



Enterprise Town Advisory Board

August 29, 2018

MINUTES

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

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.

None.

III. Approval of August 15, 2018 Minutes (For possible action)

Motion by: Dave Chestnut

Action: **APPROVE** minutes for August 15, 2018 as published

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

IV. Approval of Agenda for August 29, 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 September 12, 2018.
2. TM-18-500059-USA: Hold to Enterprise TAB meeting on September 12, 2018.
3. VS-18-0290-USA: Hold to Enterprise TAB meeting on September 12, 2018.

4. WS-18-0464-GREYSTONE NEVADA, LLC: Hold to Enterprise TAB meeting on September 12, 2018.
9. NZC-18-0583-EAGLE PROMENADE, LLC: Hold to Enterprise TAB meeting on October 10, 2018.
14. VS-18-0596-ROOHANI KHUSROW FAMILY TRUST: Hold to Enterprise TAB meeting on October 10, 2018
15. VS-18-0598-EAGLE PROMENADE, LLC: Hold to Enterprise TAB meeting on October 10, 2018

Related applications to be heard together:

12. VS-18-0587-DBAC, LLC:
18. WS-18-0588-DBAC, LLC:

19. TM-18-500121-CFT LANDS, LLC:
22. VS-18-0506-CFT LANDS, LLC:
23. ZC-18-0505-CFT LANDS, LLC:

20. TM-18-500143-TOUCHSTONE ST ROSE, LLC:
21. UC-18-0608-TOUCHSTONE ST ROSE, LLC:

V. Informational Items

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

- a. Public Works Multi-Use Center Grand Opening will be at 10:30 am on Wednesday, September 12, 2018 at 9935 South Jones Boulevard.
- b. 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.
- c. Please join LVMPD next Tuesday September 4th @ 6:30pm for their monthly First Tuesday community meeting. The meeting is held at the Windmill Library. Sgt Blake Smith from LVMPD and Christina Hall from The Rape Crisis Center will be our guest speakers.
- d. GMP Public Workshop:
Learn more about Las Vegas Valley groundwater at the Groundwater Management Program annual public workshop on Tuesday, Sept. 11 at 5:30 p.m. The workshop will be held at the Upper Level DLC Conference Room inside the Springs Preserve located at 333 S. Valley View 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 has requested a **HOLD** to September 12, 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 has requested a **HOLD** to September 12, 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 has requested a **HOLD** to September 12, 2018 Enterprise TAB meeting.

4. **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 has requested a **HOLD** to September 12, 2018 Enterprise TAB meeting.

5. **VS-18-0515-LEGACY TRADITIONAL SCHOOLS-NEVADA INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Montessori 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 Cheryl Wilson
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

6. **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: **DENY**
Motion **PASSED** (4-0) / Unanimous

7. **UC-18-0616-CHELSEA LAS VEGAS HOLDINGS, LLC:**
USE PERMIT for a gasoline station (alternative fuel/electric vehicle charging station).
DESIGN REVIEW for an electric vehicle charging station in conjunction with an existing shopping center (Las Vegas South Premium Outlet Mall) on a portion of 28.3 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the south side of Warm Springs Road, 150 feet west of Haven Street within Enterprise. SS/dg/ja (For possible action) **09/05/18 BCC**

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

8. **ZC-18-0567-USA & COUNTY OF CLARK (RPM) LEASE:**
ZONE CHANGE to reclassify 17.5 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) waive full off-sites (curb, gutter, sidewalks, street lights, and partial paving); and
- 2) allow modified commercial driveway geometrics.

DESIGN REVIEWS for the following:

- 1) a park and trailhead with signage and lighting; and
- 2) a final grading plan in conjunction with a hillside development (slopes greater than 12%).

Generally located on the west side of Grand Canyon Drive and the south side of Wigwam Avenue (alignment) within Enterprise (description on file). SB/lm/ja (For possible action) **09/05/18 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD current Planning Conditions:

- Design Review as a public hearing for phase II.
- Design Review as a public hearing for significant changes to phase I.

Per staff conditions

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

9. **NZC-18-0583-EAGLE PROMENADE, LLC:**

ZONE CHANGE to reclassify 12.6 acres from R-E (Rural Estates Residential) Zone and C-1 (Local Business) Zone to R-4 (Multiple Family Residential - High Density) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEW for a multi-family residential development on 12.6 acres. Generally located on the east side of Montessouri Street and the north and south sides of Mardon Avenue within Enterprise (description on file). SS/rk/ja (For possible action) **09/18/18 PC**

Applicant has requested a **HOLD** to October 10, 2018 Enterprise TAB meeting.

10. **VC-18-0591-GREYSTONE NEVADA, LLC:**

VARIANCE to reduce the front yard setback for 2 proposed single family residences on a total of 0.5 acres within an existing single-family residential development on 43.8 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located 800 feet south of Armani Avenue, and on the east and west sides of Piazza Street within Enterprise. SB/md/ja (For possible action) **09/18/18 PC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions.

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

11. **VS-18-0571-COUNTY OF CLARK (AVIATION), ET AL:**

VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Badura Avenue, and between Edmond Street and Decatur Boulevard within Enterprise (description on file). SS/jor/ja (For possible action) **09/18/18 PC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions.

