



Enterprise Town Advisory Board

December 12, 2018

MINUTES

Board Members: David Chestnut – Chair – **PRESENT** Frank Kapriva – **PRESENT**
Cheryl Wilson – Vice Chair – **PRESENT** 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 November 28, 2018 Minutes (For possible action)

Motion by: David Chestnut

Action: **APPROVE** minutes for November 28, 2018 as published

Motion **PASSED** (4-0) / Unanimous

IV. Approval of Agenda for December 12, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (4-0) / Unanimous

WITHDRAWN by the applicant:

2. TM-18-500168-ORENGIL, KIVANC:

5. WS-18-0698-ORENGIL, KIVANC:

Applicant Requested **HOLDS**:

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

12. NZC-18-0915-RAINBOW & BLUE DIAMOND SOUTHEAST: Applicant requested **HOLD to** Enterprise TAB meeting on January 2, 2019.
13. UC-18-0900-P8 WS TUSCAN HIGHLANDS, LLC: Applicant requested **HOLD to** Enterprise TAB meeting on January 2, 2019.

Related applications to be heard together:

1. TM-18-500167-YI, SAM HEE:
3. VS-18-0696-YI, SAM HEE:
4. WS-18-0697-YI, SAM HEE:

7. UC-18-0754-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T:
8. VS-18-0755-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T ET AL:

21. TM-18-500216-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST:
23. VS-18-0898-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST, ET AL:
24. WS-18-0896-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST:

V. Informational Items

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

1. Desert Diamonds Baseball Complex Dedication at 11:30am on December 22, 2018 at Mountains Edge Regional Park, 8101 Mountains Edge Parkway

2. Clark County Water Reclamation District is Proposing changes to its Services Rules related to sewer use, access and charges. The rates and charges impact capital improvements that currently include 62 projects representing a \$1.4 billion investment over the coming 15 years. Comments accepted on-line at rates@cleanwaterteam.com until December 14, 2018. Board of trustees public hearing at 10:00 a.m. on December 18, 2018 in Commission Chambers at 500 South Grand Central Parkway, Las Vegas, Nevada.

3. Upcoming Sewer Construction Project: Starting in January, we are installing a new pipe along Jones, from Warm Springs to Robindale. We'll be starting at the Warm Springs intersection and heading south to Robindale. All the work will be performed during daytime hours with the exception of the Warm Springs intersection, which will occur during evening hours. Estimated duration is about 3 months. I don't have the approved traffic control plan yet, but it looks like all the traffic will be pushed to the west side of the street. I've attached a map for you. I will be going out to the businesses and apartment complex within the next couple weeks to provide project notification.

VI. Planning & Zoning

1. **TM-18-500167-YL, SAM HEE:**
HOLDOVER TENTATIVE MAP consisting of 23 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action) **12/05/18 BCC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff if approved conditions.

Motion **PASSED** (4-0) / Unanimous

2. **TM-18-500168-ORENGIL, KIVANC:**
HOLDOVER TENTATIVE MAP consisting of 75 single family residential lots and common lots on 12.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action) **12/05/18 BCC**

The applicant has **WITHDRAWN** the application.

3. **VS-18-0696-YL, SAM HEE:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Cactus Avenue, and between Durango Drive (alignment) and Rich Sands Street (alignment) within Enterprise (description on file). SB/al/ja (For possible action) **12/05/18 BCC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) / Unanimous

4. **WS-18-0697-YL, SAM HEE:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increase finished grade for lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action) **12/05/18 BCC**

Motion by Cheryl Wilson

Action: **APPROVE**

ADD Current Planning Condition:

- Retaining wall facing a public street to be decorative.

Per staff if approved conditions.

Motion **PASSED** (4-0) / Unanimous

5. **WS-18-0698-ORENGIL, KIVANC:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height. **DESIGN REVIEWS** for the following:
1) single family residential development; and
2) increase finished grade on 12.6 acres
in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action) **12/05/18 BCC**

The applicant has **WITHDRAWN** the application.

6. **ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to C-1 (Local Business) Zone (previously notified as C-2 (General Commercial) Zone) in the MUD-3 Overlay District.

USE PERMITS for the following:

- 1) reduced separation from a convenience store to a residential use;
- 2) reduced separation from a gasoline station to a residential use;
- 3) reduced separation from a vehicle wash to a residential use (no longer needed);
- 4) allow a convenience store (previously not notified);
- 5) allow a gasoline station (previously not notified); and
- 6) allow alcohol sales, liquor – packaged only not in conjunction with a grocery store (previously not notified).

DESIGN REVIEWS for the following:

- 1) proposed convenience store;
- 2) proposed gasoline station;
- 3) proposed vehicle wash (no longer needed);
- 4) proposed retail building; and
- 5) proposed restaurant with a drive-thru (no longer needed).

Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise (description on file). SB/pb/ja (For possible action) **12/05/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

ADD Current Planning conditions:

- Trees along the southern and eastern boundaries to be 12 ft. or greater;
- Roof mounted equipment will be screened;
- Building colors will be coordinated with the residential building colors.

Motion **PASSED** (4-0) / Unanimous

7. **UC-18-0754-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T:**

USE PERMITS for the following:

- 1) place of worship; and
- 2) increase the height of an ornamental spire and dome.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

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

DESIGN REVIEWS for the following:

- 1) place of worship; and
- 2) increase finished grade on 2.0 acres

in an R- E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Lindell Road and the south side of Mistral Avenue (alignment) within Enterprise. SB/md/ja (For possible action) **12/19/18 BCC**

Motion by David Chestnut

Action:

APPROVE: Use Permit #1;

DENY: Use Permit #2

APPROVE: Waiver of Development Standards

APPROVE Design Review #2

DENY: Design Review #1;

ADD Current Planning conditions:

- Design Review as a public hearing for significant changes to plans.
 - Design Review as a public hearing for lighting and signage.
- CHANGE** Public Works - Development Review bullet #3 to read:

- Lindell Rd to be developed to rural road standards.

Per staff if approved conditions.

Motion **PASSED** (4-0) / Unanimous

8. **VS-18-0755-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Westwind Road (alignment) and Lindell Road (alignment), and between Shelbourne Avenue (alignment) and Windmill Lane (alignment) and a portion of a right-of-way being Mistral Avenue located between Westwind Road (alignment) and Lindell Road (alignment), and a portion of right-of-way being Lindell Road, located between Mistral Avenue and Shelbourne Avenue (alignment) within Enterprise (description on file). SB/md/ja (For possible action) **12/19/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

ADD Public Works - Development Review condition:

- Lindell Rd to be developed to rural road standards.

Motion **PASSED** (4-0) / Unanimous

9. **WS-18-0823-LEGACY TRADITIONAL SCHOOLS-NEVADA INC.:**
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following:

1) allow a proposed animated sign (electronic message unit/video graphics) in conjunction with a monument sign; and

2) increased wall height (previously not notified).

DESIGN REVIEWS for the following:

1) proposed site lighting;

2) proposed signage; and

3) proposed wall (previously not notified)

in conjunction with an approved school on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Wigwam Avenue and Montessouri Street (alignment) within Enterprise. SB/pb/ja (For possible action) **12/19/18 BCC**

Motion by David Chestnut

Action:

APPROVE: Amended Waiver of development Standards #2;

DENY: Amended Waiver of development Standards #1;

ADD Current Planning conditions:

- Parking lot pole lighting to be on motion sensors and timers.

APPROVE: Design Reviews #s 1, 2 (no animation), and 3

Per staff if approved conditions Motion **PASSED** (4-0) / Unanimous

10. **ET-18-400243 (UC-0691-16)-CARL, ROBERT SCOTT LIVING TR 2006 & CARL, ROBERT SCOTT TRS:**

USE PERMITS FIRST EXTENSION OF TIME for the following:

1) increase the area of a proposed accessory structure;

2) allow an accessory structure not architecturally compatible with the principal building; and

3) waive applicable design standards in conjunction with an existing single-family residence on 1.0 acre

in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Belcastro Street and the north side of Torino Avenue within Enterprise. (description on file).

SB/tk/ja (For possible action) **01/08/19 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) / Unanimous

11. **NZC-18-0888-KARABACHEV FAMILY TRUST & KARABACHEV, JANE A. TRS:**
ZONE CHANGE to reclassify 1.9 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce driveway approach distances from the intersection; and
- 2) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Meranto Avenue.

DESIGN REVIEW for a proposed retail center. Generally located on the west side of Rainbow Boulevard and north side of Meranto Avenue within Enterprise (description on file). SB/rk/ja (For possible action) **01/08/19 PC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions.

ADD Current Planning condition:

- Rear doors on inline building are emergency exits only.

CHANGE Current Planning bullet #1 to read:

- Design Review as a public hearing on future pad sites *and significant changes to plans*.

CHANGE Public Works - Development Review bullet #3 to read:

- Full off-site improvements *except Meranto Ave.*

ADD Public Works - Development Review condition:

- Meranto Ave. to be developed to rural road standards.

Motion **PASSED** (4-0) / Unanimous

12. **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 in the MUD-3 Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

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

DESIGN REVIEW for a shopping center. 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**

The applicant has requested a **HOLD** to the January 2, 2019 Enterprise TAB meeting.

13. **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**

The applicant has requested a **HOLD** to the January 2, 2019 Enterprise TAB meeting.

