



# Enterprise Town Advisory Board

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

May 31, 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 Kitty Hearst at 702-255-5440 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: Kitty Hearst ladyengineer@embarqmail.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 May 10, 2017 (For possible action)
  
- IV. Approval of Agenda for May 31, 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. **UC-0263-17 – VERMILLION COMMERCIAL HOLDINGS, LLC:**  
**USE PERMIT** to reduce the separation from an on-premises consumption of alcohol establishment (tavern) and a residential use.  
**WAIVER OF CONDITIONS** of a zone change (ZC-1020-04) requiring right-of-way dedication of 30 feet for Tee Pee Lane.  
**DESIGN REVIEW** for an on-premises consumption of alcohol establishment (tavern) on 1.5 acres in a C-2 (General Commercial) Zone within the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road, 350 feet west of Chieftain Street (alignment) within Enterprise. SB/dg/ja (For possible action) **BCC 06/07/17**  
**PREVIOUS ACTION: April 26, 2017 Enterprise TAB Meeting – Held per applicant to return to May 10, 2017 Enterprise TAB Meeting**  
**May 10, 2017 Enterprise TAB Meeting - Held per applicant to return to May 31, 2017 Enterprise TAB meeting.**
2. **VS-0301-17 – STRA HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Amigo Street and Bermuda Road, and between St. Rose Parkway and Abbeyfield Rose Drive within Enterprise (description on file). SS/co/ml (For possible action) **PC 06/06/17**  
**PREVIOUS ACTION: No applicant present at May 10, 2017 Enterprise TAB Meeting - Held to return to May 31, 2017 Enterprise TAB Meeting.**
3. **TM-0071-17 – WARMSPRINGS AT I-15, LLC, ET AL:**  
TENTATIVE MAP for an industrial subdivision consisting of 2 lots on 11.8 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northeast corner of Interstate 15 and Warm Springs Road within Enterprise. SS/md/ml (For possible action) **06/06/17 PC**
4. **DR-0204-17 – MOSAIC SEVEN, LLC:**  
**HOLDOVER DESIGN REVIEWS** for the following: 1) a proposed single family residential development; and 2) increased finished grade on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. SB/pb/ja (For possible action) **06/07/17 BCC**  
**PREVIOUS ACTION: April 12, 2017 Enterprise TAB Meeting – Held per applicant to return to May 10, 2017 Enterprise TAB Meeting.**  
**May 10, 2017 Enterprise TAB Meeting – Did not appear on agenda – Announced to return to May 31, 2017 Enterprise TAB Meeting.**

5. **TM-0041-17 - MOSAIC SEVEN, LLC:**  
**HOLDOVER TENTATIVE MAP** consisting of 14 single family residential lots on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. SB/pb/ja (For possible action) **06/07/17 BCC**  
**PREVIOUS ACTION: April 12, 2017 Enterprise TAB Meeting – Held per applicant to return to May 10, 2017 Enterprise TAB Meeting.**  
**May 10, 2017 Enterprise TAB Meeting – Did not appear on agenda – Announced to return to May 31, 2017 Enterprise TAB Meeting.**
  
6. **VS-0206-17 – MOSAIC SEVEN, LLC:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Rainbow Boulevard and Montessori Street (alignment) and a portion of a right-of-way being Gary Avenue (alignment) located between Rainbow Boulevard and Montessori Street (alignment) and a portion of a right-of-way being Rosanna Street (alignment) located between Richmar Avenue and Gary Avenue within Enterprise (description on file). SB/pb/ja (For possible action) **06/07/17 BCC**  
**PREVIOUS ACTION: April 12, 2017 Enterprise TAB Meeting – Held per applicant to return to May 10, 2017 Enterprise TAB Meeting.**  
**May 10, 2017 Enterprise TAB Meeting – Did not appear on agenda – Announced to return to May 31, 2017 Enterprise TAB Meeting.**
  
7. **NZC-0274-17 – ROOHANI, RAMAK:**  
**ZONE CHANGE** to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone and to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks.  
**DESIGN REVIEWS** for the following: 1) building orientation for 1 proposed lot; and 2) a proposed single family residential development on 5.0 acres in the MUD-3 Overlay District. Generally located on the east and west sides of Duneville Street and the north side of Oleta Avenue within Enterprise (description on file). SB/dg/ja (For possible action) **06/20/17 PC**
  
8. **TM-0058-17 - ROOHANI, RAMAK:**  
**TENTATIVE MAP** consisting of 27 single family residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) Zone and R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the east and west sides of Duneville Street and the north side of Oleta Avenue within Enterprise. SB/dg/ja (For possible action) **06/20/17 PC**
  
9. **TM-0078-17 – NIM, LLC:**  
**TENTATIVE MAP** consisting of 40 single family residential lots and common lots on 5.9 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 east side of Dean Martin Drive, 520 feet north of Southern Highlands Parkway within Enterprise. SB/rk/ml (For possible action) **06/20/17 PC**
  
10. **UC-0320-17 – OHANA RAINBOW, LLC:**  
**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing shopping center on a portion of 0.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard, 450 feet north of Santoli Avenue within Enterprise. SS/dg/ml (For possible action) **06/20/17 PC**

11. **UC-0337-17 – CHENG CHING:**  
**USE PERMITS** for the following: 1) allow an accessory structure larger than half of the footprint of the principal dwelling; 2) allow exterior materials of an accessory structure that are not compatible with the existing residence.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation between an existing residence and attached accessory structure (casita) on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of La Cienega Street, 300 feet south of Mesa Verde Lane within Enterprise. SS/mk/ml (For possible action) **06/20/17 PC**
  