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

12. **VS-18-0587-DBAC, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Rogers Street and Arville Street within Enterprise (description on file). SS/al/ja (For possible action) **09/18/18 PC**

Motion by Basil Raffa

Action: **APPROVE** per staff conditions.

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

13. **VS-18-0589-DBAC, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and the 215 Beltway, and between Schirlls Street (alignment) and Schuster Street (alignment) within Enterprise (description on file). SS/bk/ja (For possible action) **09/18/18 PC**

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

14. **VS-18-0596-ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Montessori Street and Rosanna Street (alignment), and a portion of right-of-way being Mardon Avenue located between Montessori Street and Rosanna Street (alignment) within Enterprise (description on file). SS/jor/ja (For possible action) **09/18/18 PC**

Applicant has requested a **HOLD** to October 10, 2018 Enterprise TAB meeting.

15. **VS-18-0598-EAGLE PROMENADE, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Rosanna Street between Mardon Avenue and Eldorado Lane and a portion of right-of-way being Eldorado Lane between Rosanna Street and Rainbow Boulevard within Enterprise (description on file). SS/jor/ja (For possible action) **09/18/18 PC**

Applicant has requested a **HOLD** to October 10, 2018 Enterprise TAB meeting.

16. **WS-18-0573-D.R. HORTON, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to establish alternative yards for residential lots. **DESIGN REVIEW** for building orientation for 2 proposed single family residential lots in conjunction with a previously approved single-family residential development on 18.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of La Cienega Street and the north and south sides of Chartan Avenue within Enterprise. SS/md/ja (For possible action) **09/18/18 PC**

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

17. **WS-18-0575-TEN15 BLUE DIAMOND DECATUR, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the area of a projecting/hanging sign. **DESIGN REVIEW** for a proposed projecting/hanging sign for an existing restaurant in conjunction with a partially developed 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, 570 feet east of Edmond Street within Enterprise. SB/dg/ja (For possible action) **09/18/18 PC**

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

18. **WS-18-0588-DBAC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard private street and cul-de-sac designs in conjunction with an approved single-family residential development on 5.0 acres in a R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Rogers Street and the south side of Maule Avenue within Enterprise. SS/al/ja (For possible action) **09/18/18 PC**

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

19. **TM-18-500121-CFT LANDS, LLC:**
TENTATIVE MAP consisting of 225 single family residential lots and common lots on 30.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Frias Avenue, 400 feet west of Jones Boulevard within Enterprise. SB/dg/ja (For possible action) **09/19/18 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) / Unanimous

20. **TM-18-500143-TOUCHSTONE ST ROSE, LLC:**
TENTATIVE MAP consisting of 519 condominium units and common element on 30.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Interstate 15, south of Bruner Avenue (alignment), north of St. Rose Parkway, and 1,200 feet west of Las Vegas Boulevard South within Enterprise. SS/pb/ja (For possible action) **09/19/18 BCC**

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

21. **UC-18-0608-TOUCHSTONE ST ROSE, LLC:**
USE PERMITS for the following:
1) High Impact Project; and
2) multiple family residential development on 30.3 acres.
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) trash enclosure requirements; and
2) reduced throat depth for multiple driveways.
DESIGN REVIEWS for the following:
1) proposed multiple family residential development on 30.3 acres;
2) final plans for a previously approved multiple family residential development on 20.5 acres;
and
3) increased finished grade
on 50.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Interstate 15, south of Bruner Avenue (alignment), north of St. Rose Parkway, and 1,200 feet west of Las Vegas Boulevard South within Enterprise. SS/pb/ja (For possible action) **09/19/18 BCC**

Motion by David Chestnut
Action:
APPROVE Use permits #s 1 & 2;
APPROVE Waiver of Development Standards #s 1 & 2;
APPROVE Design Review #s 1 & 2;
DENY Design Review # 3;
Per staff if approved conditions
Motion **PASSED** (4-0) / Unanimous

22. **VS-18-0506-CFT LANDS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Mann Street, and between Frias Avenue and Cactus Avenue within Enterprise (description on file). SB/dg/ja (For possible action) **09/19/18 BCC**

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

23. **ZC-18-0505-CFT LANDS, LLC:**
ZONE CHANGE to reclassify 30.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) increase building height;
- 2) increase wall heights; and
- 3) reduce the street intersection off-set.

DESIGN REVIEWS for the following:

- 1) proposed single family residential development;
- 2) hammerhead street design; and
- 3) increase finished grade.

Generally located on the south side of Frias Avenue, 400 feet west of Jones Boulevard within Enterprise (description on file). SB/dg/ja (For possible action) **09/19/18 BCC**

Motion by David Chestnut
Action:
APPROVE Zone Change;
APPROVE Waiver of Development Standards #s 1 & 2
DENY Waiver of Development Standards # 3;
DENY Design Review #s 1, 2 & 3;
ADD Current Planning conditions:

- All private roads to have a 4 ft. or greater sidewalk on one side.

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

VII. General Business:

1. Review FY 2017/2018 budget request(s) and take public input regarding suggestions for FY 2019/2020 budget request(s). (For possible action).

Responses to last year's budget submission were presented. See Attachment 1.
Last year's format was well reviewed and should be continued as it provides additional information to Commissioners and departmental staff.

The budget submission for this year will be discussed in future TAB meetings and finalized at the October 10, 2018 meeting.

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 September 12, 2018 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 8:55 p.m.