



V. Informational Items

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

VI. Planning & Zoning

1. **TM-0109-17 - TOP SHELF DEVELOPMENT, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 2.3 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/ma (For possible action) **08/15/17 PC**
2. **UC-0094-15 (ET-0046-17) – TRACY INVESTMENTS, INC.:**  
**HOLDOVER USE PERMIT FIRST EXTENSION OF TIME** to commence a place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** to waive off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).  
**DESIGN REVIEW** for a place of worship on 4.3 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on /the east side of Haven Street, 300 feet north of Robindale Road within Enterprise. SS/co/ja (For possible action) **8/16/17 BCC**
3. **WS-0553-17 – TRACY INVESTMENTS, INC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping; and **2)** off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving along streets).  
**DESIGN REVIEW** for a place of worship on 4.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 310 feet north of Robindale Road within Enterprise. SS/md/ml (For possible action)
4. **NZC-0573-17 – ROOHANI, KHUSROW FAMILY TRUST, ET AL:**  
**ZONE CHANGE** to reclassify 9.8 acres from C-1 (Local Business) Zone to R-4 (Multiple Family Residential - High Density) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for increased building height.  
**DESIGN REVIEWS** for the following: **1)** proposed multiple family residential development; **2)** modify visitor parking requirements for a multiple family residential development; and **3)** increased finished grade. Generally located on the south side of Starr Avenue between Fairfield Avenue and Bermuda Road within Enterprise (description on file). SS/dg/ja (For possible action) **09/05/17 PC**
5. **NZC-0583-17 – ROOHANI, RAMAK, ET AL:**  
**ZONE CHANGE** to reclassify 7.2 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.  
**DESIGN REVIEW** for a proposed single family residential development. Generally located between Wigwam Avenue and Camero Avenue and the east side of Montessouri Street (alignment) within Enterprise (description on file). SB/dg/ml (For possible action)
6. **NZC-0587-17 – MINI-MASTERS INC., ET AL:**  
**ZONE CHANGE** to reclassify 6.8 acres from R-E (Rural Estates Residential) Zone and C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone for a for a single family residential development.  
**USE PERMIT** for a proposed planned unit development (PUD) consisting of attached single family residences

(townhouse) per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** allow a modified residential curb and gutter in conjunction with a proposed single family residential development; and **3)** increase the number of homes allowed on a street.

**DESIGN REVIEWS** for the following: **1)** an attached single family residential planned unit development; and **2)** increase finish grade for an attached single family residential development. Generally located on the east side of Valley View Boulevard and the north side of Rush Avenue (alignment) within Enterprise (description on file). SB/al/ml (For possible action)

7. **NZC-0593-17 – MDDNE, LLC:**

**ZONE CHANGE** to reclassify 10.7 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.

**DESIGN REVIEW** for a proposed single family residential development. Generally located on the northwest corner of Long Boat Key Avenue and Fort Apache Road within Enterprise (description on file). SB/al/ml (For possible action)

8. **NZC-0600-17 – ROOHANI KHUSROW FAMILY TRUST, ET AL:**

**ZONE CHANGE** to reclassify 18.8 acres from an R-E (Rural Estates Residential) (RNP-I) Zone, H-2 (General Highway Frontage) (RNP-I) Zone, and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Agate Avenue, Tenaya Way, and Pioneer Way.

**DESIGN REVIEW** for a proposed single family residential development with a portion of the proposed development within the MUD-4 Overlay District. Generally located on the south side of Agate Avenue between Pioneer Way and Tenaya Way within Enterprise (description on file). SB/dg/ml (For possible action)

9. **TM-0120-17 - MINI-MASTERS INC., ET AL:**

**TENTATIVE MAP** for a single family residential planned unit development consisting of 71 residential lots and common lots on 6.8 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Valley View Boulevard and the north side of Rush Street (alignment) within Enterprise. SB/al/ml (For possible action)

10. **TM-0122-17 – MDDNE, LLC:**

**TENTATIVE MAP** consisting of 72 single family residential lots and common lots on 10.7 acres in an R-2 (Medium Density Residential) Zone for a single family residential development. Generally located on the northwest corner of Long Boat Key Avenue and Fort Apache Road within Enterprise. SB/al/ml (For possible action)

11. **UC-0562-17 – ADDISEN B LIVING TRUST:**

**USE PERMITS** for the following: **1)** permit an existing accessory structure (shipping container) not architecturally compatible with the principal building; and **2)** deviate from applicable design standards per Table 30.56.2A for an accessory structure (shipping container).

