



# Enterprise Town Advisory Board

Windmill Library  
7060 W. Windmill Lane  
Las Vegas, NV 89113

June 13, 2018  
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 Carmen Hayest at 702-371-7991 and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

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

Secretary: Carmen Hayes 702-371-7991 chayas70@yahoo.com

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

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- 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 30, 2018 (For possible action)

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

IV. Approval of Agenda for June 13, 2018 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

VI. Planning & Zoning

1. **AR-18-400112 (VC-91-203)-MORTENSEN PROPERTIES, LLC:**  
**VARIANCES FIRST APPLICATION FOR REVIEW** of the following: **1)** permit 6 foot high chain-link fencing within a corner sight zone where 2.5 feet high is permitted; and **2)** waive the 6 foot minimum depth of landscaping along the Cougar Avenue frontage in conjunction with a plant nursery including a 1,250 square foot commercial building and a future greenhouse.  
**WAIVER** for off-site improvement requirements on 1.0 acre in an H-2 (General Highway Frontage) Zone. Generally located on the east side of Cameron Street, 300 feet south of Blue Diamond Road within Enterprise. SB/tk/ja (For possible action) **07/03/18 PC**
2. **UC-18-0393-VARGAS, ANGEL & ROSEMARIE:**  
**USE PERMIT** for a proposed kennel.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a commercial use (dog run) outside.  
**DESIGN REVIEW** for a proposed kennel with an outside dog run in conjunction with an existing retail building on 0.3 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the south side of Blue Diamond Road and the east side of Hinson Street within Enterprise. SB/rk/ja (For possible action) **07/03/18 PC**
3. **WS-18-0399-GREYSTONE NEVADA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced departure distance from a street in conjunction with an approved multiple family residential development on 10.3 acres in an R-3 (Multiple Family Residential) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Barbara Lane within Enterprise. SS/pb/ja (For possible action) **07/03/18 PC**
4. **WS-18-0401-WILLIAMS, JOSEPH S. & COURTNEY M.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce rear setback; and **2)** waive public water service requirement in conjunction with a minor subdivision map on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Rush Avenue and the west side of Placid Street within Enterprise. SS/lm/ja (For possible action) **07/03/18 PC**
5. **AR-18-400115 (UC-0380-17)-215 JONES, LLC:**  
**APPLICATION FOR REVIEW** for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing shopping center on 0.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Moberly Avenue, 170 feet east of Jones Boulevard within Enterprise. SS/lm/ja (For possible action) **07/03/18 BCC**

6. **DR-18-0375-COUNTY OF CLARK (AVIATION):**  
**DESIGN REVIEWS** for the following: **1)** proposed site lighting; and **2)** proposed signage in conjunction with an approved convenience store and gasoline station on 1.8 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Badura Avenue within Enterprise. SS/pb/ja (For possible action) **07/03/18 BCC**
  
7. **ET-18-400114 (WS-0130-16)-HARRISON KEMP & JONES 401 PLAN:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** permit an animated sign (video unit) where not permitted; **2)** increase freestanding sign area; and **3)** increase freestanding sign height in conjunction with an approved retail center.  
**DESIGN REVIEW** for a comprehensive sign plan in conjunction with an approved retail center on 2.2 acres a C-1 (Local Business) Zone. Generally located on the north side of Cactus Avenue, 340 feet east of Valley View Boulevard within Enterprise. . SB/tk/ja (For possible action) **07/03/18 BCC**
  
8. **ET-18-400130 (WS-0162-16)-S.T. HOLDINGS III, LLC:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** to commence a vehicle wash on 1.0 acre in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the east side of Maryland Parkway, 630 feet south of Silverado Ranch Boulevard within Enterprise. SS/bk/ja (For possible action) **07/03/18 BCC**
  
9. **ET-18-400136 (VS-0900-15)-MOSAIC SEVEN, LLC:**  
**VACATION AND ABANDONMENT FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Meranto Avenue and Gomer Road and between Park Street (alignment) and Chieftain Street, and portions of rights-of-way being Gary Avenue located between Tee Pee Lane and Chieftain Street and Tee Pee Lane located between Gary Avenue and Gomer Road within Enterprise (description on file). SB/bk/ja (For possible action) **07/03/18 BCC**
  
