



Enterprise Town Advisory Board

December 28, 2016

MINUTES

Board Members: Frank J. Kapriva – Chair – **PRESENT** Laura Ring – **EXCUSED**
Cheryl Wilson – Vice Chair – **EXCUSED** Rocky Brandonisio – **PRESENT**
David Chestnut – **PRESENT**

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) County Staff Introductions
Greg Cerven; Planning

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

- II. Public Comment

None

- III. Approval of December 14, 2016 Minutes

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

- IV. Approval of Agenda for December 28, 2016

MOVED BY Frank Kapriva
APPROVE agenda with the following changes:

The following items are being held to the January 11, 2017 TAB meeting

- 5.UC-0070-16 (WC-0157-16) – GAUGHAN SOUTH, LLC:
9.DR-0853-16 - LEXILAND, LLC, ET AL:
11. TM-0169-16 - LEXILAND, LLC, ET AL:

Companion items heard together as follows:

1. **NZC-0802-16 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**
2. **TM-0163-16 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**
3. **VS-0803-16 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**

12. **VS-0709-16 – BARTSAS MARY 10, LLC:**
14. **ZC-0708-16 – BARTSAS MARY 10, LLC:**

V. Informational Items

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

None

VI. Planning & Zoning

1. **NZC-0802-16 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**

ZONE CHANGE to reclassify a 52.0 acre portion of an 85.6 acre parcel from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development with a portion of the site within an MUD-4 Overlay District.

DESIGN REVIEW for a single family residential development. Generally located on the west side of Grand Canyon Drive (alignment) and the north and south sides of Meranto Avenue (alignment) within Enterprise (description on file). SB/al/ml (For possible action) **PC 1/3/17**

PREVIOUS ACTION Enterprise TAB December 14, 2016: HELD to December 28, 2016 TAB meeting. Per applicant. To work with staff on redesign.

MOVED BY- David Chestnut

APPROVE- Subject to staff conditions

ADD Current Planning condition:

- **All Pole mounted lighting to be fully shielded;**

VOTE: 3-0 Unanimous

2. **TM-0163-16 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**

TENTATIVE MAP consisting of 363 single family residential lots and common lots on 52.0 acres in an R-2 (Medium Density Residential) Zone for a single family residential development with a portion of the site within an MUD-4 Overlay District. Generally located on the west side of Grand Canyon Drive (alignment) and the north and south sides of Meranto Avenue (alignment) of within Enterprise (description on file). SB/al/ml (For possible action) **PC 1/3/17**

PREVIOUS ACTION Enterprise TAB December 14, 2016: HELD to December 28, 2016 TAB meeting. Per applicant. To work with staff on redesign.

MOVED BY David Chestnut

APPROVE – Subject to staff conditions

VOTE: 3-0 Unanimous

3. **VS-0803-16 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue (alignment) and Gary Avenue (alignment), and between Conquistador Street (alignment) and Grand Canyon Drive (alignment) within Enterprise (description on file). SB/al/ml (For possible action) **PC 1/3/17**

PREVIOUS ACTION Enterprise TAB December 14, 2016: HELD to December 28, 2016 TAB meeting. Per applicant. To work with staff on redesign.

MOVED BY- David Chestnut

APPROVE – Subject to staff conditions

VOTE: 3 – 0 Unanimous

4. **NZC-0579-13 (ET-0160-16) – ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.6 acres from R-D (Suburban Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
DESIGN REVIEW for a single family residential development. Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise (description on file). SS/co/ml (For possible action)
BCC 1/4/17

PREVIOUS ACTION Enterprise TAB December 14, 2016: Held to December 28, 2016 TAB meeting. Per applicant.

MOVED BY- David Chestnut
APPROVE- Subject to staff conditions
VOTE : 3-0 Unanimous

5. **UC-0070-16 (WC-0157-16) – GAUGHAN SOUTH, LLC:**
WAIVER OF CONDITIONS of a use permit requiring full off-site improvements in conjunction with a recreational facility on 14.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east and west sides of Ensworth Street and the north and south sides of Pyle Avenue within Enterprise. SS/co/ml (For possible action) **BCC 1/4/17**

PREVIOUS ACTION Enterprise TAB December 14, 2016: Held to December 28, 2016 TAB meeting. Applicant to work with Public Works regarding confusion of the waiver condition of full offsite improvements.

HOLD- Held per applicant request, return to the 1/11/17 TAB meeting

6. **NZC-0752-16 – APPLE PIE, LLC:**
ZONE CHANGE to reclassify 18.0 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a proposed multiple family residential development. Generally located on the south side of Cactus Avenue between Valley View Boulevard and Dean Martin Drive within Enterprise (description on file). SB/dg/ml (For possible action) **PC 1/17/17**

MOVED BY – David Chestnut
DENY
VOTE: 3-0 Unanimous

7. **WS-0846-16 – HPT TA PROPERTIES TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign.
DESIGN REVIEWS for the following: 1) roof sign; and 2) exterior remodel to an existing building within a portion of an existing truck stop on 13.1 acres in an M-D (Designed Manufacturing) (AE-65) Zone and an H-2 (General Highway Frontage) (AE-65) Zone in the MUD-2 Overlay District. Generally located on the northeast corner of Blue Diamond Road and Dean Martin Drive within Enterprise. SS/md/ml (For possible action)
PC 1/3/17

