





# Enterprise Town Advisory Board MINUTES

- 22. NZC-0838-13 – CML-NV CHARLESTON BLVD, LLC
- 23. NZC-0842-13 – KINERET, LLC: Companion with 26 & 30
- 26. TM-0241-13 – KINERET, LLC: Companion with 23 & 30
- 30. VS-0843-14 – KINERET, LLC: Companion with 23 & 26
- 21. NZC-0833-13 – NEW SOUTHWEST VENTURES, LLC, ET AL: Companion with 25
- 25. TM-0240-13 - NEW SOUTHWEST VENTURES LLC, ET AL: Companion with 21
- 32. WS-0837-13 – U.S.A.:
- 36. TM-0230-13 - USA: Companion with 39
- 39. WS-0812-13 – USA: Companion with 36

### South of Blue Diamond, West of I-15

- 11. WS-0797-13 – NATURE BOY TRUST, ET AL:
- 14. ZC-0454-13 – LAS VEGAS COML INVEST, LLC:
- 16. NZC-0819-13 – BAE KO & PONG AE KO:
- 17. NZC-0822-13 – TRAN ENTERPRISE, LLC: Companion with 18
- 18. NZC-0823-13 – TRAN ENTERPRISES, LLC: Companion with 17
- 20. NZC-0832-13 – PANNEE LEITCH MCMACKIN SEPARATE PROPERTY TRUST:
- 28. UC-0820-13 – PETERS, EDWARD W. & MARY A.:
- 33. DR-0621-12 (ET-0125-13) – BLM, USA, AND CLARK COUNTY PARKS AND RECREATION:
- 35. ZC-0336-09 (ET-0133-13) - ROCKY-G LIVING TRUST, ET AL:
- 38. ZC-0261-12 (WC-0132-13) – WALMART REAL ESTATE BUSINESS TRUST:

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### North of Blue Diamond, East of Rainbow

- 3. WS-0785-13 – GOODELL, REX & JOAN:
- 6. ZC-1388-98 (ET-0118-13) – JONES WIGWAM COMMERCIAL, LLC:
- 19. NZC-0830-13 – SPEARS, FRANK T.:
- 24. NZC-0844-13 – DRB HOLDINGS, LLC, ET AL Companion with 31
- 31. VS-0845-13 – DRB HOLDINGS, LLC, ET AL Companion with 24
- 27. UC-0818-13 – RENAISSANCE BLUE DIAMOND, LLC:
- 29. VS-0829-13 – HARMONY MESA VERDE I, LLC:

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### East of I-15

- 1. UC-0779-13 – 750 E. PYLE, LLC
- 10. ZC-0031-12 (WC-0123-13) – DR HORTON, ET AL:
- 34. VS-0516-11 (ET-0131-13) - DAVIS FAMILY TRUST 1993, ET AL:
- 37. UC-0834-13 – LEWIS INVESTMENT CO NV, LLC:
- 40. ZC-0841-13 – NEVADA SENIOR HOLDINGS, LLC

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### Holdover Applications

- 41. VS-0661-13 - PHANTOM GROUP, LLC: Companion with 42
- 42. WS-0662-13 – PHANTOM GROUP, LLC: Companion with 41
- 43. WS-0726-13 – GRAFIADA, ENRIQUE & KAMI

- 2. The Town Advisory Board may combine two or more agenda items for consideration.  
The zoning applications noted respectively as "companion" above will be heard together.
- 3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.



# Enterprise Town Advisory Board MINUTES

The following zoning applications have been held by the respective applicants all to the January 29, 2014 TAB meeting.

