



# Enterprise Town Advisory Board

November 30, 2016

## MINUTES

---

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>PRESENT</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>	

---

- I. Call to Order, Pledge of Allegiance, Roll Call (see above) County Staff Introductions  
Mike Shannon, Dionicio Gordillo; Planning

Meeting was called to order by Chair Frank Kapriva at 6:05 p.m.

- II. Public Comment

None

- III. Approval of November 9, 2016 Minutes

**MOVED BY Frank Kapriva**  
**APPROVE minutes as submitted.**  
**Vote: 5-0 Unanimous**

- IV. Approval of Agenda for November 30, 2016

**MOVED BY Frank Kapriva**  
**APPROVE agenda with the following changes:**

**Companion items heard together as follows:**

1. **UC-0708-16 – BARTSAS MARY 10, LLC**
2. **VS-0709-16 - BARTSAS MARY 10, LLC**
  
7. **DR-0635-16 – RAINSPRINGS, LLC:**
8. **DR-0774-16 – RAINSPRINGS, LLC:**

V. Informational Items

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

**None heard**

VI. Planning & Zoning

1. **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**

**PREVIOUS ACTION Enterprise TAB November 9, 2016 per applicant to obtain further legal information on the placement of tavern, and meeting with neighbors.**

**ITEM HELD: No date. Need to reapply for zone change.**

2. **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**

**PREVIOUS ACTION Enterprise TAB November 9, 2016 per applicant to obtain further legal information on the placement of tavern, and meeting with neighbors.**

**ITEM HELD: No date. Need to reapply for zone change.**

3. **UC-0754-16 – 7715 SOUTH RAINBOW, LLC, ET AL:**

**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within an existing shopping center on a portion of 1.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard, 250 feet south of Robindale Road within Enterprise. SS/dg/ml (For possible action) **PC 12/20/16**

**MOVED BY- David Chestnut**

**APPROVE- Subject to staff conditions**

**VOTE: 5 - 0 Unanimous**

4. **UC-0766-16 – BLACK BONGO LP:**  
**USE PERMIT** to allow retail sales (furniture store) within an existing office/warehouse complex on a portion of 16.5 acres in an M-D (Design Manufacturing) (AE-65) Zone in an MUD-2 Overlay District. Generally located on the southeast corner of Dean Martin Drive and Robindale Road within Enterprise. SS/al/ml (For possible action) **PC 12/20/16**

**MOVED BY- David Chestnut**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

5. **UC-0773-16 – BUELTEL, JOHN & DEBORA:**  
**USE PERMITS** for the following: **1)** allow an accessory structure (multi-use building) prior to the principal dwelling (single family residence); **2)** increase the area of a proposed accessory structure; **3)** allow an accessory structure that is not compatible with the proposed principal structure (single family residence); and **4)** modified design standards.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of an accessory structure (multi-use building).  
**DESIGN REVIEW** for a proposed accessory structure in conjunction with a proposed single family residence on 1.3 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the north side of Ford Avenue, 330 feet east of Arville Street within Enterprise. SB/mk/mcb (For possible action) **PC 12/20/16**

**HELD- per applicant to work with neighbors regarding their concerns.**  
**Return to the 1/11/17 TAB meeting**

6. **VS-0763-16 – LV SILVERADO WEST, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and between Gilespie Street and Bermuda Road within Enterprise (description on file). SS/co/mcb (For possible action) **PC 12/20/16**

**MOVED BY- David Chestnut**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

7. **DR-0635-16 – RAINSPRINGS, LLC:**  
**HOLDOVER DESIGN REVIEW** for a proposed comprehensive sign plan for an approved retail center on a portion of 1.4 acres in a C-2 (General Commercial) Zone within the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Rainbow Boulevard and the south side of Capovilla Avenue within Enterprise. SS/lm/mcb (For possible action) **BCC 12/20/16**