MOVED BY – David Chestnut
APPROVE – Subject to staff conditions
ADD Current Planning condition:

- **Lighting to be fully shielded except casino running lights**
- **Additional fenestration to be added to the rear elevation.**

VOTE: 3 – 0 Unanimous

8. **DR-0836-16 – COUNTY OF CLARK (AVIATION):**
DESIGN REVIEWS for the following: 1) comprehensive sign plans; and 2) lighting plan in conjunction with an approved distribution center on 19.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone and an M-D (Designed Manufacturing) Zone in the MUD-2 Overlay District. Generally located on the northwest corner of Windmill Lane and Valley View Boulevard within Enterprise. SS/al/ml (For possible action)
BCC 1/18/17

MOVED BY – David Chestnut
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

9. **DR-0853-16 – LEXILAND, LLC, ET AL:**
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increase finished grade on 6.0 acres in an R-2 (Medium Density Residential) Zone.
WAIVER OF CONDITIONS of a zone change (ZC-0451-04) requiring an 8 foot high wall on the west property line adjacent to APN 177-18-303-011 and 017. Generally located between Ford Avenue and Cougar Avenue, 200 feet east of Cameron Street within Enterprise. SB/dg/ml (For possible action) **BCC 1/18/17**

HOLD- Held per applicant request, return to the 1/11/17 TAB meeting

10. **NZC-0564-13 (ET-0175-16) – LONG TERM LAND HOLDINGS, INC.:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.5 acres from R-E (Rural Estates Residential) to R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Windmill Lane and the east side of Jones Boulevard within Enterprise (description on file). SB/co/mcb (For possible action) **BCC 1/18/17**

MOVED BY – David Chestnut
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

11. **TM-0169-16 - LEXILAND, LLC, ET AL:**
TENTATIVE MAP consisting of 47 single family residential lots and common lots on 6.0 acres in an R-2 (Medium Density Residential) Zone. Generally located between Ford Avenue and Cougar Avenue, 200 feet east of Cameron Street within Enterprise. SB/dg/ml (For possible action) **BCC 1/18/17**

HOLD- Held per applicant request, return to the 1/11/17 TAB meeting

12. **VS-0709-16 – BARTSAS MARY 10, LLC:**
HOLDOVER 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 1/18/17**

MOVED BY – David Chestnut
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

13. **WS-0843-16 – CUNNINGHAM FAMILY TURST:**
WAIVER OF DEVELOPMENT STANDARDS for full off-site (partial paving, streetlights, curb, and gutter) along Placid Street in conjunction with a single family residential development on 0.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Placid Street, 200 feet south of Windmill Lane within Enterprise. SS/mk/ml (For possible action) **BCC 1/18/17**

MOVED BY – David Chestnut

APPROVE – Subject to IF approved staff conditions

Add Public Works – Development Review condition

- **Dirt area west of the transition pavement be covered with type 2 gravel.**

VOTE: 3-0 Unanimous

14. **ZC-0708-16 – BARTSAS MARY 10, LLC:**

AMENDED HOLDOVER ZONE CHANGE to reclassify 4.9 acres from H-1 (Limited Resort and Apartment) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in the MUD-1 and MUD-4 Overlay Districts (previously not notified).

USE PERMITS for the following: **1)** retail uses (no longer needed); **2)** restaurants (no longer needed); **3)** alcohol, on-premises consumption (taverns/bars/supper clubs) (no longer needed); **4)** a convenience store (no longer needed); **5)** vehicle wash (automobile) (no longer needed); and **6)** a gasoline station within a shopping center (no longer needed).

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. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise (description on file). SS/pb/ml (For possible action)

BCC 1/18/17

MOVED BY – David Chestnut

APPROVE – Subject to staff conditions

Added conditions

- **Lighting plan presented to the TAB dated 12/28/16 to be used;**
- **Design Review as public hearing for signage.**

VOTE: 3-0 Unanimous

15. **ZC-0851-16 – JP SUNSET, LLC, ET AL:**

ZONE CHANGE to reclassify 2.3 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

WAIVER OF DEVELOPMENT STANDARDS for modified CMA Design Overlay District Standards.

DESIGN REVIEW for a proposed office/warehouse building within the CMA Design Overlay District. Generally located on the south side of Sunset Road, 300 feet west of Westwind Road (alignment) within Enterprise (description on file). SS/dg/ml (For possible action) **BCC 1/18/17**

HOLD- Held in agreement per applicant for updated landscape plan. Return to the 1/11/17 TAB meeting

VII. General Business

None

VIII. Public Comment

Thank you by David Chestnut to Frank Kapriva and Laura Ring for their service on the Enterprise TAB. They have decided not to apply for a new appointment to the Enterprise TAB for 2017 - 2018.

IX. Next Meeting Date

The next regular meeting will be January 11, 2017 at 6:00 p.m.

X. Adjournment

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