



Enterprise Town Advisory Board

January 2, 2019

MINUTES

Board Members: David Chestnut – Chair – **PRESENT** Frank Kapriva – **PRESENT**
Cheryl Wilson – Vice Chair – **EXCUSED** Jenna Waltho – **PRESENT**

Secretary: Carmen Hayes 702-371-7991 chayes70@yahoo.com

County Liaison: Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions(see above)

The meeting was called to order at 6:00 p.m.

Lorena Phegley, Current Planning

II. Public Comment

This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

None.

III. Approval of December 12, 2018 Minutes (For possible action)

Motion by: David Chestnut

Action: **APPROVE** minutes for December 12, 2018 as published

Motion **PASSED** (3-0) / Unanimous

IV. Approval of Agenda for January 2, 2019 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (3-0) / Unanimous

Applicant requested withdrawal:

17. TM-18-500191-FORESTAR REAL ESTATE GROUP INC: Applicant has requested the application be **WITHDRAWN**.
19. UC-18-0776-FORESTAR REAL ESTATE GROUP INC: Applicant has requested the application be **WITHDRAWN**.

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, Chair - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

Applicant requested holds:

4. NZC-18-0915-RAINBOW & BLUE DIAMOND SOUTHEAST: County requested **HOLD** to January 16, 2019 Enterprise TAB meeting.
 7. UC-18-0885-32 ACRES, LLC: Applicant requested **HOLD** to January 30, 2019 Enterprise TAB meeting.
 9. UC-18-0923-BUFFALO GOMER, LLC, ET AL & SCHELL, WILLIAM & PATRICIA FAMILY TRUST: Applicant requested **HOLD** to January 16, 2019 Enterprise TAB meeting.
 22. WS-18-0952-ELIOT A A HOLDINGS, LLC & VERMILLION SUSAN J SEP PPTY TR: Applicant requested **HOLD** to January 30, 2019 Enterprise TAB meeting.
 23. ZC-18-0771-FORESTAR REAL ESTATE GROUP INC: Applicant requested **HOLD** to January 16, 2019 Enterprise TAB meeting.
 25. ZC-18-0930-USA: Applicant requested **HOLD** to January 16, 2019 Enterprise TAB meeting.
- :

V. Informational Items

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

1. None

VI. Planning & Zoning

1. **TM-18-500216-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST: TENTATIVE MAP** consisting of 41 single family residential lots and common lots on 5.1 acres in an R-3 (Multiple Family Residential) Zone in the MUD-4 Overlay District. Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. SB/gc/ja (For possible action) **01/09/19 BCC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) / Unanimous

2. **VS-18-0898-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST, ET AL: VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Durango Drive and El Capitan Way within Enterprise (description on file). SB/gc/ja (For possible action) **01/09/19 BCC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) / Unanimous

3. **WS-18-0896-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following:
 - 1) reduce open space;
 - 2) establish alternative yards for residential lots; and
 - 3) increase wall height.

DESIGN REVIEWS for the following:

- 1) a single-family residential development;
 - 2) building orientation of 2 proposed single family residences; and
 - 3) increased finished grade
- on 5.1 acres in an R-3 (Multiple Family Residential) Zone in the MUD-4 Overlay District. Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. SB/gc/ja (For possible action) **01/09/19 BCC**

Motion by Jenna Waltho

Action: **APPROVE**

ADD Current Planning condition:

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

Per staff if approved conditions.

Motion **PASSED** (3-0) / Unanimous

4. **NZC-18-0915-RAINBOW & BLUE DIAMOND SOUTHEAST:**

ZONE CHANGE to reclassify 8.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) allow modified driveway design standards; and
- 2) reduced driveway separation.

DESIGN REVIEW for a shopping center in the MUD-3 Overlay District. Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise (description on file). SB/pb/ja (For possible action) **01/08/19 PC**

County staff requested **HOLD** to January 16, 2019 Enterprise TAB meeting to fix notification problem.

