



Enterprise Town Advisory Board

AGENDA

3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

ANNOUNCEMENTS

The application for Outside Agency Grant (OAG) funds will become available beginning Monday, December 29, 2014. The application must be completed and submitted online through ZoomGrants. The online application can be accessed via a web link found on the Clark County Community Resources Management webpage at:

www.clarkcountynv.gov/depts/admin_services/comresmgmt/Pages/ZoomGrants.aspx

GENERAL BUSINESS:

1. Approve yearly meeting calendar. (For possible action)

ZONING AGENDA:

1. **TM-0208-14 – KHUSROW ROOHANI FAMILY TRUST, ET AL:**
TENTATIVE MAP consisting of 26 single family residential lots and common lots on 5.6 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Torino Avenue (alignment) within Enterprise. SB/gc/ml (For possible action) **01/20/15 PC**
2. **TM-0212-14 - MFE, INC:**
TENTATIVE MAP for a commercial subdivision on 3.8 acres in a C-1 (Local Business) Zone. Generally located on west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. SB/pb/ml (For possible action) **01/20/15 PC**
3. **UC-0946-14 – MARTINEZ DEVELOPMENT, LLC:**
USE PERMITS for the following: **1)** increase the area for an accessory apartment; and **2)** allow an accessory structure (garage) to exceed half the footprint of the principal structure.
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a patio cover in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Arby Avenue, 200 feet east of Schirlls Street within Enterprise. SS/gc/ml (For possible action) **01/20/15 PC**
4. **VS-0924-14 – HARRISON, KEMP & JONES 401(K) PLAN, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Polaris Avenue and between Cactus Avenue and Rush Avenue within Enterprise (description on file). SB/dg/ml (For possible action) **01/20/15 PC**
5. **VS-0928-14 – CITY CLUB DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Petal Dew Avenue and between Bermuda Road and Midseason Mist Street within Enterprise (description on file). SS/co/ml (For possible action) **01/20/15 PC**

BOARD OF COUNTY COMMISSIONERS
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DON BURNETTE, County Manager

Meeting Location: Enterprise Library 25 E. Shelbourne Ave @ Las Vegas Blvd. S.



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6. **VS-0940-14 – KHUSROW ROOHANI FAMILY TRUST, ET AL:**
VACATE AND ABANDON a portion of right-of-way being Rainbow Boulevard located between Ford Avenue and Torino Avenue (alignment) within Enterprise (description on file). SB/gc/ml (For possible action) **01/20/15 PC**
7. **VS-0941-14 – LV ST. ROSE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between St. Rose Parkway and Dave Street and between Spencer Street and Jeffreys Street within Enterprise (description on file). SS/jvm/ml (For possible action) **01/20/15 PC**
8. **VS-0951-14 – MFE, INC:**
VACATE AND ABANDON easements of interest to Clark County located between Bronco Street (alignment) and Jones Boulevard and between Cactus Avenue and Conn Avenue, and portions of right-of-way being Cactus Avenue located between Bronco Street (alignment) and Jones Boulevard, Jones Boulevard located between Cactus Avenue and Conn Avenue, and Conn Avenue located between Bronco Street (alignment) and Jones Boulevard within Enterprise (description on file). SB/pb/ml (For possible action) **01/20/15 PC**
9. **WS-0939-14 – KHUSROW ROOHANI FAMILY TRUST, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS for an over-length cul-de-sac in conjunction with an approved single family residential development on 5.6 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Torino Avenue (alignment) within Enterprise. SB/gc/ml (For possible action) **01/20/15 PC**
10. **DR-0996-14 – PANNEE LEITCH MCMACKIN SEPARATE PROPERTY TRUST:**
DESIGN REVIEW for a multi-family development.
WAIVER OF CONDITIONS of a zone change (NZC-0832-13) requiring a maximum of 14 dwelling units per acre on 9.2 acres in an R-3 (Multiple Family Residential) Zone in the MUD-3 Overlay District. Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise. SB/jvm/ml (For possible action) **01/21/15 BCC**
11. **VC-0667-13 (ET-0130-14) – LONG TERM LAND HOLDINGS, INC:**
VARIANCE FIRST EXTENSION OF TIME to commence increased wall height in conjunction with a single family development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the Pinnacle Peaks Concept Plan Area. Generally located on the north side of Shelbourne Avenue and the east side of Duneville Street (alignment) within Enterprise. SB/rk/ml (For possible action) **01/21/15 BCC**
12. **TM-0209-14 - STORYBOOK INVESTMENTS, LLC & CACTUS BOOMERS, LLC:**
TENTATIVE MAP consisting of 75 single family residential lots and common lots on 9.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cactus Avenue, 1,000 feet east of Durango Drive within Enterprise. SB/jt/ml (For possible action) **01/21/15 BCC**