- 4. WS-0791-13 – RICHMOND AMERICAN HOMES NEVADA, INC:
- 5. WS-0792-13 – RICHMOND AMERICAN HOMES NEVADA, INC:
- 21. NZC-0833-13 – NEW SOUTHWEST VENTURES, LLC, ET AL:
- 25. TM-0240-13 - NEW SOUTHWEST VENTURES LLC, ET AL:
- 33. DR-0621-12 (ET-0125-13) – BLM, USA, AND CLARK COUNTY PARKS AND RECREATION:
- 24. NZC-0844-13 – DRB HOLDINGS, LLC, ET AL
- 31. VS-0845-13 - DRB HOLDINGS, LLC, ET AL
- 40. ZC-0841-13 – NEVADA SENIOR HOLDINGS, LLC
- 43. WS-0726-13 – GRAFIADA, ENRIQUE & KAMI: (Note that the TAB received a request to hold this application yet deemed to hear it in light of active code enforcement case and fact that the applicant failed to appear or notify the TAB of his intentions at the previously scheduled hearing of this application.)

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**Approved as revised: 5-0**

**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.

NONE:

**ANNOUNCEMENTS:**

**CLARK COUNTY OUTSIDE AGENCY GRANT (OAG)  
Program Year 2013-2014**

The application for Outside Agency Grant (OAG) funds will become available beginning Monday, December 30, 2013.

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](http://www.clarkcountynv.gov/depts/admin_services/comresmgmt/Pages/ZoomGrants.aspx)

Application instructions will also be available on the same webpage.

Only those agencies who meet the application submittal requirements will be eligible to be considered for FY 2013/2014 OAG funds. After the review of all eligible applications, applicants will be notified at a later date of funding decisions.

**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



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To be considered for funding, a project must provide services and assistance that substantially benefits Clark County residents (NRS 244.1505). Projects that provide a substantial benefit are programs or services needed by disadvantaged citizens to increase their self-sufficiency and personal independence, programs or events that foster community pride or cohesiveness, and/or facilities and projects that strengthen the community's infrastructure. Generally, these OAG grants are intended to supplement services provided directly by the County, or are funded in lieu of the need for the County to establish such programs. GRANT APPLICATIONS CAN ONLY BE ACCEPTED FROM NON-PROFIT ORGANIZATIONS AND LOCAL GOVERNMENT ENTITIES, NOT BY INDIVIDUALS OR BY FOR-PROFIT FIRMS.

The deadline for submitting completed OAG applications is Friday, January 31<sup>st</sup>, 2014 at 4:00 p.m. No paper applications will be accepted.

For more information on the Outside Agency Grant application, please contact Sandra Villatoro at 455-5025 or send an email to [sandrav@clarkcountynv.gov](mailto:sandrav@clarkcountynv.gov)

### ADDITIONAL BUSINESS

Approve the TAB calendar for 2014 (For possible action)  
Enterprise TAB calendar for 2014

January	1 (Canceled)		
	15	July	9
	29		30
February	12	August	13
	26		27
March	12	September	10
	26	October	1
April	9		15
	30		29
May	14	November	12
	28		26 (Canceled)
June	11	December	10
	25		31 (Canceled)

**APPROVED 5-0**

### ZONING AGENDA:

01/21/14 PC

- UC-0779-13 – 750 E. PYLE, LLC:**  
**USE PERMIT** for secondhand sales within an existing commercial center on a portion of 1.0 acre in a C-1 (Local Business) Zone. Generally located on the north side of Pyle Avenue, 150 feet west of Pollock Drive within Enterprise. SS/gc/ml (For possible action)

**APPROVED per staff conditions: 5-0**

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



# Enterprise Town Advisory Board MINUTES

2. **VS-0796-13 -TOCK 5 IRREVOCABLE BUSINESS TRUST; ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Grand Canyon Drive and Fort Apache Road on the south side of Wigwam Avenue within Enterprise (description on file). SB/rk/ml (For possible action)

**APPROVED per staff conditions: 5-0**

3. **WS-0785-13 – GOODELL, REX & JOAN:**  
**WAIVER OF DEVELOPMENT STANDARDS** for a reduced front yard setback for a garage addition in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (AE-60) (RNP-1) Zone. Generally located on southwest corner of Wigwam Avenue and Hinson Street within Enterprise. SB/mk/ml (For possible action)

