



# Enterprise Town Advisory Board

February 14, 2018

## MINUTES

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Board Members: David Chestnut – Chair – **PRESENT** Bonnie Fraser – **PRESENT**  
Cheryl Wilson – Vice Chair – **PRESENT** Jenna Waltho – **PRESENT**  
Frank Kapriva – **PRESENT**

Secretary: Carmen Hayes 702-371-7991 [chayes@yahoo.com](mailto:chayes@yahoo.com)

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

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

The meeting was called to order at 6:00 p.m.  
Rob Kaminski, Current Planning

II. Public Comment

None

III. Approval of January 31, 2018 Minutes

Motion by: Dave Chestnut  
Action: **APPROVE** minutes for January 10, 2018 as published  
Motion **PASSED** (5-0) / Unanimous

IV. Approval of Agenda for February 14, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut  
Action: **APPROVE** as amended.  
Motion **PASSED** (5-0) / Unanimous

Applicant has withdrawn the following application:

5. NZC-18-0065-BLUE DIAMOND RANCH II, LLC:

Applicant requested holds:

12. VS-18-0011 - VEGAS MUD, LLC: Applicant requested hold until February 28, 2018 Enterprise TAB meeting.
14. VS-18-0028-DAISY MAE LAND HOLDINGS, LLC: Applicant requested hold until February 28, 2018 Enterprise TAB meeting.
26. WS-18-0058-BOUQUET INC: Applicant requested hold until February 28, 2018 Enterprise TAB meeting.

Related applications:

- 4. NZC-18-0055-C F T LANDS:
- 7. TM-18-500009-C F T LANDS:
- 15. VS-18-0056-C F T LANDS:
  
- 11. VS-17-1084-MODI LK:
- 18. ZC-17-1007-MODI LK
  
- 20. TM-18-500008-WEST INVESTMENTS, LLC:
- 22. VS-18-0050-WEST INVESTMENTS, LLC:
- 29. ZC-18-0048-WEST INVESTMENTS, LLC:
  
- 21. VS-18-0047-LVB GILES, LLC:
- 25. WS-18-0046-LVB GILES, LLC:

V. Informational Items

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

None

VI. Planning & Zoning

- 1. **TM-18-500005-318 BLUE DIAMOND VENTURE, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 3.2 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the southeast corner of Blue Diamond Road and Decatur Boulevard within Enterprise. SB/gc/ja (For possible action) **02/20/18 PC**

Motion by Cheryl Wilson  
Action: **APPROVE** Per staff conditions  
Motion **PASSED** (5-0) / Unanimous

- 2. **DR-18-0027-RICHMOND AMERICAN HOMES OF NEVADA, INC.:**  
**DESIGN REVIEW** to increase finished grade within an approved single family residential development on 15.2 acres in a R-2 (Medium Density Residential) Zone. Generally located on the east side of El Camino Road and the south side of Cactus Avenue within Enterprise. SB/rk/ma (For possible action) **03/06/18 PC**

Motion by Frank Kapriva  
Action: **APPROVE** Per staff conditions  
Motion **PASSED** (5-0) / Unanimous

3. **NZC-18-0006-RAINBOW CORRIDOR, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a proposed mini-warehouse facility.  
**USE PERMIT** for a mini-warehouse facility in a C-1 (Local Business) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed mini-warehouse facility in an MUD-3 Overlay District. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. SB/al/ja (For possible action) **03/06/18 PC**

Motion by Frank Kapriva  
Action: **DENY**  
Motion **PASSED** (5-0) / Unanimous

4. **NZC-18-0055-C F T LANDS:**  
**ZONE CHANGE** to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a proposed single family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:  
1) reduce roof pitch;  
2) increase wall height; and  
3) reduce street intersection off-set.  
**DESIGN REVIEWS** for the following:  
1) a proposed single family residential development; and  
2) to permit a hammerhead cul-de-sac design where a radius cul-de-sac is the preferred design for residential developments.  
Generally located on the north side of Starr Avenue and the west side of Fairfield Avenue (alignment) within Enterprise. SS/al/ja (For possible action) **03/06/18 PC**

Motion by David Chestnut  
Action: **Deny**  
Motion **PASSED** (5-0) / Unanimous

5. **NZC-18-0065-BLUE DIAMOND RANCH II, LLC:**  
**ZONE CHANGE** to reclassify 9.0 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-4 (Multiple Family Residential - High Density) Zone within the MUD-3 Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow access to a local street (Edmond Street); and 2) increase building height.  
**DESIGN REVIEW** for a proposed multiple family residential development. Generally located on the south side of Blue Diamond Road and the east side of Edmond Street, 500 feet west of Decatur Boulevard within Enterprise. SB/dg/xx (For possible action) **03/06/18 PC**

Application **WITHDRAWN** by the applicant.