5. **UC-18-0900-P8 WS TUSCAN HIGHLANDS, LLC:**

USE PERMIT to increase freestanding sign height.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) allow a roof sign;
- 2) increase sign area for freestanding signs; and
- 3) increase the number of freestanding signs.

DESIGN REVIEW for a comprehensive sign plan for an approved multi-family complex on 15.2 acres in an H- 1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway and the south side of St Rose Parkway within Enterprise. SB/rk/ja (For possible action) **01/08/19 PC**

Motion by David Chestnut

Action: **HOLD** to January 16, 2019 Enterprise TAB meeting due to applicant no-show.

Motion **PASSED** (3-0) / Unanimous

6. **VS-18-0889-TIDD, DAVID ALAN & BARBARA JO:**

VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Cameron Street and Rogers Street (alignment) within Enterprise (description on file). SS/tk/ja (For possible action) **01/08/19 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) / Unanimous

7. **UC-18-0885-32 ACRES, LLC:**
USE PERMITS for the following:
1) reduce the setback of a gasoline station from a residential use; and
2) allow a service bay door for a vehicle (automobile) wash to face a street.
DESIGN REVIEWS for the following:
1) convenience store;
2) gasoline station; and 3) vehicle (automobile) wash
in conjunction with an approved commercial center on a portion of 4.4 acres in a C-2 (General Commercial) Zone in the MUD-1 and MUD-4 Overlay Districts. Generally located on the northeast corner of Las Vegas Boulevard South and Starr Avenue within Enterprise. SS/gc/ja
(For possible action) **01/09/19 BCC**

Applicant requested **HOLD** to January 30, 2019 Enterprise TAB meeting.

8. **TM-18-500224-BUFFALO DIAMOND, LLC:**
TENTATIVE MAP for a commercial subdivision on 2.2 acres in a C-2 (General Commercial) Zone and P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the west side of Buffalo Drive, 595 feet south side of Blue Diamond Road within Enterprise. JJ/mk/ja (For possible action) **01/22/19 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions:
Motion **PASSED** (3-0) / Unanimous

9. **UC-18-0923-BUFFALO GOMER, LLC, ET AL & SCHELL, WILLIAM & PATRICIA FAMILY TRUST:**
USE PERMIT for increased height of an existing communication tower.
DESIGN REVIEW for additional antenna arrays and lattice on an existing communication tower (monopine) and associated equipment on a portion of 2.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise. JJ/mk/ja (For possible action) **01/22/19 PC**

Applicant requested **HOLD** to January 16, 2019 Enterprise TAB meeting.

10. **UC-18-0924-NAMAZ, LLC:**
USE PERMIT for a proposed communication tower.
DESIGN REVIEW for a proposed communication tower on a portion of 1.8 acres in an H-2 (General Highway Frontage) Zone in the MUD-4 Overlay District in the Mountain's Edge Master Planned Community. Generally located on the southeast corner of Blue Diamond Road and Tenaya Way within Enterprise. JJ/md/ja (For possible action) **01/22/19 PC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning condition:
• Pine tree tower to be 3 or 4 branch design
Per staff conditions:
Motion **PASSED** (3-0) / Unanimous

11. **UC-18-0949-DIAMOND REAL PROPERTIES, LLC:**
USE PERMIT to increase the height of an existing communication tower (monopole).
DESIGN REVIEW for modifications to an existing communication tower in conjunction with an existing warehouse building and contractor's storage yard on 4.2 acres in an M-1 (Light

Manufacturing) Zone. Generally located on the northwest corner of Mesa Verde Lane and Westwind Road within Enterprise. SS/al/ja (For possible action) **01/22/19 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) / Unanimous