**APPROVED per staff conditions: 5-0**

4. **WS-0791-13 – RICHMOND AMERICAN HOMES NEVADA, INC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; **2)** allow an increased artificial grade; and **3)** exceed the maximum site disturbance in conjunction with a hillside development.  
**DESIGN REVIEW** for a final grading plan for development within a Hillside & Foothills Transition Boundary Area in conjunction with an approved 124 lot single family subdivision with common lots on 21.5 acres in a RUD (Residential Urban Density) Zone. Generally located on the north side of Ford Avenue, 200 feet east of Hualapai Way (alignment) within Enterprise. SB/dm/ml (For possible action)

**HELD by the applicant to the January 29, 2014 TAB meeting**

5. **WS-0792-13 – RICHMOND AMERICAN HOMES NEVADA, INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for modified standards for a hillside wall in conjunction with an approved 35 lot single family subdivision with common lots on 5.4 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cougar Avenue (alignment) and Conquistador Street (alignment) within Enterprise. SB/dm/ml (For possible action)

**HELD by the applicant to the January 29, 2014 TAB meeting**

**01/22/14 BCC**

6. **ZC-1388-98 (ET-0118-13) – JONES WIGWAM COMMERCIAL, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 3.0 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone for future commercial development in the Pinnacle Peaks Concept Plan area. Generally located on the west side of Jones Boulevard and the south side of Wigwam Avenue within Enterprise (description on file). SB/rk/ml (For possible action)

**APPROVED per staff conditions: 5-0 and,  
CHANGE Current Planning bullet #1 to read:**

- **Until January 22, 2021 to complete;**



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7. **UC-0795-13 – TOCK 5 IRREVOCABLE BUSINESS TRUST, ET AL:**  
**USE PERMIT** for modified residential development standards in conjunction with a single family subdivision.  
**WAIVERS** for the following: **1)** modified street improvements in accordance with Clark County Uniform Standard Drawings; and **2)** allow early finished grading.  
**DESIGN REVIEW** for a single family residential subdivision on 21.0 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side Wigwam Avenue and the east side of Grand Canyon Drive within Spring Valley and Enterprise. SB/rk/ml (For possible action)

**APPROVED per staff conditions 5-0 and:**  
**ADD a Current Planning condition:**

- **Density limited to requested 5.6 units per acre**

**RECOMMENDATION to look into moving the entrance east from Huntington Cove.**

8. **VS-0799-13 – U.S.A.:**  
**VACATE AND ABANDON** a portion of right-of-way being Pebble Road located between Cimarron Road (alignment) and Tomsik Street (alignment), and a portion of Cimarron Road located between Pebble Road (alignment) and Torino Avenue (alignment) within Enterprise (description on file). SB/dg/ml (For possible action)

**APPROVED per staff conditions: 5-0**

9. **VS-0802-13 – U.S.A.:**  
**VACATE AND ABANDON** a portion of right-of-way being Miller Lane located between Wigwam Avenue and Cougar Avenue (alignment), a portion of Wigwam Avenue located between Miller Lane (alignment) and Buffalo Drive (alignment), and an unnamed right-of-way alignment located between Wigwam Avenue and Cougar Avenue (alignment) within Enterprise (description on file). SB/dg/ml (For possible action)

**HELD to the January 29, 2014 TAB meeting per agreement with applicant in order to meet with the neighbors: 5-0**

10. **ZC-0031-12 (WC-0123-13) – DR HORTON, ET AL:**  
**WAIVER OF CONDITIONS** of a zone change requiring full off-site improvements in conjunction with a single family subdivision on 10.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the northwest corner of Starr Avenue and Haven Street (alignment) within Enterprise. SS/bk/ml (For possible action)

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**APPROVED: 5-0**  
**Applicant not to energize installed light poles.**

11. **WS-0797-13 – NATURE BOY TRUST, ET AL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced residential driveway geometrics; and **2)** reduced street intersection off-set.  
**DESIGN REVIEW** for a single family residential subdivision on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Buffalo Drive and Cactus Avenue within

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Enterprise. SB/al/ml (For possible action)

**APPROVED per staff conditions: 5-0**

12. **WS-0798-13 – U.S.A.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; 2) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and 3) modified street improvements in accordance with Clark County’s Uniform Standard Drawings.

