROVE** Per staff conditions
Motion **PASSED** (3-0) / Unanimous

18. **DR-18-0518-MONARCH LUXURY APARTMENTS, LLC:**
DESIGN REVIEWS for the following:
1) a multiple family residential development; and
2) modified parking requirements
on 2.7 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Haleh Avenue (alignment), the east side of Ullom Drive, and 500 feet east of Decatur Boulevard within Enterprise. SB/gc/ja (For possible action) **09/05/18 BCC**

Motion by David Chestnut

Action: **APPROVE:**

ADD Current Planning condition:

- Enclosed parking to be used for parking only

Per staff conditions

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

19. TM-18-500123-BDA NORTH, LLC:

TENTATIVE MAP for a commercial subdivision on 3.1 acres in a C-2 (General Commercial) Zone and C-2 (General Commercial) (AE-60) Zone within the MUD-2 Overlay District. Generally located between Blue Diamond Road and Wigwam Avenue and the east side of Arville Street within Enterprise (description on file). SB/dg/ja (For possible action) **09/05/18 BCC**

Motion by David Chestnut

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

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

20. UC-18-0421-DURANGO SQUARE, LLC:

USE PERMIT for a proposed mini-warehouse facility.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEWS for the following:

- 1) proposed mini-warehouse facility;
- 2) comprehensive sign plan;
- 3) site and building lighting; and
- 4) increased finished grade on 1.9 acres in C-1 (Local Business) Zone.

Generally located on the east side of Durango Drive and the north side of Cougar Avenue within Enterprise. SB/dg/ja (For possible action) **09/05/18 BCC**

Motion by David Chestnut

Action: **APPROVE:**

ADD Current Planning conditions:

- Add shielded lighting on the north and east side of building B;
- Hours of operation 8 am. to 7 pm.

Per staff if approved conditions

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

21. UC-18-0463-MILLSTONE PROPERTIES NV:

USE PERMIT for a recreational facility including an accessory wedding chapel.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) alternative landscaping;
- 2) allow a non-decorative metal roof;
- 3) allow a use not within an enclosed building;
- 4) reduce access gate setback;
- 5) alternative driveway geometrics; and
- 6) full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving).

DESIGN REVIEWS for the following:

- 1) a recreational facility; and
- 2) alternative parking lot landscaping on 2.27 acres

in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Rancho Destino Road, approximately 300 feet north of Shelbourne Avenue within Enterprise. SS/ja/ja (For possible action) **09/05/18 BCC**

Motion by Basil Raffa

Action: **DENY**
Motion **PASSED** (3-0) / Unanimous

22. UC-18-0547-BHATTI, BHUPINDER S.:

USE PERMIT for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduced gate setback;
- 2) alternative street landscaping;
- 3) eliminate parking lot landscaping;
- 4) allow alternative screening adjacent to a less intensive use;
- 5) trash enclosure requirements;
- 6) off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving); and
- 7) alternative commercial driveway design.

DESIGN REVIEW for a place of worship on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Rancho Destino Road, 350 feet south of Eldorado Lane within Enterprise. SS/gc/ja (For possible action) **09/05/18 BCC**

Motion by David Chestnut

Action: **HOLD per** applicant's agreement to the August 29, 2018 Enterprise TAB meeting to consider possible plan changes and work with the neighbors.

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

23. WC-18-400145 (ZC-0384-09)-DURANGO SQUARE, LLC:

WAIVER OF CONDITIONS of a zone change requiring the following:

- 1) per revised plans dated July 21, 2009;
- 2) landscaping per plans; and
- 3) provide future cross access to properties to the north and east

in conjunction with a proposed mini-warehouse facility on 1.9 acres in C-1 (Local Business) Zone. Generally located on the east side of Durango Drive and the north side of Cougar Avenue within Enterprise. SB/dg/ja (For possible action) **09/05/18 BCC**

Motion by David Chestnut

Action: **APPROVE:** per staff conditions

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

24. WS-18-0519-JONES 215, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed freestanding sign.

DESIGN REVIEW for a proposed freestanding sign in conjunction with an approved vehicle sales facility (automobile dealership, Jaguar/Land Rover) on a portion of 14.0 acres in a C-2 (General Commercial) Zone, M- D (Designed Manufacturing) Zone, and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Roy Horn Way, 320 feet east of Torrey Pines Drive within Enterprise (description on file). SS/rk/ja (For possible action) **09/05/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

25. ZC-18-0513-BDA NORTH, LLC:

ZONE CHANGE to reclassify 3.1 acres from H-2 (General Highway Frontage) Zone and H-2 (General Highway Frontage) (AE-60) Zone to C-2 (General Commercial) Zone and C-2 (General

Commercial) (AE-60) Zone within the MUD-2 Overlay District.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEWS for the following:

- 1) convenience store and gasoline station; and
- 2) increased finished grade.

Generally located between Blue Diamond Road and Wigwam Avenue and the east side of Arville Street within Enterprise (description on file). SB/dg/ja (For possible action) **09/05/18 BCC**

Motion by David Chestnut

Action: **APPROVE**:

ADD Current Planning conditions:

- Provide cross access to eastern properties if compatible uses are developed

Per staff conditions

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

26. ZC-18-0555-DALEY FAMILY TRUST & DALEY, WILLIAM TRS, ET AL:

ZONE CHANGE to reclassify 10.0 acres from C-2 (General Commercial) Zone and M-1 (Light Manufacturing) Zone to U-V (Urban Village - Mixed Use) Zone in the CMA Design and MUD-3 Overlay Districts.

DESIGN REVIEW for a proposed mixed-use development. Generally located on the south side of Arby Avenue and the west side of Redwood Street within Enterprise (description on file). SS/dg/ja (For possible action) **09/05/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

VII. General Business:

None

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 29, 2018 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 9:51 p.m.