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13. **TM-0215-14 - LEWIS INVESTMENT CO NV, LLC:**
TENTATIVE MAP consisting of 158 single family residential lots and common lots on 25.0 acres in an R-2 (Medium Density Residential) Zone with a portion of the development in the MUD-4 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Grand Canyon Drive within Enterprise. SB/al/ml (For possible action) **01/21/15 BCC**
14. **VS-0945-14 - STORYBOOK INVESTMENTS, LLC & CACTUS BOOMERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Levi Avenue (alignment), and between Durango Drive (alignment) and Cimarron Road (alignment), and a portion of right-of-way being Cactus Avenue located between Durango Drive (alignment) and Cimarron Road (alignment), and a portion of right-of-way being Gagnier Boulevard located between Cactus Avenue and Conn Avenue, and a portion of right-of-way being Conn Avenue located between Durango Drive (alignment) and Cimarron Road (alignment) within Enterprise (description on file). SB/jt/ml (For possible action) **01/21/15 BCC**
15. **NZC-0541-13 (WC-0143-14) - CACTUS BOOMERS, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** per revised site plan; **2)** documents provided at the time of closing must contain a disclosure statement to all homebuyers that the streets are private and that in the future the homeowners association will be responsible for paving, sealing, or otherwise repairing the private streets within the community; and **3)** front yards to contain varying color of decorative rocks so that there is not a monotonous appearance of same color decorative rock used in every front yard along the same street; **4)** compliance with Mountain's Edge landscaping, architecture/design, and lighting standards; **5)** right-of-way dedication to include 30 feet for Gagnier Boulevard; and **6)** coordinate site design with development to the north in conjunction with a proposed single family subdivision on 4.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cactus Avenue, 1,350 feet east of Durango Drive within Enterprise. SB/jt/ml (For possible action) **01/21/15 BCC**
16. **NZC-0556-13 (WC-0142-14) - STORYBOOK INVESTMENTS, LLC:**
WAIVER OF CONDITIONS of a zone change requiring the perimeter block walls surrounding the site shall conform to the materials identified within the Mountain's Edge Design Guidelines in conjunction with a proposed single family subdivision on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cactus Avenue, 1,000 feet east of Durango Drive within Enterprise. SB/jt/ml (For possible action) **01/21/15 BCC**
17. **ZC-0690-12 (WC-0139-14) – GREYSTONE NEVADA, LLC:**
WAIVER OF CONDITIONS of a zone change requiring the square footage for Common Lot A as shown on plans in conjunction with a single family residential development on 40.2 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the southwest corner of Southern Highlands Parkway and Robert Trent Jones Lane within Enterprise. SB/rk/ml (For possible action) **01/21/15 BCC**
18. **WS-0944-14 – STORYBOOK INVESTMENTS, LLC & CACTUS BOOMERS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce driveway off-sets.
DESIGN REVIEW for a single family subdivision on 9.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cactus Avenue, 1,000 feet east of Durango Drive within Enterprise. SB/jt/ml (For possible action) **01/21/15 BCC**

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19. **ZC-0953-14 – LEWIS INVESTMENT CO NV, LLC:**
ZONE CHANGE to reclassify 1.4 acres from H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District for a single family residential development.
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.
WAIVER OF CONDITIONS of a zone change (NZN-0356-13) requiring the following: **1)** provide minimum 10,000 square foot lots along the northern boundary of the development; **2)** provide a minimum 10 foot wide intense landscape buffer along Blue Diamond Road; and **3)** design review as a public hearing on final plans.
DESIGN REVIEW for a single family residential development on 25.0 acres in an R-2 (Medium Density Residential) Zone with a portion of the development in the MUD-4 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Grand Canyon Drive within Enterprise (description on file). SB/al/ml (For possible action) **01/21/15 BCC**
20. **UC-0961-14 – DUNEVILLE, LLC:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a monopalm communication tower and associated ground equipment on 2.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Duneville Street, 330 feet south of Robindale Road within Enterprise. SS/pb/ml (For possible action) **02/03/15 PC**
21. **UC-0964-14 – TSLV, LLC:**
USE PERMIT for a gasoline station (alternative fuel/electric car charging station).
DESIGN REVIEW for an electric car charging station in conjunction with a shopping center (Town Square) on a portion of 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the south side of Sunset Road, 1,440 feet west of Las Vegas Boulevard South within Enterprise. SS/al/ml (For possible action) **02/03/15 PC**
22. **UC-0965-14 – MATTEO’S, LLC:**
USE PERMIT for retail sales in an H-1 zone.
DESIGN REVIEWS for the following: **1)** retail building; and **2)** signage on 1.6 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 300 feet west of Las Vegas Boulevard South within Enterprise. SS/dg/ml (For possible action) **02/03/15 PC**
23. **VS-0968-14 – PARDEE HOMES OF NEVADA INCORPORATED:**
VACATE AND ABANDON a portion of right-of-way being Buffalo Drive located between Robindale Road and Hampton Park Lane, and a portion of right-of-way being Robindale Road located between Buffalo Road and Tenaya Way within Enterprise (description on file). SS/co/ml (For possible action) **02/03/15 PC**
24. **VS-0986-14 – DJURISIC, DRAGON:**
VACATE AND ABANDON a portion of right-of-way being Pebble Road located between El Camino Road and Bronco Street within Enterprise (description on file). SB/co/ml (For possible action) **02/03/15 PC**
25. **DR-0993-14 – RAINSPRINGS, LLC:**
DESIGN REVIEW for a retail building in conjunction with an existing shopping center on 1.5 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Rainbow Boulevard and Capovilla Avenue within Enterprise. SS/gc/ml (For possible action) **02/04/15 BCC**

