



# Enterprise Town Advisory Board

February 1, 2017

## MINUTES

---

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

Secretary: Maureen Helm 702- 606-0747 [mhelmtab@gmail.com](mailto:mhelmtab@gmail.com)

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

---

I. Call to Order, Pledge of Allegiance, Roll Call (see above) County Staff Introductions  
Al Laird; Planning

Meeting was called to order by Chair David Chestnut at 6:00 p.m.

II. Public Comment

None

III. Approval of January 11, 2016 Minutes

**MOVED BY- David Chestnut**  
**APPROVE minutes with amendments**  
**VOTE:4-0 Unanimous**

IV. Approval of Agenda for February 1, 2017

**MOVED BY- David Chestnut**  
**APPROVE agenda with the following changes:**  
**VOTE: 4-0**

**Companion items heard together as follows:**

1. DR-0853-16 – LEXILAND, LLC, ET AL:
2. TM -0169-16- LEXILAND, LLC, ET AL:
  
3. ZC-0872-16 – LEWIS INVESTMENT COMPANY NEVADA, LLC:
4. TM-0175-16 – LEWIS INVESTMENT COMPANY NEVADA, LLC:
  
5. ZC-0888-16 – FPG5 IRREVOCABLE BUSINESS TRUST, ET AL:
6. TM-0178-16 - FPG5 IRREVOCABLE BUSINESS TRUST, ET AL:
7. VS-0889-16 – FPG5 IRREVOCABLE BUSINESS TRUST:
  
12. TM-0119-16 - MAULE JOAN TRUST, ET AL:
15. VS-0537-16 - MAULE JOAN TRUST, ET AL:
18. ZC-0538-16 – MAULE JOAN TRUST, ET AL:

13. TM-0187-16 – LH VENTURES, LLC:
16. VS-0914-16 –LH VENTURES, LLC:
20. ZC-0913-16 – LH VENTURES, LLC:

14. TM-0188-16 - CACTUS TOWERS, LLC, ET AL:
17. VS-0916-16 - CACTUS TOWERS, LLC, ET AL:
21. ZC-0915-16 – CACTUS TOWERS, LLC, ET AL:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion only)  
Neighborhood meeting regarding Zone change on property on West Ford February 6, 2017 6:00 p.m. at the Enterprise Library 25 E. Shelbourne Ave.

VI. Planning & Zoning

1. **DR-0853-16 – LEXILAND, LLC, ET AL:**  
**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increase finished grade on 6.0 acres in an R-2 (Medium Density Residential) Zone.  
**WAIVER OF CONDITIONS** of a zone change (ZC-0451-04) requiring an 8 foot high wall on the west property line adjacent to APN 177-18-303-011 and 017. Generally located between Ford Avenue and Cougar Avenue, 200 feet east of Cameron Street within Enterprise. SB/dg/ml (For possible action) **BCC 2/8/17**

**PREVIOUS ACTION Enterprise TAB December 28, 2016: Held to January 11, 2017 TAB meeting.  
HOLD. Item held per applicant. Return to the February 1, 2017 TAB meeting**

**MOVED BY – David Chestnut**

**DENY- Design review #1**

**APPROVE- Design review#2**

**APPROVE- Waiver of conditions adjacent to APN 177-18-303-017**

**DENY- Waiver of conditions adjacent APN 177-18-303-011**

**ADD current planning condition**

- Design review as public hearing for significant changes to plans
- Construction traffic to enter from Cougar Ave. only

**Subject to IF approved staff conditions**

**VOTE: 4-0 Unanimous**

2. **TM-0169-16 - LEXILAND, LLC, ET AL:**  
**TENTATIVE MAP** consisting of 47 single family residential lots and common lots on 6.0 acres in an R-2 (Medium Density Residential) Zone. Generally located between Ford Avenue and Cougar Avenue, 200 feet east of Cameron Street within Enterprise. SB/dg/ml (For possible action) **BCC 2/8/17**

**PREVIOUS ACTION Enterprise TAB December 28, 2016: Held to January 11, 2017 TAB meeting.**

**HOLD. Item held per applicant. Return to the February 1, 2017 TAB meeting**

**MOVED BY-David Chestnut**

**DENY**

**VOTE: 4-0 Unanimous**

3. **NZC-0872-16 – LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**ZONE CHANGE** to reclassify 15.2 acres from H-2 (General Highway Frontage) Zone and R-E (Rural Estates

Residential) Zone to R-2 (Medium Density Residential) Zone within the MUD-4 Overlay District for a single family residential development.