**MOVED BY- David Chestnut**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

8. **DR-0774-16 – RAINSPRINGS, LLC:**  
**DESIGN REVIEW** for a proposed exterior building modification (façade) of an approved retail/commercial building within an existing shopping center on a portion of 1.5 acres in a C-2 (General Commercial) Zone within the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Rainbow Boulevard and the south side of Capovilla Avenue within Enterprise. SS/mk/ml (For possible action) **BCC 12/20/16**

**MOVED BY- David Chestnut**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

9. **NZC-0544-13 (ET-0155-16) – RICHMOND AMERICAN HOMES OF NEVADA, INC.:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.0 acres from C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone.  
**DESIGN REVIEW** for a compact lot single family residential development on 5.0 acres. Generally located on the southeast corner of Cactus Avenue and Mann Street within Enterprise (description on file). SB/co/ml (For possible action) **BCC 12/20/16**

**MOVED BY- David Chestnut**  
**APPROVE- Subject to staff conditions**

- **Changing the Complete date to 12/4/19**

**VOTE: 5-0 Unanimous**

10. **UC-0770-16 – NEELKANTH HOSPITALITY, LLC:**  
**USE PERMITS** for the following: 1) to increase building height; and 2) permit long term/short term lodging in conjunction with an approved hotel.  
**WAIVER OF CONDITIONS** for zone change ZC-0192-14 stating no extended stay hotel.  
**DESIGN REVIEW** for modifications to an approved hotel on 2.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Warm Springs Road, 350 feet west of Bermuda Road within Enterprise. SS/al/mcb (For possible action) **BCC 12/20/16**

**MOVED BY- David Chestnut**  
**APPROVE- Use permit #1 Subject to staff conditions**  
**DENY- Use permit #2**  
**DENY- Waiver of conditions**  
**APPROVE- Design review Subject to staff conditions**  
**Add Current planning**

- **Design review as public hearing for lighting and signage**

**VOTE: 5-0 Unanimous**

11. **NZC-0586-13 (WC-0156-16) – MRCECWRG WARM SPRINGS, LLC, ET AL:**  
**WAIVER OF CONDITIONS** of a zone change requiring no gates allowed in this development in conjunction with a single family residential development on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located between Warm Springs Road and Eldorado Lane, 350 feet east of Buffalo Drive within Enterprise. SS/co/ml (For possible action) **BCC 12/20/16**

**MOVED BY- David Chestnut**

**APPROVE-Subject to staff conditions**

**ADD current planning**

- **The 6 lots that front Eldorado Lane Must have full disclosure regarding any gate fees**

**VOTE: 5-0 Unanimous**

12. **WS-0760-16 – EBENEZER & BOAZ, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall sign area.  
**DESIGN REVIEW** for a proposed wall sign in conjunction with an existing office building on 1.0 acre in a CRT (Commercial Residential Transition) Zone. Generally located on the south side of Windmill Lane, 300 feet west of Bermuda Road within Enterprise. SS/dg/ml (For possible action) **BCC 12/20/16**

**No show. Return to the 12/14/16 TAB meeting**

13. **WS-0777-16 – KITTIPONGDAJA LIVING TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modified CMA Design Overlay District Standards; and 2) allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) warehouse building; and 2) increase the 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/md/ml (For possible action) **BCC 12/20/16**

**MOVED BY- David Chestnut**

**APPROVE- Subject to staff conditions**

**REMOVAL of Waivers of standards #1a, #1d, #1f**

**ADD current planning**

- **Design review as public hearing for lighting and signage**

**VOTE: 5-0 Unanimous**

14. **ZC-0768-16 – NELIDA L M WASILEVICH NELIDA L M LIVING TRUST:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increase the finished grade on 2.5 acres. Generally located on the east side of Ullom Drive, 650 feet south of Robindale Road within Enterprise (description on file). SS/md/mcb (For possible action) **BCC 12/20/16**

**MOVED BY- David Chestnut**

**APPROVE- Subject to staff conditions**

**VOTE; 5-0 Unanimous**

VII. General Business

No items

VIII. Public Comment

IX. Next Meeting Date

The next regular meeting will be December 14, 2016 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 7:50 p.m.

.