**DESIGN REVIEW** for a single family residential development on a 7.5 acre portion of an overall 108.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Cimarron Road within Enterprise. SB/dg/ml (For possible action)

**WAIVER of DEVELOPMENT STANDARDS #1 WITHDRAWN;  
APPROVE WAIVERS of DEVELOPMENT STANDARDS #2 and #3  
DENY DESIGN REVIEW**

**ADD Current Planning conditions:**

- No gated community,
- CC&R’s may not prohibit any county standard allowed by the zone district.

**MOTION PASSED 5-0**

13. **WS-0801-13 – U.S.A.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; 2) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and 3) modified street improvements in accordance with Clark County’s Uniform Standard Drawings.

**DESIGN REVIEW** for a single family residential development on a 15.0 acre portion of an overall 108.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Wigwam Avenue and the west and east sides of Warbonnet Way within Enterprise. SB/dg/ml (For possible action)

**HELD to the January 29, 2014 TAB meeting per agreement with applicant in order to meet with the neighbors: 5-0**

14. **ZC-0454-13 – LAS VEGAS COML INVEST, LLC:**

**AMENDED HOLDOVER ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**DESIGN REVIEW** a single family residential development in a hillside transition area (previously not notified). Generally located on the west side of Fort Apache Road, 350 feet south of Le Baron Avenue (alignment) within Enterprise (description on file). SB/mk/ml (For possible action)

**HELD by the TAB to the January 29, 2014 meeting to obtain updated staff agenda sheet.  
Motion Passed: 5-0**

02/04/14 PC

15. **DR-0831-13 – DM RAINBOW, LLC:**



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**DESIGN REVIEW** for a restaurant in conjunction with an existing shopping center on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Rainbow Boulevard, 230 feet south of Eldorado Lane within Enterprise. SS/jt/ml (For possible action)

**APPROVED per staff conditions: 5-0 and,  
ADD a Current Planning condition:**

- **Design Review as A Public Hearing for lighting and signage.**

16. **NZC-0819-13 – BAE KO & PONG AE KO:**

**ZONE CHANGE** to reclassify 4.9 acres from C-2 (General Commercial) Zone to R-1 (Single Family Residential) Zone.

**DESIGN REVIEW** for a single family residential development. Generally located on the south side of Mountains Edge Parkway, 300 feet west of Buffalo Drive within Enterprise (description on file). SB/rk/ml (For possible action)

**APPROVED per staff conditions: 5-0  
ADD current planning condition:**

- **Comply with Mountains Edge lighting, landscape standards and architectural color palette.**
- **Density limited to 4.1 units/acre**

17. **NZC-0822-13 – TRAN ENTERPRISE, LLC:**

**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for modified street improvements in accordance with Clark County’s Uniform Standard Drawings.

**DESIGN REVIEW** for a single family residential development. Generally located on the south side of Conn Avenue and the west side of Bronco Street within Enterprise (description on file). SB/rk/ml (For possible action)

**APPROVED per staff conditions: 5-0  
ADD current planning condition:**

- **Design review as a public hearing for significant changes to plans.**

**ADD Public Works condition:**

- **All pole mounted street lights to be fully shielded.**

18. **NZC-0823-13 – TRAN ENTERPRISES, LLC:**

**ZONE CHANGE** to reclassify 7.6 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for modified street improvements in accordance with Clark County’s Uniform Standard Drawings.

**DESIGN REVIEW** for a single family residential development. Generally located on the northwest corner of Jones Boulevard and Levi Avenue and the southeast corner of Jones Boulevard and Somerset Hills Avenue within Enterprise (description on file). SB/rk/ml (For possible action)

**APPROVED per staff conditions: 5-0  
ADD current planning condition:**



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- Design review as a public hearing for significant changes to plans.
- Density limited to 5.1 units/acre

**ADD Public Works condition:**

- All pole mounted street lights to be fully shielded.
- No single family residential driveways on Levi Ave and Conn Ave within 125 feet of Jones Blvd.

