



# Enterprise Town Advisory Board

November 9, 2016

## MINUTES

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

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- I. Call to Order, Pledge of Allegiance, Roll Call (see above) County Staff Introductions  
Tiffany Hesser; County Liaison, Al Laird; Planning

Meeting was called to order by Chair Frank Kapriva at 6:00 p.m.

- II. Public Comment

None

- III. Approval of October 26, 2016 Minutes

**MOVED BY Frank Kapriva**  
**APPROVE minutes as submitted.**  
**Vote: 3-0 Unanimous**

- IV. Approval of Agenda for November 9, 2016

**MOVED BY Frank Kapriva**  
**APPROVE agenda with the following changes:**  
**Companion items heard together as follows:**

8. **UC-0708-16 – BARTSAS MARY 10, LLC**  
9. **VS-0709-16 - BARTSAS MARY 10, LLC**  
  
10. **TM-0053-16 (WC-0143-16) – D.R. HORTON, INC**  
11. **WS-0253-16 (WC-0144-16) – D.R. HORTON, INC**

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion only)
2. Rock N Roll Marathon will be held 11/9/16. Parts of Las Vegas Blvd. will closed, no further south than Sunset Rd. Closures will be from 2:30 p.m- 10:30 pm.
3. Neighborhood meeting to discuss proposed Hotel on the property located at Warm Springs Rd. and Bermuda Rd. UC-770-16 Meeting to be held 11/14/16 at 5:30 p.m. at the M Resort room-Molise 4
4. Neighborhood meeting to discuss proposed Maverick store located at Warm Springs Rd. and Bermuda Rd. UC-66-5216 Meeting to be held 11/14/16 at 6:30 p.m. at the M Resort room-Molise 4
5. Neighborhood meeting to discuss a proposed Non-Conforming Zone Boundry Amendment for property located south of Blue Diamond Rd. and east of Hualapai Way. Meeting to be held 11/17/16 at 6:00 p.m. at the Enterprise Library
6. Town Advisory Board applications are being accepted for the 2 year term beginning January 2017. Applications can be found at [www.ClarkCountynv.gov](http://www.ClarkCountynv.gov) (For discussion only)

VI. Planning & Zoning

1. **UC-0669-16 – J I A LONG HOLDINGS, LLC:**  
**USE PERMIT** for a congregate care facility with accessory commercial uses.  
**DESIGN REVIEW** for a congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Erie Avenue and Bermuda Road within Enterprise. SS/al/raj (For possible action) **PC 11/15/16**

**PREVIOUS ACTION Enterprise TAB October 26, 2016: HELD to November 9, 2016 TAB per agreement of applicant to meet with neighbors.**

**MOVED BY- David Chestnut**  
**DENY- Subject to if approved staff conditions**  
**VOTE: 4-0 Unanimous**

2. **DR-0737-16 – MAVERICKVEGAS, LLC:**  
**DESIGN REVIEWS** for the following: **1)** proposed retail/restaurant buildings with drive-thru windows; and **2)** a proposed ATM structure within an existing shopping center on 0.8 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the east side of Maryland Parkway, 900 feet south of Silverado Ranch Boulevard within Enterprise. SS/gc/raj (For possible action) **PC 12/6/16**

**HELD- Hold per applicant. Return to the 12/14/16 TAB meeting**

3. **VS-0713-16 – STANLEY, SEAN:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cougar Avenue and Wigwam Avenue, and between Duneville Street and Westwind Road, and a portion of a right-of-way being Duneville Street located between Cougar Avenue and Wigwam Avenue within Enterprise (description on file). SB/rk/mcb (For possible action) **PC 12/6/16**

**MOVED BY- David Chestnut**

**APPROVE- Subject to staff conditions**

**VOTE: 4 - 0 Unanimous**

4. **WS-0733-16 – TLF LOGISTICS II ELDORADO BUSINESS CENTER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a wall sign to face an adjacent residential development.  
**DESIGN REVIEW** for a wall sign for a tenant space within an existing office/warehouse complex on a portion of 15.1 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone in the MUD-2 Overlay District. Generally located on the west side of Dean Martin Drive and the north side of Eldorado Lane within Enterprise. SS/gc/ml (For possible action) **PC 12/6/16**

**MOVED BY- David Chestnut**

**DENY**

**VOTE: 4-0 Unanimous**

5. **DR-0727-16 – WARMJONES HOLDING, LLC:**  
**DESIGN REVIEWS** for the following: 1) a proposed restaurant building with a drive-thru window; and 2) a proposed vehicle maintenance facility on 0.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard, 300 feet north of Warm Springs Road within Enterprise. SS/gc/raj (For possible action) **BCC 12/7/16**

**MOVED BY- David Chestnut**

**APPROVE- Subject to staff conditions**

**Add current planning condition**

- **Design review as a public hearing for lighting and signage**
- **Establish cross access and shared parking agreement are in place**

