



# Enterprise Town Advisory Board

**November 1, 2018**

## **MINUTES**

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

Secretary: Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com)

County Liaison: Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov)

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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.

Dionicio Gordillo, 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 October 10, 2018 Minutes (For possible action)

Motion by: David Chestnut

Action: **APPROVE** minutes for October 10, 2018 as published

Motion **PASSED** (5-0) / Unanimous

IV. Approval of Agenda for November 1, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (5-0) / Unanimous

Related Applications to be heard together:

2. TM-18-500181-SOUTHERN HGHLANDS INVEST PTNRS:
3. UC-18-0773-SOUTHERN HGHLANDS INVEST PTNRS:

- 6. ET-18-400214 (VS-0552-16)-AFFILIATE INVESTMENTS, LLC:
- 10. ET-18-400215 (UC-0553-16)-AFFILIATE INVESTMENTS, LLC:
  
- 7. VS-18-0772-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS, ET AL:
- 14. TM-18-500182-GARLOCK FAMILY TRUST & DUDE'S, LLC, ET AL:
- 16. ZC-18-0774-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ET AL & EPSTEIN DIANE LEE ROBERTSON TRS, ET AL:
  
- 9. WC-18-400224 (UC-0563-14)-TOP SHELF DEVELOPMENT, LLC:
- 12. WS-18-0794-TOP SHELF DEVELOPMENT, LLC:
  
- 13. TM-18-500148-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:  
 NZC-18-0553 heard by Enterprise TAB on 15 Aug 2018  
 VS-18-0552 heard by Enterprise TAB on 15 Aug 2018

V. Informational Items

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

- 1. Applications are available until Tuesday, November 13, 2018 for appointments by the Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year term beginning January 2019. (For discussion only)
- 2. Metro Traffic Training is sponsoring a Traffic Safety Event at Desert Breeze Community Center on Friday, November 2, 2018 from 5:00 pm to 8 pm.
- 3. Clark County Water Reclamation District along with Green Alliance is coordinating the Clean Water Fest at the Flamingo Water Resource Center, 5857 E Flamingo Road on Saturday, November 3, 2018 from 8:00 am to 3:00 pm.
- 4. Sunset Park: You see them all over Las #Vegas - food trucks are big business in the food industry. Now is your chance to sample a number of them at the same time. On Saturday, it's our Clark County Parks & Recreation Department's annual Sunset Park'd Food Truck & Micro Brew Festival! More than 30 food trucks in one place! There's also a Vegan Village and a Brews Best Beer Festival. Admission to Sunset Park'd is free, attendees do have to buy their food and drink from the food truck vendors and to get into the beer festival. For more information check out the event website at [www.sunsetparkd.com](http://www.sunsetparkd.com).
- 5. The Rock n' Roll Marathon and ½ Marathon will take place on Sunday, November 10, 2018 and Monday, November 12, 2018 along Las Vegas Blvd. Starting 4:30 pm. The course will stretch for the down town area to the Jack-In The Box just north of Sunset Rd. There will be some road closures during the event.

VI. Planning & Zoning

1. **VS-18-0775-DALEY FAMILY TRUST & DALEY WILLIAM TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Redwood Street, and between Warm Springs Road and Badura Avenue within Enterprise (description on file). SS/sd/ja (For possible action) **11/20/18 PC**

Motion by Basil Raffa  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) / Unanimous

2. **TM-1 8-500181 -SOUTHERN HGHLANDS INVEST PTNRS:**  
**TENTATIVE MAP** consisting of 200 single family residential Jots and 14 common lots on 54.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Golf Estates Drive (alignment), 1,200 feet west of Augusta National Drive (alignment) within Enterprise. SB/md/ja (For possible action) **11/20/18 PC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) / Unanimous

3. **UC-18-0773-SOUTHERN HGHLANDS INVEST PTNRS:**  
**USE PERMIT** for modified wall height standards.  
**WAIVERS** for the following:  
1) allow modified street improvement standards;  
2) allow modified driveway design standards; and  
3) allow non-standard improvements within the private right-of-way.  
**DESIGN REVIEW** for a single-family residential development on 54.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Golf Estates Drive (alignment), 1,200 feet west of Augusta National Drive (alignment) within Enterprise. SB/md/ja (For possible action) **11/20/18 PC**