19. **NZC-0830-13 – SPEARS, FRANK T.:**

**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 Robindale Road, 300 feet east of Jones Boulevard within Enterprise (description on file). SS/dg/ml (For possible action)

**APPROVED per staff conditions: 5-0**

**ADD current planning conditions:**

- Design review as a public hearing for significant changes to plans.
- Density Limited to the requested 5.8 units/acre

**ADD Public Works condition:**

- All pole mounted street lights to be fully shielded.

20. **NZC-0832-13 – PANNEE LEITCH MCMACKIN SEPARATE PROPERTY TRUST:**

**ZONE CHANGE** to reclassify 9.2 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone in the MUD-3 Overlay District.

**DESIGN REVIEW** for a multi-family residential development. Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise (description on file). SB/pb/ml (For possible action)

**DENIED 5-0: Incompatible with Land Use Plan. Staff analysis was based on the MUD overlay to justify increased density.**

21. **NZC-0833-13 – NEW SOUTHWEST VENTURES, LLC, ET AL:**

**ZONE CHANGE** to reclassify 7.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced lot area; and 2) allow modifications to standard drawings for public street sections.

**DESIGN REVIEW** for a single family residential development. Generally located on the southeast corner of Buffalo Drive and Windmill Lane within Enterprise (description on file). SB/al/ml (For possible action)

**HELD by the applicant to the January 29, 2014 TAB meeting**

22. **NZC-0838-13 – CML-NV CHARLESTON BLVD, LLC:**

**ZONE CHANGE** to reclassify 8.0 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping and screening; and 2)



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off-site improvements (curb, gutter, sidewalk, streetlights, and reduced paving).

**DESIGN REVIEW** for a single family residential development. Generally located on the southwest corner of Pebble Road and Rainbow Boulevard within Enterprise (description on file). SB/al/ml (For possible action)

**APPROVE Zone Change to R-2;**

**DENY Waiver of Development Standards #1a**

**APPROVE Waiver of Development Standards #1b and 2;**

**ADD Current Planning conditions:**

- 10,000 foot lots fronting on Rosanna to be single story;
- Residences along Rosanna to front on Rosanna;
- Density limited to 4.3 units per acre;

**ADD Public Works condition:**

- Pebble design be similar to that used at Pebble and Durango re: the choke-down;

**CHANGE Public Works bullet # 4 to read:**

- Right-of-way dedication to include 55 feet to back of curb for Rainbow Boulevard, 50 to 55 feet for Pebble Road, 30 for Rosanna Street and associated spandrels;

**Motion passed: 5-0**

23. **NZC-0842-13 – KINERET, LLC:**

**ZONE CHANGE** to reclassify 8.8 acres from C-P (Office & Professional) Zone and C-1 (Local Business) Zone to R-1 (Single Family Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (curb, gutter, sidewalk, streetlights, and reduced paving) for Lisa Lane.

**DESIGN REVIEW** for a single family residential development. Generally located on the southeast corner of Ford Avenue and Durango Drive within Enterprise (description on file). SB/al/ml (For possible action)

**Per staff "If Approved" conditions:**

**APPROVE Zone Change;**

**APPROVE Waiver of Development Standards for off-site improvements for Lisa Lane and also to include, if Ford is put in, rural standards past the emergency entrance for the development;**

**APPROVE Design Review;**

**ADD Current Planning conditions:**

- Density limited to 4 units/acre;
- Residences along to Lisa Ave to face the road;
- Residence along to Lisa Ave to be single story;

**ADD Public Works conditions:**

- All pole mounted street lights to be fully shielded.
- Vacate Ford Ave from Durango to Lisa Lane

**CHANGE Public Works – Development Review Bullet # 3 to Read:**

- 30 feet for Lisa Lane and associated spandrel;

**Motion Passed: 5-0**

24. **NZC-0844-13 – DRB HOLDINGS, LLC, ET AL:**



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**ZONE CHANGE** to reclassify 25.3 acres from R-E (Rural Estates Residential) Zone, C-2 (General Commercial) Zone, and M-1 (Light Manufacturing) 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 south side of Badura Avenue and the west side of Redwood Street within Enterprise (description on file). SS/dg/ml (For possible action)