14. **UC-18-0907-TEACHERS APPLE PRE-SCHOOL INC:**

USE PERMITS for the following:

- 1) allow a home occupation to be conducted outside;
- 2) allow more than 1 student at a time for a proposed home occupation (dog training);
- 3) allow an employee other than family members; and
- 4) allow an existing accessory structure (storage container) not architecturally compatible with the principal dwelling

in conjunction with an existing single family residence on 1.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Windmill Lane and the east side of Gilespe Street within Enterprise. SS/rk/ja (For possible action) **01/08/19 PC**

Motion by Jenna Waltho

Action: **DENY**

Motion **PASSED** (4-0) / Unanimous

15. **UC-18-0910-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE:**

USE PERMITS for the following:

- 1) supper club; and
- 2) outside dining in conjunction with an existing restaurant on a portion of a 32.1-acre shopping center 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 south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. SB/rk/ja (For possible action) **01/08/19 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions:

ADD Current Planning condition:

- No amplified sound outside.
- Protective bollards to be incorporated in outside dining fencing.

Motion **PASSED** (4-0) / Unanimous

16. **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 Cheryl Wilson

Action: **HOLD January 2, 2019, applicant not present.**

Motion **PASSED** (4-0) / Unanimous

17. **WS-18-0878-CENTURY COMMUNITIES OF NEVADA, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) establish alternative yards for a residential lot; and
- 2) increase wall height.

DESIGN REVIEW for building orientation of 1 proposed single-family residence in conjunction with a previously approved single-family residential development on 0.2 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the south side of Concepcion Court, 210 feet east of Pizzo Ferrato Street within Enterprise.

SB/gc/ja (For possible action) **01/08/19 PC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) / Unanimous

18. **WS-18-0880-J G FAMILY TRUST & GOLSHAN, JOSEPH TRS:**
WAIVER OF DEVELOPMENT STANDARDS for alternative residential driveway geometrics for lots within an approved single-family residential development on 2.6 acres in an R-3 (Multiple Family Residential) Zone within the MUD-1 Overlay District. Generally located on the south side of Desert Palm Drive and the west side of Haven Street within Enterprise (description on file). SS/pb/ja (For possible action) **01/08/19 PC**

Motion by Frank Kapriva

Action: **APPROVE** per staff if approved conditions.

Motion **PASSED** (3-1) / Wilson nay

19. **WS-18-0883-HICKMAN, JAMES JAY JR & LINDA MARIE LIVING TRUST, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a patio cover in conjunction with an existing single-family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the south side of Star Diamond Court and 86 feet west of La Cienega Street within Enterprise. SS/jor/ja (For possible action) **01/08/19 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions;

Motion **PASSED** (4-0) / Unanimous

20. **ET-18-400247 (NZN-0578-15)-KB HOME LV CUMBERLAND RANCH, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 12.5 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 proposed single-family residential development. Generally located on the west side of Fort Apache Road and the north side of Gomer Road within Enterprise (description on file). SB/tk/ja (For possible action) **01/09/19 BCC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) / Unanimous

21. **TM-18-500216-KHARAGHANI ROYA FALAHY & 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 David Chestnut

Action: **HOLD** to January 2, 2019 Enterprise TAB meeting per applicant request to obtain required meeting documents.

Motion **PASSED** (4-0) / Unanimous

22. **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**

Motion by David Chestnut

Action: **HOLD** to January 2, 2019 Enterprise TAB meeting per applicant request to required update plans.

Motion **PASSED** (4-0) / Unanimous

23. **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 David Chestnut

Action: **HOLD** to January 2, 2019 Enterprise TAB meeting per applicant request to obtain required meeting documents.

Motion **PASSED** (4-0) / Unanimous

24. **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 David Chestnut

Action: **HOLD** to January 2, 2019 Enterprise TAB meeting per applicant request to obtain required meeting documents.

Motion **PASSED** (4-0) / Unanimous

25. **ZC-18-0881-LV CACTUS SCHIRLLS, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.
WAIVER OF DEVELOPMENT STANDARDS for modified street standards.
DESIGN REVIEW for a commercial center. Generally located on the northwest corner of

Cactus Avenue and Schirlls Street (alignment) within Enterprise (description on file). SB/gc/ja
(For possible action) 01/09/19 BCC

Motion by David Chestnut

Action: **APPROVE** per staff conditions:

ADD Current Planning condition:

- Design Review as a public hearing for significant changes to plans.
- Rear doors on inline building are emergency exits only.
- Trees in north property line to be 12 ft or greater.

Motion **PASSED** (4-0) / 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 2, 2019 at 6:00 p.m.

X. Motion by Cheryl Wilson

Adjourn meeting at 9:57 p.m.