12. **WS-18-0922-HANSEN, ANGELA EMIKO VELOYCE:**
WAIVER OF DEVELOPMENT STANDARDS for a reduced side setback in conjunction with an attached pool enclosure in conjunction with an existing residence on 1.0 acre in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the east side of Gilespie Street, 330 feet north of Windmill Lane within Enterprise. SS/mk/ja (For possible action) **01/22/19 PC**

Motion by David Chestnut
Action: **APPROVE** per staff if approved conditions:
Motion **PASSED** (3-0) / Unanimous

13. **WS-18-0945-PARAGON LOFTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for an alternative trash enclosure requirement in conjunction with an approved residential condominium development on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-3 and MUD-1 Overlay Districts. Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue within Enterprise. SS/mk/ja (For possible action) **01/22/19 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) / Unanimous

14. **WS-18-0966-TOUCHSTONE ST ROSE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side setbacks on a 3.5-acre portion of a 50.8 acre approved multiple family residential development in an H-1 (Limited Resort and Apartment) Zone in the MUD- 1 Overlay District. Generally located on the east side of I-15, south side of Bruner Avenue (alignment), 1,500 feet north of St Rose Parkway, 1,200 feet west of Las Vegas Boulevard South within Enterprise. SS/dg/ja (For possible action) **01/22/19 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions:
Motion **PASSED** (3-0) / Unanimous

15. **DR-18-0950-CACTUS VILLAS, LLC:**
DESIGN REVIEWS for the following:
1) comprehensive sign plan; and
2) building and site lighting
in conjunction with a mixed-use development on 8.3 acres in a U-V (Urban Village – Mixed-Use) 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. JJ/dg/ja (For possible action) **01/23/19 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions:
Motion **PASSED** (3-0) / Unanimous

16. **ET-18-400251 (NZC-0601-15)-ROBINDALE & ASSOCIATES, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 3.1 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone.
DESIGN REVIEWS for the following:
1) a mini-warehouse facility; and
2) recreational vehicle and boat storage.
Generally located on the north side of Robindale Road, 1,250 west of Decatur Boulevard within Enterprise (description on file). SS/sd/ja (For possible action) **01/23/19 BCC**

Motion by David Chestnut

Action: **APPROVE**

CHANGE Current Planning Bullet #1 to Read:

- Until November 18, 2020 to commence.

Per staff conditions:

Motion **PASSED** (3-0) / Unanimous

17. **TM-18-500191-FORESTAR REAL ESTATE GROUP INC:**
TENTATIVE MAP consisting of 150 condominium units on 10.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Starr Avenue, 360 feet west of Las Vegas Boulevard South within Enterprise. SS/al/ja (For possible action) **01/23/19 BCC**

Applicant has requested the application be **WITHDRAWN**.

18. **TM-18-500225-DECATUR & SUNSET, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 6.9 acres in a C-2 (General Commercial) (AE-60) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Sunset Road and Hauck Street within Enterprise. SS/md/ja (For possible action) **01/23/19 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions:

Motion **PASSED** (3-0) / Unanimous

19. **UC-18-0776-FORESTAR REAL ESTATE GROUP INC:**
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce garage setbacks;
- 2) reduce parking; and
- 3) nonstandard improvements.

DESIGN REVIEW for a multiple family residential development on a 10.2-acre portion of a 63.5 acre site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Starr Avenue, 360 feet west of Las Vegas Boulevard South within Enterprise. SS/al/xx (For possible action) **01/23/19 BCC**

Applicant has requested the application be **WITHDRAWN**.

20. **VS-18-0960-DECATUR & SUNSET, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hauck Street and Decatur Boulevard, and between Sunset Road and Wagon Trail Avenue and a portion of a right-of-way being Decatur Boulevard located between Sunset Road and Wagon Trail

Avenue within Enterprise (description on file). SS/md/ja (For possible action) **01/23/19 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions:

Motion **PASSED** (3-0) / Unanimous

21. **WS-18-0918-S R M F TOWN SQUARE OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to permit encroachment into airspace.
DESIGN REVIEWS for the following:
1) amend an approved comprehensive sign plan; and
2) modifications to existing free-standing signs
in conjunction with the Town Square shopping Center on 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Sunset Road within Enterprise. SS/al/ja (For possible action) **01/23/19 BCC**

Motion by David Chestnut

Action: Applicant requested **HOLD** to January 16, 2019 Enterprise TAB meeting to work with the Staff.