Motion by David Chestnut  
Action:  
**APPROVE** Use permit;  
**APPROVE** Waivers 1 & 3;  
**APPROVE** Waiver #2 for lots 39, 46, 47, and 67 only;  
**APPROVE** Design Review  
per staff if approved conditions.  
Motion **PASSED** (5-0) / Unanimous

4. **WS-18-0694-MOSAIC LAND I EXCHANGE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative residential driveway geometrics for a lot within an approved residential development on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Lisa Lane within Enterprise. SB/aV//ja (For possible action) **11/20/18 PC**

Motion by David Chestnut  
Action: **HOLD** to November 14, 2018 Enterprise TAB meeting due to applicant no show.  
Motion **PASSED** (5-0) / Unanimous

5. **ET-18-400217 CUC-0790-161-KULAR. GURDEV SINGH:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following:  
 1) reduce the separation for a proposed convenience store to a residential use;  
 2) reduce the separation for a proposed gasoline service station to a residential use;  
 3) reduce the separation for a proposed vehicle wash to a residential use; and  
 4) reduce the separation for a proposed vehicle maintenance building (smog check) to a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the driveway separation.  
**WAIVER OF CONDITIONS** of a zone change NZC-0339-04 (WC-0042-06) requiring per revised plans on file dated February 3, 2006.  
**DESIGN REVIEWS** for the following:  
 1) a proposed convenience store and retail building;  
 2) proposed gasoline service station;  
 3) proposed vehicle wash; and  
 4) proposed vehicle maintenance building (smog check)  
 on a 1.4-acre portion of a 4.0-acre site in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the northeast corner of Gomer Road and Fort Apache Road within Enterprise. SB/sd/ja (For possible action) **11/20/18 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning Conditions;

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

per staff conditions.

Motion **PASSED** (5-0) / Unanimous

6. **ET-18-400214 CVS-0552-161-AFFILIATE INVESTMENTS, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Blue Diamond Road and Ford Avenue, and between Mohawk Street and Edmond Street in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District within Enterprise (description on file). SB/tk/ja (For possible action) **11/20/18 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (5-0) / Unanimous

7. **VS-1 8-0772-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS.ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Torrey Pines Drive and Mann Street and a portion of right-of-way being Cactus Avenue located between Torrey Pines Drive and Mann Street and a portion of right-of-way being Torrey Pines Drive located between Cactus Avenue and Rush Avenue within Enterprise (description on file). SB/dg/ja (For possible action) **11/20/18 BCC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions.

Motion **PASSED** (5-0) / Unanimous

8. **UC-18-0780-JO BLUE PROPERTY. LLC:**

**USE PERMIT** for an emergency medical care facility.

**DESIGN REVIEWS** for the following:

- 1) proposed emergency medical care facility; and
- 2) increase finished grade on a portion of an approved shopping center on 4.5 acres in a C-2 (General Commercial) Zone in the MUD- 4 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. SB/mk/ja (For possible action) **11/20/18 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning conditions;

- Design Review as a public hearing for significant changes to plans.
- Generator testing 8 am to 5 pm only.
- Generator wall to be a noise attenuation design

per staff conditions.

Motion **PASSED** (5-0) / Unanimous

9. **WC-18-400224 CUC-0563-141-TOP SHELF DEVELOPMENT, LLC:**

**WAIVER OF CONDITIONS** of a use permit to remove the proposed drive-thru as shown on Future Pad #1 in conjunction with an approved retail center on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road and north of Huntington Cove Parkway within Enterprise. SB/al/ja (For possible action) **11/20/18 BCC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (5-0) / Unanimous

10. **ET-18-400215 CUC-0553-161-AFFILIATE INVESTMENTS.LLC:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following:

- 1) retail center;
- 2) convenience store;
- 3) reduce the setback from a convenience store to a residential use;
- 4) reduce the setback from a service station to a residential use;
- 5) reduce the separation from an automobile maintenance facility to a residential use; and
- 6) reduce the separation from an automobile repair facility to a residential use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) alternative street landscaping; and
- 2) non-standard commercial driveway access and separations,

**WAIVERS OF CONDITIONS** of a zone change (ZC-0269-05) requiring a minimum 10 foot wide landscaping along rights-of-way; and of a zone change (ZC-1584-98) requiring the following:

