



Enterprise Town Advisory Board AGENDA



Date: October 9, 2013
Location: Clark County Government Center Commission Chambers, 500 S. Grand Central Pkwy., Las Vegas, NV.
Time: 6:00 p.m.

Board Members: David Chestnut – Chair Frank J. Kapriva – Vice-Chair
 Laura Ring Cheryl Wilson James Sweetin

Posting Locations: Enterprise Library, Blue Diamond Saloon 6935 Blue Diamond Rd
Date: October 3, 2013 Windmill Library 7060 W. Windmill Ln., Whole Foods Market 6689 LVBS

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 All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Enterprise Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.

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CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

INTRODUCTION OF COUNTY STAFF

PROCEDURES & CONDUCT

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

REGULAR BUSINESS

1. Approve the Minutes for the meeting held on September 25, 2013. Requires a vote of the Board.
2. Approve the Agenda with any corrections, deletions or changes. Requires a vote of the Board.
 1. Items on the agenda may be taken out of order.
 2. The Town Advisory Board may combine two or more agenda items for consideration.
 3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

PUBLIC COMMENTS:

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this 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.

ANNOUNCEMENTS:

BOARD OF COUNTY COMMISSIONERS
 STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair
 SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY
 DON BURNETTE, County Manager

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



Enterprise Town Advisory Board AGENDA

1. The Enterprise Land Use Plan Update (1st Open House) will be Oct. 10, 2013 from 5:30 PM to 7:30 PM at Desert Oasis High School (6600 W. Erie Ave) in the cafeteria.
2. The Spring Valley Land Use Plan Update (1st Open House) will be Oct. 17, 2013 from 5:30 PM to 7:30 PM at Desert Breeze Community Center, 8275 Spring Mountain Road, Las Vegas.
3. The Enterprise non-conforming zone changes will be heard by the Clark County Planning Commission on Thursday, November 7, 2013.

ADDITIONAL BUSINESS

Discuss and take public input regarding funding capital budget requests for upcoming fiscal year. (for possible action)

ZONING AGENDA:

11/07/13 PC

1. **NZC-0575-13 - STARR & HAVEN, LLC:**
ZONE CHANGE to reclassify 11.4 acres from R-U (Rural Open Land) Zone and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development in the MUD-4 Overlay District.
DESIGN REVIEW for a single family residential development. Generally located on the southeast corner of Haven Street and Starr Avenue within Enterprise (description on file). SS/al/ml (For possible action)
2. **VS-0604-13 - STARR & HAVEN, LLC, ET AL:**
VACATE AND ABANDON a portion of right-of-way being Doobie Avenue located between Haven Street and Rancho Destino Road within Enterprise (description on file). SS/al/ml (For possible action)
3. **NZC-0576-13-STARR & HAVEN, LLC:**
ZONE CHANGE to reclassify 1.0 acre from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development in the MUD-4 Overlay District.
DESIGN REVIEW for a single family residential development. Generally located on the northeast corner of Haven Street and Neal Avenue within Enterprise (description on file). SS/al/ml (For possible action)
4. **NZC-0579-13-ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE 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/al/ml (For possible action)
5. **NZC-0582-13 -10 STARR BERMUDA, LLC, ET AL:**
ZONE CHANGE to reclassify 9.8 acres from C-1 (Local Business) 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 southwest corner of Starr Avenue and Bermuda Road within Enterprise (description on file). SS/al/ml (For possible

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Enterprise Town Advisory Board AGENDA

action)

10/15/13 PC

6. **NZC-0131-13-CACTUS & BERMUDA, LLC, ET AL:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 21.9 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (RNP-I) Zone to R-D (Suburban Estates Residential District) Zone (previously notified as R-1 (Single Family Residential) Zone).
USE PERMIT for a residential planned unit development (no longer part of the request).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street intersection off-set; 2) increase the length of a street without a County approved turnaround; 3) waive full off-site improvements; 4) modified street improvements in accordance with Clark County's Uniform Standard Drawings (no longer part of the request); and 5) reduced front setback (previously not notified).
DESIGN REVIEW for a residential development (previously notified as a residential planned unit development). Generally located on the north side of Cactus Avenue and the west side of Bermuda Road within Enterprise (description on file). SS/rk/ml (For possible action)
7. **VS-0132-13-CACTUS & BERMUDA, LLC, ET AL:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Frias Avenue and between Bermuda Road and La Cienega Street; and a portion of right-of-way being Placid Street located between Cactus Avenue and Rush Avenue; and a portion of right-of-way being Fairfield Avenue located between Cactus Avenue and Rush Avenue; and a portion of Cactus Avenue located between Bermuda Road and La Cienega Street in an R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (RNP-I) Zone within Enterprise (description on file). SS/rk/ed (For possible action)