**HELD by the applicant to the January 29, 2014 TAB meeting**

25. **TM-0240-13 - NEW SOUTHWEST VENTURES LLC, ET AL:**  
**TENTATIVE MAP** consisting of 56 single family residential lots and common lots on 7.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Buffalo Drive and Windmill Lane within Enterprise. SB/al/ml (For possible action)

**HELD by the applicant to the January 29, 2014 TAB meeting**

26. **TM-0241-13 – KINERET, LLC:**  
**TENTATIVE MAP** consisting of 35 single family residential lots and common lots on 8.8 acres in an R-1 (Single Family Residential) Zone. Generally located on the southeast corner of Ford Avenue and Durango Drive within Enterprise. SB/al/ml (For possible action)

**APPROVED per staff conditions: 5-0 and,**  
**ADD Public Works condition:**

- All pole mounted street lights to be fully shielded.
- Vacate Ford Ave from Durango to Lisa Lane

**CHANGE Public Works – Development review Bullet # 4 to Read:**

- 30 feet for Lisa Lane and associated spandrel;

27. **UC-0818-13 – RENAISSANCE BLUE DIAMOND, LLC:**  
**USE PERMITS** for the following: 1) vehicle maintenance; 2) vehicle repair; and 3) vehicle paint/body shop.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow existing service bay doors to face a public street (Blue Diamond Road) in conjunction with a vehicle maintenance, repair, and paint/body shop facility; 2) permit a vehicle paint/body shop that is not an accessory use to a vehicle sales facility; 3) permit a non-decorative metal structure; 4) permit a structure with a flat roof and no parapet wall; and 5) allow unscreened mechanical equipment on 1.9 acres in a C-2 (General Commercial) Zone in a MUD-3 Overlay District. Generally located on the north side Blue Diamond Road, 320 feet west of Torrey Pines Drive within Enterprise. SB/al/ml (For possible action)

**APPROVED per staff conditions: 5-0**

28. **UC-0820-13 – PETERS, EDWARD W. & MARY A.:**  
**USE PERMIT** to allow accessory structures to exceed one-half the footprint of the principal structure in conjunction with an existing single family residence on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Landberg Avenue and Belcastro Street within Enterprise. SB/mk/ml (For possible action)



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**APPROVED per staff conditions: 5-0**

29. **VS-0829-13 – HARMONY MESA VERDE I, LLC:**

**VACATE AND ABANDON** portion of a right-of-way being Decatur Boulevard located between Mesa Verde Lane and Moberly Avenue within Enterprise (description on file). SS/bk/ml (For possible action)

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**APPROVED per staff conditions: 5-0**

30. **VS-0843-14 – KINERET, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Durango Drive and Lisa Lane, and portions of rights-of-way being Durango Drive located between Ford Avenue and Pebble Road and an unnamed street located between Ford Avenue and Pebble Road within Enterprise (description on file). SB/al/ml (For possible action)

**APPROVED per staff conditions: 5-0 and,  
ADD Public Works conditions:**

- All pole mounted street lights to be fully shielded.
- Vacate Ford Ave from Durango to Lisa Lane.

**CHANGE Public Works – Development review Bullet # 2 to Read:**

- 30 feet for Lisa Lane and associated spandrel;

31. **VS-0845-13 - DRB HOLDINGS, LLC, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Badura Avenue and Capovilla Avenue (alignment), and between Redwood Street and Rainbow Boulevard, and a portion of right-of-way being Badura Avenue located between Redwood Street and Rainbow Boulevard, and a portion of Arby Avenue located between Redwood Street and Rainbow Boulevard within Enterprise (description on file). SS/dg/ml (For possible action)

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**HELD by the applicant to the January 29, 2014 TAB meeting**