10. **ET-18-400137 (VS-0016-16)-INVESTOR EQUITY HOMES, LLC, ET AL:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Grand Canyon Drive (alignment) and Tee Pee Lane (alignment) and between Gomer Road (alignment) and Gary Avenue (alignment) within Enterprise (description on file). SB/bk/ja (For possible action) **07/03/18 BCC**
  
11. **ET-18-400138 (VS-0905-15)-MOSAIC SEVEN, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Grand Canyon Drive (alignment) and Park Street (alignment) and between Richmar Avenue (alignment) and Gary Avenue (alignment) within Enterprise (description on file). SB/bk/ja (For possible action) **07/03/18 BCC**
  
12. **TM-18-500076- MOSAIC SEVEN, LLC, ET AL:**  
**TENTATIVE MAP** consisting of 206 single family residential lots and common lots on 35.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Gomer Road between Grand Canyon Drive and Chieftain Street within Enterprise. SB/dg/ja (For possible action) **07/03/18 BCC**
  
13. **TM-18-500083-MOUNTAIN WEST ASSOCIATES, LLC:**  
**TENTATIVE MAP** consisting of 91 single family residential lots and common lots on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road (alignment) and the south side of Pyle Avenue (alignment) within Enterprise. SB/pb/ja (For possible action) **07/03/18 BCC**

14. **TM-18-500086-MASSAGLI, MARK T. & JOAN FAMILY TR:**  
**TENTATIVE MAP** consisting of 40 single family residential lots and common lots on 5.3 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the north side of Oleta Avenue (alignment) and the east side of Conquistador Street (alignment) within Enterprise. SB/pb/ja (For possible action) **07/03/18 BCC**
15. **UC-18-0391-HOLY SPIRIT ASSN CHRISTIANITY:**  
**USE PERMIT** for a place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEW** for a place of worship on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street and the south side of Mesa Verde Lane within Enterprise. SS/rk/ja (For possible action) **07/03/18 BCC**
16. **VS-18-0359-OMNI FAMILY, LP:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Grand Canyon Drive (alignment) and Tee Pee Lane (alignment), and between Gomer Road (alignment) and Gary Avenue (alignment) within Enterprise (description on file). SB/dg/ja (For possible action) **07/03/18 BCC**
17. **VS-18-0388-MOUNTAIN WEST ASSOCIATES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road (alignment) and Edmond Street (alignment), and between Pyle Avenue (alignment) and Haleh Avenue (alignment), and a portion of a right-of-way being Lindell Road located between Pyle Avenue (alignment) and Haleh Avenue (alignment), and a portion of a right-of-way being Pyle Avenue located between Lindell Road (alignment) and Edmond Street (alignment) within Enterprise (description on file). SB/pb/ja (For possible action) **07/03/18 BCC**
18. **VS-18-0408-MASSAGLI, MARK T. & JOAN FAMILY TR:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Oleta Avenue and Blue Diamond Road and between Conquistador Street and Grand Canyon Drive within Enterprise (description on file). SB/pb/ja (For possible action) **07/03/18 BCC**
19. **VS-18-0409-HOLY SPIRIT ASSN CHRISTIANITY:**  
**VACATE AND ABANDON** a portion of a right-of-way being Mesa Verde Lane located between Haven Street and Rancho Destino Road within Enterprise (description on file). SS/bk/ja (For possible action) **07/03/18 BCC**
20. **WC-18-400085 (ZC-0246-11)-COUNTY OF CLARK (AVIATION):**  
**HOLDOVER WAIVER OF CONDITIONS OF A ZONE CHANGE** requiring trees that would be required for parking lot landscaping will be placed along the south property line between the wall and the residential properties to the south in conjunction with an approved data center on 17.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Warm Springs Road and the east side of Lindell Road within Enterprise. SS/bk/ja (For possible action) **07/03/18 BCC**