11/07/13 PC

8. **NZC-0547-13-UNION PACIFIC RAILROAD COMPANY:**
ZONE CHANGE to reclassify 1.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to M-1 (Light Manufacturing) Zone for a parking lot in conjunction with an approved office building in the MUD-2 Overlay District. Generally located on the south side of Agate Avenue (alignment), 300 feet west of Jones Boulevard within Enterprise (description on file). SB/pb/ml (For possible action)
9. **NZC-0544-13-ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 2.0 acres of a 5.0 acre site 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/rk/ml (For possible action)

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10. **NZC-0568-13 -ROOHANI KHUSROW FAMILY TRUST, ET AL:**
ZONE CHANGE to reclassify 9.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone for a single family residential development in the MUD-3 Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEW for a single family residential development. Generally located on the northeast corner of Westwind Road and Agate Avenue within Enterprise (description on file). SB/rk/ml (For possible action)
11. **NZC-0541-13 -FLP HOLDINGS, LLC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
WAIVER OF DEVELOPMENT STANDARDS for non-standard street improvements.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Cactus Avenue, 1,330 feet east of Durango Drive within Enterprise (description on file). SB/rk/ml (For possible action)
12. **NZC-0540-13 -BRINTON. ROBERT B.:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural 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 west side of Buffalo Drive, 640 feet south of Cactus Avenue within Enterprise (description on file). SB/rk/ml (For possible action)
13. **NZC-0556-13 -R&SC RENTALS, INC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural 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 south side of Cactus Avenue, 1,000 feet east of Durango Drive within Enterprise (description on file). SB/rk/ml (For possible action)
14. **NZC-0542-13 -NATURE BOY TRUST, ET AL:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural 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 southeast corner of Buffalo Drive and Cactus Avenue within Enterprise (description on file). SB/rk/ml (For possible action)
15. **NZC-0560-13 -DAVID OBER FAMILY TRUST, ET AL:**
ZONE CHANGE to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone in the MUD-3



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Overlay District.

DESIGN REVIEW for a single family residential development. Generally located on the north side of Serene Avenue and the east and west sides of Park Street within Enterprise (description on file). SB/pb/ml (For possible action)

16. NZC-0539-13-SACII,LLC.ETAL:

ZONE CHANGE to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone 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 Lindell Road within Enterprise (description on file). SB/dg/ml (For possible action)

17. NZC-0564-13 -5090 MARY PARK, LLC:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone 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/pb/ml (For possible action)

18. NZC-0563-13-ROOHANI KHUSROW FAMILY TRUST, ET AL:

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.

DESIGN REVIEW for a single family residential development. Generally located on the west side of Torrey Pines Drive and the south side of Arby Avenue (alignment) within Enterprise (description on file). SS/dg/ml (For possible action)

19. NZC-0571-13 -TERRA AERO, LLC. ET AL:

ZONE CHANGE to reclassify 10.2 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.

DESIGN REVIEW for a single family residential development. Generally located on the west side of Jones Boulevard and the south side of Badura Avenue within Enterprise (description on file). SS/dg/ml (For possible action)

20. NZC-0578-13-ROOHANI KHUSROW FAMILY TRUST. ET AL:

ZONE CHANGE to reclassify 5.6 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.

DESIGN REVIEW for a single family residential development. Generally located on the east side of Rainbow Boulevard and the north side of Torino Avenue within Enterprise (description on file). SB/pb/ml (For possible action)

21. NZC-0577-13-ROOHANI KHUSROW FAMILY TRUST, ET AL:

ZONE CHANGE to reclassify 7.4 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

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DESIGN REVIEW for a single family residential development. Generally located on the east side of Rainbow Boulevard and the south side of Cougar Avenue within Enterprise (description on file). SB/pb/ml (For possible action)

22. **NZC-0590-13 - HEWELL 03 IRREV BUSINESS TRUST, ET AL:**

ZONE CHANGE to reclassify 51.9 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative landscaping; and **2)** off-site improvements.

DESIGN REVIEW for a single family residential development. Generally located on the south side of Pebble Road between Rainbow Boulevard and Torrey Pines Drive within Enterprise (description on file). SB/pb/ml (For possible action)

23. **NZC-0583-13 - BLUE MANN, LLC. ET AL:**

ZONE CHANGE to reclassify 9.4 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow proposed single family residential lots to have direct access onto an arterial street (Pebble Road); and **2)** off-site improvements.

DESIGN REVIEW for a single family residential development. Generally located on the south side of Pebble Road (alignment), 300 feet east of Torrey Pines Drive within Enterprise (description on file). SB/pb/ml (For possible action)

24. **NZC-0553-13 - WINDMILL DURANGO OP. LLC. ET AL:**

ZONE CHANGE to reclassify 38.6 acres from R-E (Rural Estates Residential) (RNP-D Zone, R-E (Rural Estates Residential) Zone under resolution of intent to CRT (Commercial Residential Transition) Zone, and C-1 (Local Business) Zone to R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced lot area; and 2) allow an over-length dead-end street.