32. **WS-0837-13 – U.S.A.:**

**WAIVER OF DEVELOPMENT STANDARDS** for modified street improvements in accordance with Clark County’s Uniform Standard Drawings in conjunction with an approved single family residential development on a 14.8 acre portion of a 70.0 acre parcel in an R-2 (Medium Density Residential) Zone. Generally located between Shelbourne Avenue and Camero Avenue, 350 feet east of Buffalo Drive within Enterprise. SB/dg/ml (For possible action)

**APPROVED per staff conditions: 5-0**

**02/05/14 BCC**

33. **DR-0621-12 (ET-0125-13) – BLM, USA, AND CLARK COUNTY PARKS AND RECREATION:**

**DESIGN REVIEW FIRST EXTENSION OF TIME** for a public park and all associated uses including but not limited to, soccer fields, basketball courts, restrooms, shade structures, and playground equipment on a 10.0 acre portion of an 80.3 acre site in a P-F (Public Facility) Zone. Generally located on the south side



# Enterprise Town Advisory Board MINUTES

of Starr Hills Avenue and the east side of Decatur Boulevard within Enterprise. SB/jvm/ml (For possible action)

**HELD by the applicant to the January 29, 2014 TAB meeting**

34. **VS-0516-11 (ET-0131-13) - DAVIS FAMILY TRUST 1993, ET AL:**

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**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Levi Avenue (alignment) and Irvin Avenue (alignment), and between Las Vegas Boulevard South and Giles Street, and portions of right-of-way being Levi Avenue located between Las Vegas Boulevard South and Giles Street, and Giles Street located between Levi Avenue (alignment) and Irvin Avenue (alignment) in an H-2 (General Highway Frontage) Zone under resolution of intent to H-1 (Limited Resort and Apartment) Zone and C-P (Office & Professional) Zone in the MUD-1 and MUD-4 Overlay Districts within Enterprise (description on file). SS/jt/ml (For possible action)

**APPROVED per staff conditions: 5-0**

35. **ZC-0336-09 (ET-0133-13) - ROCKY-G LIVING TRUST, ET AL:**

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**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 7.7 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the northeast corner of Dean Martin Drive and Agate Avenue within Enterprise (description on file). SB/jt/ml (For possible action)

**APPROVED per staff conditions: 5-0 and,  
CHANGE Current Planning bullet #1 to read:**  
• Until June 17, 2015 to complete.

36. **TM-0230-13 - USA:**

**TENTATIVE MAP** consisting of 8 single family residential lots and common lots on a 5.0 acre portion of a 70.0 acre parcel in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Wigwam Avenue, 660 feet east of Buffalo Drive within Enterprise. SB/pb/ml (For possible action)

**APPROVED per staff conditions: 5-0,**

37. **UC-0834-13 – LEWIS INVESTMENT CO NV, LLC:**

**USE PERMITS** for the following: **1)** reduce the setback for a convenience store and gasoline station from a residential use; **2)** reduce the setback for a vehicle wash from a residential use; **3)** reduce the setback for vehicle maintenance from a residential use; and **4)** reduce the setback for outside dining from a residential use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the minimum street landscaping width along Silverado Ranch Boulevard; **2)** reduce the minimum street landscaping width along Bermuda Road; and **3)** allow talk boxes not set back behind a building or oriented away from adjacent residential development for drive-thru windows.

**DESIGN REVIEW** for a shopping center on 6.6 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Silverado Ranch Boulevard and Bermuda Road within Enterprise. SS/jt/ml (For possible action)



# Enterprise Town Advisory Board

## MINUTES

**DENIED per staff recommendation.**

**ADD Current Planning "If Approved" conditions:**

- Design review as a public hearing for significant changes to plans.
- Design review for signage and lighting as a public hearing.

