



# Enterprise Town Advisory Board

Windmill Library  
7060 W. Windmill Lane  
Las Vegas, NV. 89133

March 15, 2017  
6:00 p.m.

## AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm 7 at 702-606-0747 and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

Board Members:	David Chestnut – Chair	Bonnie Fraser
	Cheryl Wilson- Vice Chair	Jenna Waltho
	Rocky Brandonisio	

Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.com

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- 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.
- III. Approval of Minutes March 1, 2017 (For possible action)
- IV. Approval of Agenda for March 15, 2017 and Hold, Combine or Delete Any Items (For possible action)

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

V. Informational Items

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

VI. Planning & Zoning

1. **ZC-0891-16 – SOUTHERN HIGHLANDS GOLF CLUB:**

**ZONE CHANGE** to reclassify a 4.0 acre portion of 150.1 acres from C-2 (General Commercial) P-C (Planned Community Overlay District) Zone, and R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone to R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone.

**USE PERMIT** to modify residential development standards.

**DESIGN REVIEW** for a proposed multi-family development within the Southern Highlands Master Planned Community. Generally located on the north side of Robert Trent Jones Lane, 720 feet west of Oakland Hills Drive within Enterprise (description on file). SB/rk/mcb(For possible action **PC 3/21/17**)

**PREVIOUS ACTION Enterprise TAB January 11, 2017: Held to February 15, 2017 TAB meeting. Per the applicant.**

**February 15, 2017 TAB meeting held per the applicant, return to the March 1, 2017 TAB meeting.**

**March 1, 2017 TAB meeting held per the applicant, return to the March 15, 2017 TAB meeting.**

2. **NZC-0044-17 – JONES FORD LINDELL, LLC:**

**ZONE CHANGE** to reclassify 7.5 acres R-E (Rural Estates Residential) Zone (RNP-I) Zone to R-2 (Medium Density Residential) zone for a proposed single family residential development.

**DESIGN REVIEW** for a proposed single family residential development. Generally located on the south side of Ford Avenue and the east and west sides of El Camino Road (alignment) within Enterprise (description on file). SB/pb/ml (For possible action)

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the street intersection off-set.

**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increased finished grade. Generally located on the east side of Grand Canyon Drive (alignment) and the south side of Meranto Avenue (alignment) within Enterprise (description on file). SB/pb/ml (For possible action)

**PC 3/21/17**

**PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 15, 2017 TAB meeting, per the applicant.**

3. **VS-0924-16 – KHUSROW ROOHANI FAMILY TRUST, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Mardon Avenue (alignment), and between Rainbow Boulevard and Montessori Street and a portion of right-of-way being Mardon Avenue located between Rainbow Boulevard and Rosanna Street (alignment) and a portion of right-of-way being Rainbow Boulevard located between Mardon Avenue (alignment) and Warm Springs Road within Enterprise (description on file). SS/dg/ml (For possible action) **BCC 3/22/17**

**PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 15, 2017 TAB meeting, per the applicant.**

4. **ZC-0923-16 – ROOHANI KHUSROW FAMILY TRUST, ET AL:**  
**ZONE CHANGE** to reclassify 2.1 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for increased building height.  
**WAIVERS OF CONDITIONS** of a zone change (ZC-1458-07) for the following: **1)** at least 30, twenty foot tall skinned Mexican Fan Palm trees planted within the landscape area along Warm Springs Road; **2)** at least 2, twenty foot tall Date Palm trees planted on each side of the driveway off Warm Springs Road; **3)** there shall be 36 inch box Mondel Pine trees or other non-deciduous trees planted 15 feet on center within the landscape area along Mardon Avenue; **4)** there shall be no more than 1 freestanding sign which shall not exceed 30 feet in height inclusive of architectural features and shall be architecturally compatible with the development of the mixed use project incorporating tile roof accents and/or ledge stone accents; **5)** the use of electronic reader board on any sign or building is prohibited; **6)** there shall be a design review as a public hearing on any changes; and **7)** right-of-way dedication to include 25 feet back of curb for Mardon Avenue.  
**DESIGN REVIEW** for a proposed shopping center on 12.1 acres in a C-1 (Local Business) Zone. Generally located on the south side of Warm Springs Road and the west side of Rainbow Boulevard within Enterprise (description on file). SS/dg/ml (For possible action) **BCC 3/22/17**
- PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 15, 2017 TAB meeting, per the applicant.**
5. **TA-0113-17 – TENAYA LOFTS, LLC:**  
**TEXT AMENDMENT** to amend Chapter 30.44, Table 30.44-1 to modify the conditions for a Manager’s Unit. (For possible action) **PC 4/4/17**
6. **UC-0128-17 – OPTIMUM REAL EST HOLDINGS, LLC:**  
**USE PERMITS** for the following: **1)** reduce separation for a convenience store; and **2)** reduce setback for a gasoline station (canopy with fuel islands) in conjunction with a convenience store.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow alternative landscaping along Decatur Boulevard and Warm Springs Road; and **2)** reduce improvement standards.  
**DESIGN REVIEW** for a proposed tavern and convenience store with gasoline station (canopy with fuel islands) on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Warm Springs Road and the west side of Decatur Boulevard within Enterprise. SS/lm/ml (For possible action) **PC 4/4/17**
7. **VS-0139-17 – TFC HOLDING COMPANY, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Torrey Pines Drive and Santa Margarita Street within Enterprise (description on file). SS/co/ml (For possible action) **PC 4/4/17**
8. **TM-0024-17 – NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:**  
**TENTATIVE MAP** consisting of 17 single family residential lots and 1 common lot on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Ullom Drive, 650 feet south of Robindale Road within Enterprise. SS/md/ml (For possible action) **PC 4/5/17**
9. **TM-0025-17 – SACKLEY FAMILY TRUST, ET AL:**  
**TENTATIVE MAP** for a commercial subdivision on 9.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise. SS/lm/ml (For possible action) **PC 4/5/17**

10. **TM-0027-17 – LH VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 81 single family residential lots and common lots on 10.1 acres in an RUD (Residential Urban Density) Zone in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive and south side of Arby Avenue within Enterprise. SS/rk/ml (For possible action) **PC 4/5/17**
11. **TM-0028-17 – LH VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 77 single family residential lots on 10.3 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the south side of Arby Avenue and the west side of Mann Street within Enterprise. SS/rk/ml (For possible action) **PC 4/5/17**
12. **UC-0117-17 – 4129, LLC:**  
**USE PERMIT** to reduce the separation for a proposed convenience store to a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping.  
**DESIGN REVIEW** for modifications to an approved shopping center on 4.5 acres in 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/pb/ml (For possible action) **PC 4/5/17**
13. **VS-0127-17 – NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Robindale Road and Windmill Lane, and between Decatur Boulevard and Arville Street within Enterprise (description on file). SS/md/ml (For possible action) **PC 4/5/17**
14. **VS-0133-17 - SACKLEY FAMILY TRUST:**  
**VACATE AND ABANDON** portion of a right-of-way being Rainbow Boulevard located between Capovilla Avenue and Arby Avenue (alignment) within Enterprise (description on file). SS/lm/ml (For possible action) **PC 4/5/17**
15. **VS-0134-17 – LH VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Torrey Pines Drive and Redwood Street, and between Arby Avenue and Capovilla Avenue (alignment) within Enterprise (description on file). SS/rk/ml (For possible action) **PC 4/5/17**
16. **VS-0136-17 – LH VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Arby Avenue and Capovilla Avenue (alignment), and between Mann Street and Torrey Pines Drive; and a portion of right-of-way being Capovilla Avenue (alignment) located between Mann Street and Torrey Pines Drive; and a portion of right-of-way being Torrey Pines Drive located between Arby Avenue and Capovilla Avenue (alignment) within Enterprise (description on file). SS/rk/ml (For possible action) **PC 4/5/17**
17. **WS-0131-17 – GB PARTNERS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative landscaping adjacent to a less intensive use.  
**DESIGN REVIEWS** for the following: 1) landscaping; and 2) increased finished grade in conjunction with approved retail/restaurant and office buildings within a partially developed shopping center on 1.2 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the south side of Blue Diamond Road, 500 feet east of Durango Drive within Enterprise. SB/gc/mcb (For possible action) **PC 4/5/17**