DESIGN REVIEWS for the following: 1) a single family residential development; and 2) a parking lot in a C-1 (Local Business) Zone. Generally located on the south side of Windmill Lane and the east side of Durango Drive within Enterprise (description on file). SB/pb/ml (For possible action)

25. **VS-0554-13 - WINDMILL DURANGO OP, LLC, ET AL:**

VACATE AND ABANDON portions of rights-of-way being dedicated driveway curb returns between Durango Drive and Lisa Lane (alignment) and Windmill Lane and Camero Avenue within Enterprise (description on file). SB/pb/ml (For possible action)

26. **NZC-0567-13 - OMNI FAMILY, LP, ET AL:**

ZONE CHANGE to reclassify 10.2 acres from R-E (Rural Estates Residential) Zone and C-2



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(General Commercial) Zone to R-2 (Medium Density Residential) Zone.

DESIGN REVIEW for a single family residential development. Generally located on the south side of Warm Springs Road and the west side of Pioneer Way within Enterprise (description on file).
SS/dg/ml (For possible action)

27. **NZC-0586-13 - ELIOT HOLDINGS, LLC:**

ZONE CHANGE to reclassify 10.0 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone.

WAIYER OF DEVELOPMENT STANDARDS for modified street standards in accordance with Clark County Uniform Standard Drawings.

DESIGN REVIEW for a single family residential development. Generally located between Warm Springs Road and Eldorado Lane, 350 feet east of Buffalo Drive within Enterprise (description on file).
SS/dg/ml (For possible action)

28. **VS-0587-13 - ELIOT HOLDINGS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Buffalo Drive and Pioneer Way within Enterprise. (description on file). SS/dg/ml (For possible action)

29. **NZC-0572-13 - USA:**

ZONE CHANGE to reclassify a 14.8 acre portion of a 70.0 acre parcel from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalk, streetlights, and reduced paving) for Camero Avenue.

DESIGN REVIEW for a single family residential development. Generally located between Shelbourne Avenue and Camero Avenue, 350 feet east of Buffalo Drive within Enterprise (description on file).
SB/al/ml (For possible action)

30. **NZC-0584-13 - ROOHANIKHUSROW FAMILY TRUST:**

ZONE CHANGE to reclassify 2.3 acres from R-E (Rural 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 south side of Windmill Lane, 500 feet east of Buffalo Drive within Enterprise (description on file). SB/al/ml (For possible action)

31. **NZC-0538-13-MEHDIABADI PARVEZ:**

ZONE CHANGE to reclassify 1.9 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a retail center.

WAIYERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping and screening; and 2) allow access to a residential local street.

DESIGN REVIEW for a retail center. Generally located on the southwest corner of Santoli Avenue and Rainbow Boulevard within Enterprise (description on file). SS/al/ml (For possible action)

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11/05/13 PC

32. **UC-0574-13-WHITTON CORPORATION:**
USE PERMIT for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing office building on 1.1 acres in a C-P (Office & Professional) (AE-65) Zone in the MUD-2 Overlay District. Generally located on the west side of Dean Martin Drive, 330 feet north of Robindale Road within Enterprise. SS/mk/ml (For possible action)
33. **WS-0591-13-DISTINCTIVE HOMES VALLEY VIEW, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot size; 2) allow an over-length cul-de-sac; and 3) waive uniform standard drawings.
DESIGN REVIEW for a single family residential subdivision on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Arby Avenue and Hinson Street within Enterprise. SS/mk/ml (For possible action)

11/06/13 BCC

34. **ZC-0535-13-CALABRESE REVOCABLE LIVING TRUST, ET AL:**
ZONE CHANGE to reclassify 0.6 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) (AE-65) Zone for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscaping (Warm Springs Road); 2) modified parking lot landscaping requirements; 3) permit an existing and proposed chain link security fence to remain; 4) waive trash enclosure requirements; and 5) off-site improvement requirements (Windy Street).
DESIGN REVIEW for a parking lot on 1.3 acres in a C-2 (General Commercial) Zone in conjunction with a proposed motorcycle rental and an existing vehicle (automobile) sales business. Generally located on the northeast corner of Warm Springs Road and Windy Street within Enterprise (description on file). SS/mk/ml (For possible action)

10/15/13 PC
(HOLDOVER ITEM)

35. **UC-0500-13 – ANDERSON LAS VEGAS, LLC:**
USE PERMIT for second hand sales within an existing shopping center on a portion of 1.2 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 500 feet north of Robindale Road within Enterprise. SS/gc/ml (For possible action)

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

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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:

October 30, 2013, 6:00 pm

ADJOURNMENT:

BOARD OF COUNTY COMMISSIONERS
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