12. **UC-0341-17 – NVNA P6, LLC:**  
**USE PERMIT** for a proposed temporary construction storage site on 1.9 acres in an M-1 (Light Manufacturing) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Warm Springs Road and Edmond Street within Enterprise. SS/mk/ml (For possible action) **06/20/17 PC**
  
13. **VS-0347-17 – DBAC, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Badura Avenue and Arby Avenue, and between Schirlls Street and Hinson Street within Enterprise (description on file). SS/co/ml (For possible action) **06/20/17 PC**
  
14. **VS-0352-17 – LH VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Raven Avenue (alignment), and between Rainbow Boulevard and Inspiration Drive (alignment) and a portion of a right-of-way being Pebble Road located between Rainbow Boulevard and Inspiration Drive (alignment) within Enterprise (description on file). SB/co/ml (For possible action) **06/20/17 PC**
  
15. **VS-0355-17 – NIM, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Dean Martin Drive and Interstate 15, and between Southern Highlands Parkway and Starr Avenue; and a portion of right-of-way being dedicated for a portion of a bulb located between Dean Martin Drive and Interstate 15 within Enterprise (description on file). SB/rk/ml (For possible action) **06/20/17 PC**
  
16. **ZC-0357-17 – NIM, LLC:**  
**ZONE CHANGE** to reclassify 5.9 acres from C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community.  
**USE PERMIT** to modify wall height.  
**DESIGN REVIEW** for a proposed single family residential development on a 5.9 acre site. Generally located on the east side of Dean Martin Drive, 520 feet north of Southern Highlands Parkway within Enterprise (description on file). SB/rk/ml (For possible action) **06/20/17 PC**
  
17. **DR-0331-17 – ARSR, LLC:**  
**DESIGN REVIEW** for a proposed retail building adjacent to an existing restaurant within an existing shopping center on a portion of 0.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Mesa Verde Lane (alignment) within Enterprise. SS/dg/ml (For possible action) **06/21/17 BCC**

18. **NZC-0539-13 (ET-0060-17) – RICHMOND AMERICAN HOMES OF NEVADA, INC.:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone.  
DESIGN REVIEW for a single family residential development. Generally located on the south side of Windmill Lane and the east side of Lindell Road within Enterprise (description on file). SB/co/ja (For possible action) **06/21/17 BCC**
19. **VS-0123-15 (ET-0058-17) – LEWIS INVESTMENT CO NV, LLC, ET AL:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Gary Avenue (alignment) and Richmar Avenue (alignment) and between Conquistador Street (alignment) and Hualapai Way (alignment) and a portion of right-of-way being Hualapai Way located between Serene Avenue (alignment) and Gary Avenue (alignment) within Enterprise (description on file). SB/tk/ja (For possible action) **06/21/17 BCC**
20. **TM-0075-17 - NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:**  
**TENTATIVE MAP** consisting of 19 single family residential lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located 960 feet south of Somerset Hills Avenue, 2,000 feet west of Valley View Boulevard within Enterprise. SB/md/ml (For possible action) **06/21/17 BCC**
21. **UC-0338-17 – COUNTY OF CLARK (AVIATION), ET AL:**  
**USE PERMITS** for the following: 1) on-premises consumption of alcohol establishment (tavern); and 2) arcade.  
**DESIGN REVIEW** for a minor façade remodel to a portion of an existing in-line building within a partially developed shopping center on 5.2 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located 300 feet north of Badura Avenue and 300 feet east of Jones Boulevard within Enterprise. SS/dg/ml (For possible action) **06/21/17 BCC**
22. **UC-0344-17 – SOUTHERN HIGHLANDS INVEST PTNRS:**  
**USE PERMITS** for the following: 1) a High Impact Project; and 2) a multiple family residential development.  
**WAIVERS OF CONDITIONS** to a zone change (ZC-0674-01) for the following: 1) identification and implementation of Traffic Demand Management (TDM) and Transportation System Management (TSM) measures, with a follow-up study and presentation to the Board of County Commissioners (BCC) within one year of opening to the public; and 2) traffic study to also include a traffic impact mitigation plan to be reviewed by the staffs of the Clark County Regional Transportation Commission, Nevada Department of Transportation, Las Vegas Area Computer Traffic System, the Clark County Traffic Management Division, and to be approved by the Board of County Commissioners.  
**DESIGN REVIEWS** for the following: 1) permit exterior colors of a vivid hue where not permitted per Table 30.56-2; and 2) for a proposed multiple family residential development on a 29.7 acre portion of a 105.1 acre parcel in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the north side of Chartan Avenue (alignment), 600 feet west of Las Vegas Boulevard South within Enterprise. SS/al/ml (For possible action) **06/21/17 BCC**

23. **VS-0340-17 - NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Grey Spencer Drive and Somerset Hills Avenue, and between Valencia Hills Street (alignment) and Del Rudini Street (alignment) within Enterprise (description on file). SB/mk/ml (For possible action) **06/21/17 BCC**
24. **VS-0342-17 – SOUTHERN HIGHLANDS INVESTMENT PARTNERS, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Interstate 15 and Las Vegas Boulevard South, and between Starr Avenue (alignment) and Erie Avenue (alignment) within Enterprise (description on file). SS/al/ml (For possible action) **06/21/17 BCC**
25. **ZC-0343-17 – NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) increase the finished grade on 5.0 acres. Generally located 960 feet south of Somerset Hills Avenue, 2,000 feet west of Valley View Boulevard within Enterprise (description on file). SB/md/ml (For possible action) **06/21/17 BCC**

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: June 14, 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  
YOLANDA KING, County Manager