38. **ZC-0261-12 (WC-0132-13) – WALMART REAL ESTATE BUSINESS TRUST:**  
**WAIVER OF CONDITIONS** of a zone change requiring construction of full off-site improvements in conjunction with a large scale retail building (Walmart) on 16.8 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Mountain’s Edge Master Planned Community. Generally located on the south side of Blue Diamond Road and the west side of Rainbow Boulevard within Enterprise. SB/rk/ml (For possible action)

**APPROVED per staff “If Approved” conditions: 5-0**

39. **WS-0812-13 – USA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a proposed single family residential lot to have direct access onto a collector street (Wigwam Avenue); and **2)** off-site improvements. **DESIGN REVIEW** for a single family residential development on a 5.0 acre portion of a 70.0 acre parcel in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Wigwam Avenue, 660 feet east of Buffalo Drive within Enterprise. SB/pb/ml (For possible action)

**APPROVED per staff conditions: 5-0,**

40. **ZC-0841-13 – NEVADA SENIOR HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify a 0.3 acre portion of 5.2 acre parcel from R-E (Rural Estates Residential) Zone to C-2 (Commercial General) Zone in the MUD-4 Overlay District  
**USE PERMIT** for a congregate care facility  
**DESIGN REVIEW** for a congregate care facility on a 3.2 acre portion of a 5.2 acre parcel in a C-2 (Commercial General) Zone in the MUD-4 Overlay District. Generally located on the north side of Jeffreys Street/Ione Road, 500 feet west of Eastern Avenue within Enterprise (description on file). SS/mk/ml (For possible action)

**HELD by the applicant to the January 29, 2014 TAB meeting**

1/22/14 BCC

41. **VS-0661-13 - PHANTOM GROUP, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between the 215 Beltway and Maule Avenue, and between Schirlls Street (alignment) and Hinson Street within Enterprise (description on file). SS/mk/ml (For possible action)  
**(Held over from the October 30, 2013 TAB meeting per applicant request - 1st hold request - not previously heard.)**  
**(Held over from the November 13, 2013 TAB meeting per applicant request - 2<sup>nd</sup> hold request - not previously heard.)**  
**(Held over from the December 11, 2013 TAB meeting per applicant request - 3rd hold request - not previously heard.)**



# Enterprise Town Advisory Board MINUTES



**APPROVED per staff conditions: 5-0,**

42. **WS-0662-13 – PHANTOM GROUP, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced lot size; **2)** reduced street intersection off-set; **3)** waive off-site improvements (curb, gutter, sidewalk, streetlights, and reduced paving); and **4)** allow non-through street improvements in conjunction with a proposed single family residential subdivision.

**DESIGN REVIEW** for a single family residential subdivision on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone and an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the west side of Hinson Street and the north and south sides of Pamalyn Avenue (alignment) within Enterprise. SS/mk/ml (For possible action)

**(Held over from the October 30, 2013 TAB meeting per applicant request - 1st hold request - not previously heard.)**

**(Held over from the November 13, 2013 TAB meeting per applicant request - 2<sup>nd</sup> hold request - not previously heard.)**

**(Held over from the December 11, 2013 TAB meeting per applicant request - 3rd hold request - not previously heard.)**

**APPROVE Waiver of Development Standards #1 for lot #10 only;**

**APPROVE Waiver of Development Standards #2, 3, & 4;**

**APPROVE Design Review for subdivision map;**

**Per staff "If Approved" conditions;**

**ADD Current Planning conditions:**

- **Architectural design review as public hearing for the houses;**
- **Single story houses only;**

**Motion Passed: 5-0**

43. **WS-0726-13 – GRAFIADA, ENRIQUE & KAMI:**

**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase accessory structure height; and **2)** reduce the separation between buildings and structures in conjunction with an existing single family residence on 2.2 acres in an R-E (Rural Estates Residential) Zone.

**DESIGN REVIEW** for an accessory structure (tower). Generally located on the west side of Gilespe Street, 300 feet north of Pyle Avenue within Enterprise. SS/al/ml (For possible action)

**(Returned to the TAB by Planning Commission action. Previously DENIED by the TAB at the December 11, 2013 TAB meeting. Applicant did not appear.)**

**DENIED per staff recommendations: 5-0 (applicant request to hold also DENIED due to active Code Enforcement case)**

**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.



# Enterprise Town Advisory Board MINUTES



NONE

**NEXT MEETING DATE:** January 29, 2014, 6:00 p.m.

**ADJOURNMENT:** 10:40

**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