Motion **PASSED** (3-0) / Unanimous

22. **WS-18-0952-ELIOT A A HOLDINGS, LLC & VERMILLION SUSAN J SEP PPTY TR:**
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) increased wall height; and
2) full off- site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEWS for the following: 1) a single-family residential development; and 2) increased finished floor elevation on 1.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Wigwam Avenue and Warbonnet Way within Enterprise. JJ/mk/ja (For possible action) **01/23/19 BCC**

Applicant requested **HOLD** to January 30, 2019 Enterprise TAB meeting.

23. **ZC-18-0771-FORESTAR REAL ESTATE GROUP INC:**
ZONE CHANGE to reclassify a 10.1-acre portion of a 58.4-acre parcel from H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone for future commercial development in an MUD-1 Design Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Starr Avenue within Enterprise (description on file). SS/al/xx (For possible action) **01/23/19 BCC**

Applicant requested **HOLD** to January 16, 2019 Enterprise TAB meeting.

24. **ZC-18-0926-USA:**
ZONE CHANGE to reclassify 15.0 acres of a 50.0-acre parcel from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.
DESIGN REVIEW for an elementary school on 15.0 acres in a P-F (Public Facility) Zone. Generally located on the east side of El Capitan Way, 630 feet south of Mountains Edge Parkway within Enterprise (description on file). JJ/dgo/jt/xx (For possible action) **01/23/19 BCC**

25. **ZC-18-0930-USA:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

USE PERMITS for the following:

- 1) a vehicle (automobile) maintenance facility; and
- 2) reduce the separation from an automobile maintenance facility to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) permit access from residential local street;
- 2) waive cross access requirements; and
- 3) alternative commercial driveway geometrics

DESIGN REVIEWS for the following:

- 1) a vehicle maintenance facility; and
- 2) a tavern for a proposed commercial development.

Generally located on the northeast corner of Polaris Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/ja (For possible action) **01/23/19 BCC**

Applicant requested **HOLD** to January 16, 2019 Enterprise TAB meeting.

26. ZC-18-0931-ASHAHID REVOCABLE LIVING TRUST:

ZONE CHANGE to reclassify 0.9 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.

DESIGN REVIEWS for the following:

- 1) restaurants with drive-thru services; and
- 2) alternative parking lot landscaping

for a commercial development in an MUD-3 Design Overlay District. Generally located on the north side of Blue Diamond Road, 1,000 feet east of Grand Canyon Drive within Enterprise (description on file). JJ/al/ja (For possible action) **01/23/19 BCC**

Motion by David Chestnut

Action: Applicant requested **HOLD** to January 16, 2019 Enterprise TAB meeting to work with the neighbors.

Motion **PASSED** (3-0) / Unanimous

27. ZC-18-0959-DECATUR & SUNSET, LLC:

ZONE CHANGE to reclassify 3.7 acres from R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for modified CMA Design Overlay District Standards.

DESIGN REVIEWS for the following:

- 1) a proposed warehouse building on 3.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone; and
- 2) proposed street landscaping

on 1.7 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Sunset Road and Hauck Street within Enterprise (description on file). SS/md/ja (For possible action) **01/23/19 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning condition:

- Design Review as a public hearing for lighting.

Per staff conditions:

Motion **PASSED** (3-0) / Unanimous

VII. General Business:

None

VIII. Public Comment:

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

None

IX. Next Meeting Date

The next regular meeting will be January 16, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho
Adjourn meeting at 7:57 p.m.