21. **WC-18-400107 (ZC-0899-15)-MOSAIC SEVEN, LLC, ET AL:**  
**WAIVERS OF CONDITIONS** of a zone change for the following: 1) development must be redesigned to provide access entry to the development through a grid based roadway alignment; and 2) per revised plans dated February 11, 2016 in conjunction with an approved single family subdivision on 15.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Gomer Road and the west side of Chieftain Street within Enterprise (description on file). SB/bk/ja (For possible action) **07/03/18 BCC**
22. **WC-18-400108 (VS-0900-15)-MOSAIC SEVEN, LLC, ET AL:**  
**WAIVER OF CONDITIONS** of a vacation and abandonment for the following: development must be redesigned to provide access entry to the development through a grid based roadway alignment in conjunction with an approved single family subdivision on 15.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Gomer Road and the west side of Chieftain Street within Enterprise (description on file). SB/bk/ja (For possible action) **07/03/18 BCC**
23. **WC-18-400109 (VS-0016-16)-INVESTOR EQUITY HOMES, LLC, ET AL:**  
**WAIVERS OF CONDITIONS** of a vacation and abandonment for the following: 1) right-of-way dedication to include 45 feet to back of curb for Gomer Road, 35 feet to back of curb for Grand Canyon Drive, 60 feet for Park Street and associated spandrel; and 2) development to be redesigned to allow Park Street to continue south in conjunction with an approved single family subdivision on 7.5 acres in an R-2 (Residential Suburban) Zone. Generally located on the northeast corner of Grand Canyon Drive (alignment) and Gomer Road (alignment) within Enterprise (description on file). SB/bk/ja (For possible action) **07/03/18 BCC**
24. **WC-18-400110 (ZC-0015-16)-INVESTOR EQUITY HOMES, LLC, ET AL:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following: 1) right-of-way dedication to include 45 feet to back of curb for Gomer Road, 35 feet to back of curb for Grand Canyon Drive, 60 feet for Park Street and associated spandrel; and 2) development to be redesigned to allow Park Street to continue south in conjunction with an approved single family subdivision on 7.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Gomer Road (alignment) and the east side of Grand Canyon Drive (alignment) within Enterprise (description on file). SB/bk/ja (For possible action) **07/03/18 BCC**
25. **WC-18-400134 (ZC-1517-03) MOUNTAIN WEST ASSOCIATES, LLC:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following: 1) right-of-way dedication to include 40 to 80 feet for Pyle Avenue and 80 feet for Lindell Road; and 2) if project is gated, queuing analysis and/or gate/callbox location to be approved by Civil Engineering prior to tentative map submittal in conjunction with a proposed single family residential subdivision on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road (alignment) and the south side of Pyle Avenue (alignment) within Enterprise. SB/pb/ja (For possible action) **07/03/18 BCC**
26. **WS-18-0387-MOUNTAIN WEST ASSOCIATES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; 2) increased building height; 3) reduced roof pitch; 4) increased width of architectural enclosures; and 5) reduced street intersection off-set.  
**DESIGN REVIEW** for a proposed single family residential development on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road (alignment) and the south side of Pyle Avenue (alignment) within Enterprise. SB/pb/ja (For possible action) **07/03/18 BCC**

27. **ZC-18-0358-MOSAIC SEVEN, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** establish alternative yards for residential lots; **2)** increase wall height; **3)** reduce setbacks; **4)** reduce the street intersection off-set; and **5)** reduce the throat depth to a proposed security access gate.  
**DESIGN REVIEWS** for the following: **1)** proposed single family residential development; **2)** building orientation for 2 proposed single family residences; **3)** hammerhead street design; and **4)** increase finished grade on 35.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Gomer Road between Grand Canyon Drive and Chieftain Street within Enterprise (description on file). SB/dg/ja (For possible action) **07/03/18 BCC**
28. **ZC-18-0407-MASSAGLI, MARK T. & JOAN FAMILY TR:**  
**ZONE CHANGE** to reclassify 5.3 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District.  
**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increased finished grade. Generally located on the north side of Oleta Avenue (alignment) and the east side of Conquistador Street (alignment) within Enterprise (description on file). SB/pb/ja (For possible action) **07/03/18 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 27, 2018

X. Adjournment

**POSTING 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/>