**DESIGN REVIEWS** for the following: **1)** for a single family residential development; and **2)** increased finished grade. Generally located on the south side of Agate Avenue (alignment) and the east side of Hualapai Way (alignment) within Enterprise (description on file). SB/al/ml (For possible action) **PC 2/7/17**

**PREVIOUS ACTION Enterprise TAB January 11,2017: Held per applicant to the February 1, 2017 TAB meeting.**

**MOVED BY-Jenna Waltho**

**APPROVE- Zone change**

**DENY- Design review #1 along Northern boundary**

**APPROVE-Design #2**

**Subject to staff conditions**

**VOTE: 4-0 Unanimous**

4. **TM-0175-16 – LEWIS INVESTMENT COMPANY NEVADA, LLC:**

**TENTATIVE MAP** consisting of 120 single family residential lots and common lots on 15.2 acres in an R-2 (Medium Density Residential) Zone in an MUD-4 Overlay District. Generally located on the south side of Agate Avenue (alignment) and the east side of Hualapai Way (alignment) within Enterprise. SB/al/ml (For possible action) **PC 2/7/17**

**PREVIOUS ACTION Enterprise TAB January 11,2017: Held per applicant to the February 1, 2017 TAB meeting**

**MOVED BY- Jenna Waltho**

**DENY**

**VOTE: 4-0 Unanimous**

5. **ZC-0888-16 – FPG5 IRREVOCABLE BUSINESS TRUST, ET AL:**

**ZONE CHANGE** to reclassify 14.7 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development with a portion of the site within an MUD-3 Overlay District.

**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)

**BCC 2/8/17**

**PREVIOUS ACTION Enterprise TAB January 11,2017: Held per applicant to the February 1, 2017 TAB meeting**

**MOVED BY- David Chestnut**

**APPROVE- Subject to staff conditions, per plans presented to Enterprise TAB dated 1/26/17**

**VOTE: 4-0 Unanimous**

6. **TM-0178-16 - FPG5 IRREVOCABLE BUSINESS TRUST, ET AL:**

**TENTATIVE MAP** consisting of 92 single family residential lots and common lots on 14.7 acres in an R-2 (Medium Density Residential) Zone for a single family residential development with a portion of the site within

an MUD-3 Overlay District. Generally located on the east side of Grand Canyon Drive (alignment) and the south side of Meranto Avenue (alignment) within Enterprise. SB/pb/ml (For possible action) **BCC 2/8/17**

**PREVIOUS ACTION Enterprise TAB January 11,2017: Held per applicant to the February 1, 2017 TAB meeting.**

**MOVED BY-David Chestnut**

**APPROVE- Subject to staff conditions, per plans presented to Enterprise TAB dated 1/26/17**

**VOTE: 4-0 Unanimous**

7. **VS-0889-16 – FPG5 IRREVOCABLE BUSINESS TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Meranto Avenue (alignment) and Gary Avenue (alignment), and between Grand Canyon Drive and Chieftain Street (alignment) within Enterprise (description on file). SB/pb/ml (For possible action) **BCC 2/8/17**

**MOVED BY- David Chestnut**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

8. **DR-0894-16 – ZUFFA LANDCO, LLC:**  
**DESIGN REVIEW** for a proposed comprehensive sign plan consisting of wall and freestanding signs in conjunction with an office building and motion picture production/studio currently under construction on 15.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Rafael Rivera Way and Torrey Pines Drive within Enterprise. SS/al/mcb (For possible action) **BCC 2/22/17**

**MOVED BY- Cheryl Wilson**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

9. **DR-0901-16 – MAVERIK INC:**  
**DESIGN REVIEWS** for the following: 1) proposed comprehensive sign plan; and 2) proposed lighting plan in conjunction with an approved convenience store with a gasoline station on 2.1 acres in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the southwest corner of Blue Diamond Road and Durango Drive within Enterprise. SB/al/mcb (For possible action) **BCC 2/22/17**

**MOVED BY- David Chestnut**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

10. **NZC-0838-13 (ET-0189-16) – LH VENTURES, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 8.0 acres from C-2 (General Commercial) to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District for a single family residential development. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping and screening; and 2) off-site improvements (curb, gutter, sidewalk, streetlights, and reduced paving). Generally located on the southwest corner of Pebble Road and Rainbow Boulevard within Enterprise (description on file). SB/co/mcb (For possible action) **BCC 2/22/17**

**MOVED BY- David Chestnut**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

11. **UC-2093-96 (ET-0191-16) – CAPSTONE CHRISTIAN SCHOOL:**  
**USE PERMITS FIFTH EXTENSION OF TIME** to complete the following: **1)** a temporary batch plant; and **2)** additions to an existing temporary sand and gravel mining (gravel pit) operation including temporary associated equipment storage and stockpiling areas all in conjunction with a previously approved, privately funded storm water detention basin and future construction projects.  
**VARIANCES** for the following: **1)** permit a previously approved privately funded, below-grade storm water detention basin; and **2)** permit a temporary construction trailer on 58.8 acres in a P-F (Public Facility) Zone. Generally located on the east side of Amigo Street and the north side of Cactus Avenue within Enterprise. SS/co/mcb (For possible action) **BCC 2/22/17**