**VOTE: 4-0 Unanimous**

6. **DR-0736-16 – MAVERIK, INC.:**  
**DESIGN REVIEW** for a proposed convenience store with a gasoline station on 2.4 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the southwest corner of Blue Diamond Road and Durango Drive within Enterprise. SB/rk/mcb (For possible action) **BCC 12/7/16**

**MOVED BY- David Chestnut**

**APPROVE- Subject to staff conditions**

**Add condition**

- **Move RV fuel pumps closer to Blue Diamond Rd.**

**VOTE: 4-0 Unanimous**

7. **NZC-0129-13 (ET-0142-16) – D.R. HORTON, INC.:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 15.2 acres from R-E (Rural Estates Residential) Zone and M-1 (Light Manufacturing) Zone to R-2 (Medium Density Residential) for a single family residential development. Generally located on the east side of Rainbow Boulevard and the south side of Mountains Edge Parkway within Enterprise (description on file). SB/co/ml (For possible action) **BCC 12/7/16**

**MOVED BY- Cheryl Wilson**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

8. **UC-0708-16 – BARTSAS MARY 10, LLC:**  
**USE PERMITS** for the following: **1)** retail uses; **2)** restaurants; **3)** alcohol, on-premises consumption (taverns/bars/supper clubs); **4)** a convenience store, **5)** vehicle wash (automobile); and **6)** a gasoline station within a shopping center.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping buffer along a street; and **2)** allow non-standard improvements within the right-of-way.  
**DESIGN REVIEW** for a shopping center on 4.9 acres in an H-1 (Limited Resort and Apartment) Zone and an H-2 (General Highway Frontage) Zone in the MUD-1 and MUD-4 Overlay Districts. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. SS/pb/ml (For possible action) **BCC 12/7/16**

**HELD- Hold to the 11/30/16 TAB meeting per applicant to obtain further legal information on the placement of tavern, and meeting with neighbors.**

9. **VS-0709-16 - BARTSAS MARY 10, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street and between Cactus Avenue and Conn Avenue (alignment), and a portion of right-of-way being Giles Street located between Cactus Avenue and Conn Avenue (alignment) within Enterprise (description on file). SS/pb/ml (For possible action) **BCC 12/7/16**

**HELD- Hold to the 11/30/16 TAB meeting per the applicant**

10. **TM-0053-16 (WC-0143-16) – D.R. HORTON, INC.:**  
**WAIVER OF CONDITIONS** of a tentative map requiring right-of-way dedication to include 30 to 60 feet for Meranto Avenue, 30 to 60 feet for Montessori Street, 30 to 60 feet for Rosanna Street, 30 feet for Richmar Avenue, and all associated spandrels in conjunction with a single family residential development on 17.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north and south sides of Meranto Avenue and the east and west sides of Montessori Street within Enterprise. SB/co/ml (For possible action) **BCC 12/7/16**

**MOVED BY- Frank Kapriva**

**NO RECOMMENDATION**

**Board did not have sufficient information to resolve residents concerns.**

**VOTE: 4-0 Unanimous**

11. **WS-0253-16 (WC-0144-16) – D.R. HORTON, INC.:**  
**WAIVER OF CONDITIONS** of a waiver of development standards requiring right-of-way dedication to include 30 to 60 feet for Meranto Avenue, 30 to 60 feet for Montessori Street, 30 to 60 feet for Rosanna Street, 30 feet for Richmar Avenue and all associated spandrels in conjunction with a single family residential development on 17.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north and south sides of Meranto Avenue and the east and west sides of Montessori Street within Enterprise. SB/co/ml (For possible action) **BCC 12/7/16**

**MOVED BY- Frank Kapriva**

**NO RECOMMENDATION**

**Board did not have sufficient information to resolve residents' concerns.**

**VOTE: 4-0 Unanimous**

12. **WS-0724-16 – INTERLINKS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased animated sign area; and 2) allow wall signs to face adjacent residential development.  
**DESIGN REVIEW** for signage in conjunction with an approved medical office building on 2.1 acres in a C-1 (Local Business) Zone within the MUD-3 Overlay District. Generally located on the southeast corner of Blue Diamond Road and Mohawk Street within Enterprise. SB/pb/raj  
(For possible action) **BCC 12/7/16**

**MOVED BY- David Chestnut**

**DENY- Waiver of development standards #1 and #2**

**APPROVE- Design review with free standing sign restricted to 25 feet and 50 square foot of illuminated area**

**DENY- Signs on the east elevation**

**RECOMMEND- sign C(as shown on site plan) monument sign to be placed along Mohawk  
Subject to staff conditions**

**VOTE: 4-0 Unanimous**

VII. General Business

No items

VIII. Public Comment

IX. Next Meeting Date

The next regular meeting will be November 30, 2016 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 8:11 p.m.