6. **NZC-18-0066-KHARAGHANI ROYA FALAHI:**  
**ZONE CHANGE** to reclassify 5.0 acres from an H-2 (General Highway Frontage) to a Zone R-3 (Multiple Family Residential) Zone for future residential development in an MUD-4 Overlay District. Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. SB/al/ja (For possible action) **03/06/18 PC**

Motion by David Chestnut  
Action: **APPROVE** Zone Change reduced to R-2;  
Per staff conditions.  
Motion **PASSED** (5-0) / Unanimous

7. **TM-18-500009-C F T LANDS:**  
**TENTATIVE MAP** consisting of 86 residential lots and common lots on 15.0 acres in a R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Avenue and the west side of Fairfield Avenue (alignment) within Enterprise. SS/al /ja (For possible action) **03/06/18 PC**

Motion by David Chestnut  
Action: **Deny**  
Motion **PASSED** (5-0) / Unanimous

8. **UC-18-0008-WILLIAMS NATALIE & DAVID:**  
**USE PERMIT** to allow a proposed second accessory apartment where one is permitted in conjunction with an existing single-family residence and an existing casita on 0.5 acres in a R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Cougar Estates Lane and the west side of Fairfield Avenue within Enterprise. SS/pb/ma (For possible action) **03/06/18 PC**

Motion by Frank Kapriva  
Action: **APPROVE** Per staff conditions  
Motion **PASSED** (5-0) / Unanimous

9. **UC-18-0019-EMPRESS GROUP, LLC:**  
**USE PERMITS** for the following:  
1) on-premises consumption of alcohol (proposed supper club);  
2) reduce separation from a residential use to a proposed supper club; and  
3) reduce separation from an outside dining, drinking area from a residential use to a proposed supper club within an existing shopping center  
on a portion of 4.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Bermuda Road within Enterprise. SS/lm/ma (For possible action) **03/06/18 PC**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Current Planning conditions:  
• No amplified sound in the outside dining area;  
• Install bollards to protect the outside dining area;  
Per staff conditions.  
Motion **PASSED** (5-0) / Unanimous

**10. VC-18-0009-MAHONEY RYAN:**

**VARIANCE** to reduce the front yard setback for a proposed addition to an existing single family residence on 0.3 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 San Sicily Street, 25 feet south of San Milano Avenue within Enterprise. SB/rk/ma (For possible action) **03/06/18 PC**

Motion by Frank Kapriva  
Action: **APPROVE** Per staff conditions  
Motion **PASSED** (5-0) / Unanimous

**11. VS-17-1084-MODI LK:**

**VACATE AND ABANDON** portions of a right-of-way being Rainbow Boulevard located between Meranto Avenue and Richmar Avenue within Enterprise (description on file). SB/rk/ja (For possible action) **02/06/18 PC**

Motion by David Chestnut  
Action: **APPROVE** Per staff conditions  
Motion **PASSED** (5-0) / Unanimous

**12. VS-18-0011 - VEGAS MUD, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Desert Palm Drive located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). SS/bk/ja (For possible action) **03/06/18 PC**

**HELD** by applicant request to the February 28, 2018 Enterprise TAB meeting.

**13. VS-18-0016 - BOSU PROPERTIES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Decatur Boulevard and Cameron Street within Enterprise (description on file). SB/bk/ma (For possible action) **03/06/18 PC**

Motion by Cheryl Wilson  
Action: **APPROVE** Per staff conditions  
Motion **PASSED** (5-0) / Unanimous