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for an accessory structure (shipping container) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Placid Street, 150 feet north of Mesa Verde Lane within Enterprise. SS/lm/ml (For possible action)

12. **UC-0582-17 – UNITED BROTHERHOOD OF CARPENTERS & JOINERS OF AMERICA:**

**USE PERMITS** for the following: **1)** a proposed pharmacy; and **2)** allow an office as a principal use.

**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.

**DESIGN REVIEW** for building and site revisions to an existing office/warehouse building in conjunction with an existing major training facility on 15.2 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally located on the east side of La Cienega Street (alignment) and the north and south sides of Carpenters Union Way (alignment) within Enterprise. SS/gc/ml (For possible action)

13. **VS-0572-17 – GOLDSTROM, ARTHUR, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Raven Avenue and Agate Avenue (alignment), and between Cameron Street and Rogers Street (alignment) within Enterprise (description on file). SB/co/ml (For possible action)

14. **VS-0574-17 – ROOHANI, KHUSROW FAMILY TRUST, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Starr Avenue and Neal Avenue, and between Fairfield Avenue and Bermuda Road within Enterprise (description on file). SS/dg/ml (For possible action)

15. **VS-0589-17 - MINI-MASTERS INC., ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rush Avenue (alignment) and Frias Avenue, and between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). SB/al/ml (For possible action)

16. **VS-0596-17 – MDDNE, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Brompton Street, and between Long Boat Key Avenue and Trailing Putt Way (alignment) within Enterprise (description on file). SB/al/ml (For possible action)

17. **VS-0601-17 - KHUSROW ROOHANI FAMILY TRUST, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road and between Pioneer Way and Tenaya Way (alignment), and a portion of a right-of-way being Monte Cristo Way located between Agate Avenue and Blue Diamond Road, and portion of a right-of-way being Oleta Avenue located between Pioneer Way and Monte Cristo Way (alignment) within Enterprise (description on file). SB/dg/ml (For possible action)

18. **WS-0591-17 – SILVERADO PROMENADE, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase the height of a proposed freestanding sign; **2)** increase the area of a proposed freestanding sign; **3)** increase the animated sign area; **4)** reduce sign setbacks; and **5)** allow an alternative design for animated sign (video).

**DESIGN REVIEW** for a proposed freestanding sign in conjunction with a previously approved shopping center on 11.5 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the south side of Silverado Ranch Boulevard within Enterprise. SS/lm/ml (For possible action)

19. **DR-0598-17 – STRA HOLDING, LLC:**

**DESIGN REVIEW** for modifications to an approved shopping center on 8.5 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts.

**WAIVER OF CONDITIONS** of a waiver of development standards (WS-0404-16) requiring per revised plans dated July 19, 2016. Generally located on the north side of St. Rose Parkway, 200 feet west of Amigo Street within Enterprise. SS/pb/ml (For possible action) **09/06/17 BCC**

20. **WS-0312-15 (ET-0094-17) – PARDEE HOMES OF NEVADA:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Pebble Road in conjunction with a proposed 4 lot single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Pebble Road, 300 feet east of Cimarron Road within Enterprise. SB/co/ml (For possible action)
21. **VS-0348-15 (ET-0095-17) – PARDEE HOMES OF NEVADA:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Pebble Road and Raven Avenue and between Cimarron Road and Warbonnet Way (alignment) within Enterprise (description on file). SB/co/ml (For possible action)
22. **TM-0118-17 - BOULEVARD BABY, LLC:**  
**TENTATIVE MAP** consisting of 88 single family residential lots and common lots for an attached single family residential planned unit development on 8.5 acres in an R-3 (Multiple Family Residential) Zone in an MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard South and Neal Avenue within Enterprise. SS/al/ja (For possible action)
23. **TM-0119-17 - TESORI, LLC & ROOHANI KHUSROW FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 104 single family residential lots and common lots on 18.8 acres in an R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard (alignment) within Enterprise. SB/gc/ja (For possible action)
24. **TM-0121-17 - TESORI, LLC:**  
**TENTATIVE MAP** consisting of 45 single family residential lots and common lots on 8.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Le Baron Avenue, 330 feet west of Valley View Boulevard within Enterprise. SB/rk/ml (For possible action)
25. **TM-0124-17 – SIRINTR, TOM & INGORN, ET AL:**  
**TENTATIVE MAP** consisting of 68 single family residential lots and common lots on 10.8 acres in an R-2 (Medium Density Residential) Zone and 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, 410 feet north of Southern Highlands Parkway within Enterprise. SB/rk/xx (For possible action)  
**PUBLIC WORKS – DEVELOPMENT REVIEW**  
Drainage study and compliance;  
Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Title 30.32-040-9 are needed to mitigate drainage through the site;  
Traffic study and compliance.  
Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals. /ml
26. **UC-0585-17 – BOULEVARD BABY, LLC:**  
**USE PERMIT** for a proposed planned unit development (PUD) consisting of attached single family residences

(townhouse) per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) allow a modified residential curb and gutter in conjunction with a proposed single family residential development; and 3) reduce street width.