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DON BURNETTE, County Manager

Meeting Location: Enterprise Library 25 E. Shelbourne Ave @ Las Vegas Blvd. S.



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26. **ZC-0515-11 (ET-0150-14) – DAVIS FAMILY TRUST 1993, ET AL:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.0 acres from H-2 (General Highway Frontage) Zone to H-1 (Limited Resort and Apartment) Zone for the west 3.2 acres of the site, and from H-2 (General Highway Frontage) Zone to C-P (Office & Professional) Zone for the east 1.8 acres of the site in the MUD-1 and MUD-4 Overlay Districts.
USE PERMITS for the following: **1)** resort condominiums; and **2)** increased building height.
WAIVER OF DEVELOPMENT STANDARDS to reduce the 1:3 height setback ratio adjacent to an arterial street (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: **1)** offices on the east side of the site; and **2)** resort condominium development with kitchens in rooms and associated retail and restaurant uses, open space, recreational uses, and pedestrian realm areas on the west side of the site. Generally located on the east side of Las Vegas Boulevard South and the south side of Levi Avenue (alignment) within Enterprise (description on file). SS/co/ml (For possible action) **02/04/15 BCC**
27. **TM-0202-14 – SILVERADO RANCH, LLC:**
AMENDED HOLDOVER TENTATIVE MAP consisting of 24 (previously notified as 31) single family residential lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Jones Boulevard and Silverado Ranch Boulevard within Enterprise. SB/pb/ml (For possible action) **02/04/15 BCC**
28. **TM-0221-14 - JONES WIGWAM COMMERCIAL, LLC:**
TENTATIVE MAP consisting of 23 single family residential lots and common lots on 3.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Jones Boulevard and the south side of Wigwam Avenue within Enterprise. SB/pb/ml (For possible action) **02/04/15 BCC**
29. **VS-0914-14 - SILVERADO RANCH, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Richmar Avenue and between Jones Boulevard and Butterfly Creek Street, and a portion of right-of-way being Jones Boulevard located between Silverado Ranch Boulevard and Richmar Avenue within Enterprise (description on file). SB/pb/ml (For possible action) **02/04/15 BCC**
30. **ZC-0911-14 – SILVERADO RANCH, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 5.0 acres from C-1 (Local Business) Zone and C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; **2)** waive the transition of right-of-way; **3)** reduced right-of-way width; **4)** reduced street intersection off-sets; **5)** increased building height (previously not notified); and **6)** reduced landscape area (previously not notified).
DESIGN REVIEW for a single family residential development. Generally located on the northeast corner of Jones Boulevard and Silverado Ranch Boulevard within Enterprise (description on file). SB/pb/ml (For possible action) **02/04/15 BCC**



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31. **ZC-0980-14 – JONES WIGWAM COMMERCIAL, LLC:**
ZONE CHANGE to reclassify 3.0 acres from R-E (Rural Estates Residential) Zone and M-1 (Light Manufacturing) Zone under resolution of intent to C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the west side of Jones Boulevard and the south side of Wigwam Avenue within Enterprise (description on file). SB/pb/ml (For possible action) **02/04/15 BCC**

PUBLIC COMMENTS

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NEXT MEETING DATE: January 28, 2015, 6:00 pm

ADJOURNMENT:

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