18. **ZC-0768-16 – NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:**  
**AMENDED HOLDOVER ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks (previously not notified); **2)** increased wall height (previously not notified); **3)** allow alternative screening (decorative block wall) in the front yard (previously not notified); and **4)** reduce the setback from a right-of-way for a proposed single family residential development (previously not notified).  
**DESIGN REVIEWS** for the following: **1)** proposed single family residential development; and **2)** increase the finished grade on 2.5 acres. Generally located on the east side of Ullom Drive, 650 feet south of Robindale Road within Enterprise (description on file). SS/md/mcb (For possible action) **PC 4/5/17**
19. **ZC-0126-17 – ABS SURPLUS-O, LLC:**  
**ZONE CHANGE** to reclassify 8.4 acres from R-E (Rural Estates Residential) Zone and M-1 (Light Manufacturing) Zone to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate landscaping; and **2)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving along street).  
**DESIGN REVIEWS** for the following: **1)** a proposed mini-warehouse facility; and **2)** proposed signage in the Mountain’s Edge Master Planned Community. Generally located on northwest corner of Rainbow Boulevard and Cactus Avenue within Enterprise (description on file). SB/md/mcb (For possible action) **PC 4/5/17**
20. **ZC-0130-17 – DAISY MAE LAND HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify 3.3 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-3 (Multiple Family Residential) Zone in the MUD-3 Overlay District.  
**USE PERMITS** for the following: **1)** an assisted living facility; and **2)** a congregate care facility.  
**WAIVER OF DEVELOPMENT STANDARDS** increase building height.  
**DESIGN REVIEW** for a proposed assisted living/congregate care facility. Generally located on the east side of Southern Highlands Parkway, 1,650 feet north of Robert Trent Jones Lane within Enterprise (description on file). SB/rk/mcb (For possible action) **PC 4/5/17**
21. **ZC-0132-17 – SACKLEY FAMILY TRUST, ET AL:**  
**ZONE CHANGE** to reclassify 4.2 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone for a retail center.  
**WAIVER OF DEVELOPMENT STANDARDS** for an increase combined retaining and screen wall height.  
**DESIGN REVIEWS** for the following: **1)** a proposed retail center with a grocery store and restaurants; and **2)** increase the finish grade on 9.3 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise (description on file). SS/lm/mcb (For possible action) **PC 4/5/17**
22. **ZC-0135-17 – LH VENTURES, LLC:**  
**ZONE CHANGE** to reclassify a 10.1 acre from an R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone for a single family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; and **2)** reduce street intersection off-set.  
**DESIGN REVIEW** for a proposed single family residential development on 10.1 acre site in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive and south side of Arby Avenue within Enterprise (description on file). SS/rk/ml (For possible action) **PC 4/5/17**

23. **ZC-0137-17 – LH VENTURES, LLC:**  
**ZONE CHANGE** to reclassify 10.3 acres from R-E (Rural Estates Residential) Zone and M-D (Designed Manufacturing) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; and **2)** reduce street intersection off-set.  
**DESIGN REVIEW** for a proposed single family residential development on a 10.3 acre site in the MUD-3 Overlay District. Generally located on the south side of Arby Avenue and the west side of Mann Street within Enterprise (description on file). SS/rk/ml (For possible action) **PC 4/5/17**

VII. General Business  
None

VIII. Comments by the General Public - 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.

IX. Next Meeting Date: March 29, 2017

X. Adjournment

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Windmill Library -7060 W. Windmill Lane  
Einstein Bros Bagels- 3837 Blue Diamond Rd.  
Enterprise Library- 25 E. Shelbourne Ave.  
Whole Foods Market- 6689 Las Vegas Blvd  
<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS  
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair  
SUSAN BRAGER - LARRY BROWN - MARILYN KIRKPATRICK - MARY BETH SCOW - LAWRENCE WEEKLY  
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