**WAIVERS OF CONDITIONS** of a zone change (ZC-1770-03) requiring the following: 1) garage doors to be set back a minimum of 20 feet; and 2) having a minimum of 36 feet of drivable surface width.

**DESIGN REVIEWS** for the following: 1) an attached single family residential planned unit development; and 2) increase finish grade for an attached single family residential development on 8.5 acres in an R-3 (Multiple Family Residential) Zone in an MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard South and Neal Avenue within Enterprise. SS/al/ja (For possible action)

27. **VS-0588-17 – TESORI, LLC & ROOHANI KHUSROW FAMILY TRUST, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Silverado Ranch Boulevard and Le Baron Avenue (alignment), and between Hinson Street (alignment) and Valley View Boulevard (alignment); and a portion of right-of-way being Landberg Avenue located between Schuster Street (alignment) and Valley View Boulevard (alignment) within Enterprise (description on file). SB/gc/ja (For possible action)
28. **VS-0597-17 – TESORI, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Le Baron Avenue and Jo Rae Avenue and between Valley View Boulevard and Hinson Street (alignment) within Enterprise (description on file). SB/rk/ml (For possible action)
29. **VS-0604-17 – NIM, LLC, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Dean Martin Drive and I-15 and between Saffredi Lane and Neal Avenue (alignment) and a portion of a right-of-way being Rampoldi Road located between Dean Martin Drive and I-15 within Enterprise (description on file). SB/jvm/ml (For possible action)
30. **WS-0566-17 – SUNSET JONES, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced throat depth.  
**DESIGN REVIEW** for a proposed expansion to an existing office and retail complex on a portion of 12.4 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Jones Boulevard and the south side of Sunset Road within Enterprise. SS/lm/ja (For possible action)
31. **WS-0599-17 – CACTUS TOWERS, LLC, ET AL:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the number of monument signs.  
**DESIGN REVIEW** for a comprehensive sign and lighting plan in conjunction with an approved shopping center with gasoline station and vehicle maintenance facility on 4.5 acres. Generally located on the north side of Cactus Avenue and the east side of Cameron Street within Enterprise. SB/rk/ml (For possible action)
32. **ZC-0586-17 – TESORI, LLC & ROOHANI KHUSROW FAMILY TRUST:**  
**ZONE CHANGE** to reclassify a 16.3 acre portion of an 18.8 acre site from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced street intersection off-set; and 2) modified street standards.  
**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) increased finished grade on a 16.3 acre portion of an 18.8 acre site. Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard (alignment) within Enterprise (description on file). SB/gc/ja (For possible action)

possible action)

33. **ZC-0595-17 – TESORI, LLC:**  
**ZONE CHANGE** to reclassify an 8.8 acre site from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street intersection off-set; and **2)** modified street standards.  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; and **2)** increased finished grade on an 8.8 acre site. Generally located on the south side of Le Baron Avenue, 330 feet west of Valley View Boulevard within Enterprise (description on file). SB/rk/ml (For possible action)
34. **ZC-0602-17 – NIM, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 3.4 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; and **2)** modify street development standards.  
**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on a 10.8 acre site. Generally located on the east side of Dean Martin Drive, 410 feet north of Southern Highlands Parkway within Enterprise. SB/jvm/ml (For possible action)
35. **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) **09/6/17 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.**  
**May 31, 2017 Enterprise TAB Meeting -Held per applicant to return to June 14, 2017, Enterprise TAB Meeting.**  
**June 14, 2017 Enterprise TAB Meeting – Held per applicant to return to the July 12, 2017 Enterprise TAB Meeting.**  
**July 12, 2017 Enterprise TAB Meeting – Held per applicant to return to the August 9, 2017 Enterprise TAB meeting.**
36. **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) **09/6/17 BCC**  
**PREVIOUS ACTION: April 12, 2017 Enterprise TAB Meeting – Held per applicant to return to May 10, 2017 Enterprise TAB Meeting.**  
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**May 31, 2017 Enterprise TAB Meeting -Held per applicant to return to June 14, 2017, Enterprise TAB Meeting.**

**June 14, 2017 Enterprise TAB Meeting – Held per applicant to return to the July 12, 2017 Enterprise TAB Meeting.**

**July 12, 2017 Enterprise TAB Meeting – Held per applicant to return to the August 9, 2017 Enterprise TAB meeting.**

37. **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) **09/6/17 BCC**

**PREVIOUS ACTION: April 12, 2017 Enterprise TAB Meeting – Held per applicant to return to May 10, 2017 Enterprise TAB Meeting.**

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**July 12, 2017 Enterprise TAB Meeting – Held per applicant to return to the August 9, 2017 Enterprise TAB meeting.**

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: August 30, 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