- 1) no loading areas adjacent to or visible from Ford Avenue;
- 2) no loading docks within 100 feet of a residential use;
- 3) on-site lighting to consist of low-sodium, inward directed features to be included in each design review;
- 4) A-1 landscaping along all major street frontages;
- 5) B-2 landscaping along minor street frontages;
- 6) A-2 landscape buffer adjacent to any existing residential developments;
- 7) master studies to address the entire 91-acre development prior to the issuance of any permits or subdivision mapping, whichever occurs first;
- 8) traffic study to evaluate the surrounding roadway network. including potential railroad/rail

spur/roadway conflicts, the possible realignment of Jones Boulevard, and railroad crossing participation; and

9) 30 feet for Ford Avenue west of Edmond Street and a portion of a knuckle at Edmond Street. **DESIGN REVIEW** for a retail center with a convenience store, service station, and auto repair facility on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. SB/tk/ja (For possible action) **11/20/18 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (5-0) / Unanimous

**11. WS-18-0590-CONCORDE INVESTMENT GROUP.LLC. ET AL:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEWS** for the following:

1) a proposed retail building; and

2) lighting for a proposed retail building within an existing shopping center on a portion of 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Jones Boulevard, and 490 feet south of Warm Springs Road within Enterprise. SS/md/ja (For possible action) **11/20/18 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning conditions;

- Rear doors fire exit only
- Downcast lights for southern side of building
- No restaurants as tenants within the building

per staff if approved conditions.

Motion **PASSED** (5-0) / Unanimous

**12. WS-18-0794-TOP SHELF DEVELOPMENT. LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

1) reduce setbacks; and

2) alternative landscaping.

**DESIGN REVIEWS** for the following:

1) retail building;

2) fast food restaurant with drive-thru service; and

3) alternative parking lot landscaping in conjunction with a retail center on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 50 feet north of Huntington Cove Parkway within Enterprise. SB/al/ja (For possible action) **11/20/18 BCC**

Motion by David Chestnut

Action:

**DENY** Waiver of Development Standards;

**APPROVE** Design review #1;

**DENY** Design Review #s 2 and 3;

per staff if approved conditions.

Motion **PASSED** (5-0) / Unanimous

**13. TM-1 8-500148-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**HOLDOVER TENTATIVE MAP** consisting of 18 single family residential lots and common lots on 2.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Neal Avenue and Giles Street within Enterprise. SS/al/ja (For possible action) **11/20/18 BCC**

Motion by David Chestnut

Action: **HOLD** to November 14, 2018 Enterprise TAB meeting due to applicant no show.

Motion **PASSED** (5-0) / Unanimous

**14. TM-18-500182-GARLOCK FAMILY TRUST & DUDE'S.LLC, ET AL:**

**TENTATIVE MAP** consisting of 46 lots and common lots on 6.4 acres in R-2 (Medium Density Residential) Zone. Generally located on the north side of Cactus Avenue and the east side of Torrey Pines Drive within Enterprise. SB/dg/ja (For possible action) **11/20/18 BCC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions.

Motion **PASSED** (5-0) / Unanimous

**15. WS-18-0783-MDCLVI, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) eliminate landscaping adjacent to a freeway (215 Beltway); and
- 2) allow loading docks to be partially buffered from a public right-of-way.

**DESIGN REVIEWS** for the following:

- 1) office/warehouse development; and
- 2) alternative parking lot landscaping

on 2.4 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the south side of Wagon Trail Avenue, 462 feet west of Arville Street within Enterprise. SS/mk/ja (For possible action) **11/20/18 BCC**

Motion by Cheryl Wilson

Action: **APPROVE**

**ADD** Current Planning Conditions;

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

per staff conditions.

Motion **PASSED** (5-0) / Unanimous

**16. ZC-18-0774-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ET AL & EPSTEIN DIANE LEE ROBERTSON TRS, ET AL:**

**ZONE CHANGE** to reclassify 6.4 acres from R-E (Rural Estates Residential) Zone and RUD (Residential Urban Density) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) increase wall height; and
- 2) reduce the street intersection off-set.

**DESIGN REVIEW** for a single-family residential development. Generally located on the north side of Cactus Avenue and the east side of Torrey Pines Drive within Enterprise (description on file). SB/dg/ja (For possible action) **11/20/18 BCC**

Motion by Cheryl Wilson

Action:

**APPROVE**

**ADD** Current Planning condition:

- Redundant wall to match color of adjacent walls on east side of lots 4, 5 and 6 per staff if approved conditions
- Motion **PASSED** (5-0) / Unanimous

VII. General Business:

1. 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 November 14, 2018 at 6:30 p.m.

X. Adjournment

The meeting was adjourned at 7:55 p.m.