**MOVED BY- Bonnie Fraser**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

12. **TM-0119-16 - MAULE JOAN TRUST, ET AL:**  
**AMENDED TENTATIVE MAP** consisting of 31 (previously stated as 35) single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Pyle Avenue and the west side of Edmond Street within Enterprise. SB/dg/ml (For possible action)**BCC2/22/17**

**MOVED BY- Bonnie Fraser**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-1 Cheryl Wilson Nay**

13. **TM-0187-16 – LH VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 10 single family residential lots 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cougar Avenue and the west side of Torrey Pines Drive within Enterprise. SB/md/ml (For possible action) **BCC 2/22/17**

**MOVED BY- Cheryl Wilson**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-1 Unanimous**

14. **TM-0188-16 - CACTUS TOWERS, LLC, ET AL:**  
**TENTATIVE MAP** for a commercial subdivision on 4.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cactus Avenue and the east side of Cameron Street within Enterprise. SB/dg/ml (For possible action) **BCC 2/22/17**

**MOVED BY- David Chestnut**  
**APPROVE- Subject to staff conditions, per revised presented to the Enterprise TAB dated 1/26/17**  
**VOTE: 4-0 Unanimous**

15. **VS-0537-16 - MAULE JOAN TRUST, ET AL:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Edmond Street (alignment) and Lindell Road (alignment), and between Pyle Avenue (alignment) and Bootlegger Avenue (alignment) within Enterprise (description on file). SB/dg/ml (For possible action) **BCC 2/22/17**

**MOVED BY-Bonnie Fraser**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

16. **VS-0914-16 –LH VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Torrey Pines Drive and Sorrel Street (alignment), and between Cougar Avenue and Ford Avenue (alignment) within Enterprise

**MOVED BY- Cheryl Wilson**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

17. **VS-0916-16 - CACTUS TOWERS, LLC, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cameron Street and Arville Street, and between Cactus Avenue and Rush Avenue and a portion of a right-of-way being Cactus Avenue located between Cameron Street and Arville Street within Enterprise (description on file). SB/dg/ml (For possible action) **BCC 2/22/17**

**MOVED BY- David Chestnut**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

18. **ZC-0538-16 – MAULE JOAN TRUST, ET AL:**  
**AMENDED HOLDOVER 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)** allow proposed single family residential lots to have direct access to a collector street (Pyle Avenue) (no longer needed); and **2)** modified street standards in accordance with Clark County Uniform Standard Drawings (not previously notified).  
**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** increased finished grade. Generally located on the north side of Pyle Avenue and the west side of Edmond Street within Enterprise (description on file). SB/dg/raj (For possible action) **BCC 2/22/17**

**MOVED BY-Bonnie Fraser**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

19. **ZC-0911-16 – USA:**  
**ZONE CHANGE** to reclassify a 12.5 acre portion of a 20.0 acre parcel from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone in the MUD-4 Overlay District.  
**DESIGN REVIEWS** for the following: **1)** a proposed elementary school; and **2)** increased finished grade. Generally located on the south side of Pyle Avenue and the west side of Stinnet Street within Enterprise (description on file). SS/dg/ml (For possible action) **BCC 2/22/17**

**MOVED BY-Cheryl Wilson**  
**APPROVE- Subject to staff conditions**  
**ADD Current planning condition**

- **Design review as a public hearing for lighting and signage**

**VOTE: 4-0 Unanimous**

20. **ZC-0913-16 – LH VENTURES, LLC:**  
**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)** increased wall height; **2)** increased building height; and **3)** increase the length of architectural enclosures.  
**DESIGN REVIEW** for a proposed single family residential development. Generally located on the south side of Cougar Avenue and the west side of Torrey Pines Drive within Enterprise (description on file). SB/md/ml (For possible action) **BCC 2/22/17**

**MOVED BY- Cheryl Wilson**  
**APPROVE- Subject to if approved staff conditions**

**VOTE: 4-0 Unanimous**

21. **ZC-0915-16 – CACTUS TOWERS, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 4.5 acres from R-4 (Multiple Family Residential - High Density) Zone to C-2 (General Commercial) Zone.  
**USE PERMIT** to reduce the separation from a proposed gasoline station to a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEW** for a proposed shopping center with gasoline station and vehicle maintenance facility. Generally located on the north side of Cactus Avenue and the east side of Cameron Street within Enterprise (description on file). SB/dg/ml (For possible action) **BCC 2/22/17**

**MOVED BY-David Chestnut**

**APPROVE-** per plans presented to Enterprise TAB dated 1/26/17

**DELETE current planning bullets 6 & 7**

**ADD Current planning condition**

- **Provide for cross access to the North if compatible uses are developed**

**Subject to staff conditions**

**VOTE: 4-0 Unanimous**

- VII. General Business  
1. Review Bylaws (possible action)

**MOVED BY- David Chestnut**

**Accepted as provided**

**VOTE: 4-0 Unanimous**

- VIII. Public Comment

None

- IX. Next Meeting Date

The next regular meeting will be February 15, 2017 at 6:00 p.m.

- X. Adjournment

The meeting was adjourned at 8:17 p.m.