**14. VS-18-0028-DAISY MAE LAND HOLDINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Southern Highlands Parkway and Interstate 15, and between Dancing Winds Place (alignment) and Robert Trent Jones Lane and a portion of right-of-way being Southern Highlands Parkway located between Dancing Winds Place (alignment) and Robert Trent Jones Lane within Enterprise (description on file). SB/co/ja (For possible action) **03/06/18 PC**

**HELD** by applicant request to the February 28, 2018 Enterprise TAB meeting.

15. **VS-18-0056-C F T LANDS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Starr Avenue and Terrill Avenue and between La Cienega Street and Fairfield Avenue (alignment); and a portion of a right-of-way being Terrill Avenue located between La Cienega Street and Fairfield Avenue (alignment) within Enterprise (description on file). SS/al/ja (For possible action) **03/06/18 PC**

Motion by David Chestnut  
Action: **Deny**  
Motion **PASSED** (5-0) / Unanimous

16. **WS-18-0003 – BAHENA, ESPERANZA:**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased wall height in conjunction with an existing single-family residence on 0.2 acres in a R-1 (Single Family Residential) Zone. Generally located on the north side of Bermuda Creek Road, 75 feet west of Tobago Lane within Enterprise. SS/gc/ma (For possible action) 03/06/18 PC

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions;  
Motion **PASSED** (5-0) / Unanimous

17. **WS-18-0017-LH VENTURES, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for a call box for a previously approved single family residential development on 9.7 acres in a R-3 (Multiple Family Residential) Zone. Generally located on the south side of Windmill Lane and the east side of Buffalo Drive within Enterprise. SB/lm/ja (For possible action) **03/06/18 PC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions;  
Motion **PASSED** (5-0) / Unanimous

18. **ZC-17-1007-MODI LK:**  
**ZONE CHANGE** to reclassify 3.5 acres from R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:  
1) reduce driveway approach and departure distances from the intersection; and  
2) allow access on local residential streets (Meranto Avenue and Richmar Avenue).  
**WAIVER OF CONDITIONS** of a Concept Plan (MP-0420-02) requiring a 30-foot-wide buffer along the north, east, south, and portions of the west boundaries of the northeast RNP area, the buffer will be designed in accordance with the exhibit submitted at the Planning Commission meeting, and shall be installed concurrently with the development of projects adjacent to the RNP area.  
**DESIGN REVIEW** for a proposed shopping center in the Mountain's Edge Master Planned Community. Generally located on the west side of Rainbow Boulevard and south of Meranto Avenue within Enterprise (description on file). SB/rk/ja (For possible action) **02/06/18 PC**

Motion by David Chestnut  
Action: **APPROVE** Zone Change with reduction to C-1;  
**WITHDRAWN** Waivers of Development Standards #s 1 and 2;  
**APPROVE** Waiver of Conditions;  
**ADD** applicant's and neighbors agreed to conditions titled "Conditions for RNP Neighbors Approval" (attached);

**APPROVE** Design Review;  
Per staff conditions.  
Motion **PASSED** (5-0) / Unanimous

19. **DR-18-0059-KULAR GURDEV SINGH:**

**DESIGN REVIEW** for a proposed tavern and retail building on a 2.7-acre portion of a 4.0-acre site in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the east side of Fort Apache Road, 200 feet north of Gomer Road within Enterprise. SB/pb/ja (For possible action) **03/07/18 BCC**

Motion by David Chestnut  
Action: **APPROVE** Design Review  
**ADD** Current Planning conditions:

- Inline building to constructed at the same time as the tavern;
- Design Review as a public hearing for lighting and signage.
- Design Review as a public hearing for significant change to plans.
- Inline building rear doors to be emergency exits only.

**TAB suggestion:** Applicant to install curb, gutter and asphalt along Fort Apache between Gomer Road and Gary Ave.

Motion **PASSED** (5-0) / Unanimous

20. **TM-18-50008-WEST INVESTMENTS, LLC:**

**TENTATIVE MAP** consisting of 58 single family residential lots and common lots on 7.3 acres in a R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the north side of Serene Avenue and the west side of Park Street within Enterprise. SB/rk/ja (For possible action) **03/07/18 BCC**

Motion by David Chestnut  
Action: **Deny**  
Motion **PASSED** (5-0) / Unanimous

21. **VS-18-0047-LVB GILES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Mesa Verde Lane and Moberly Avenue, and between Giles Street and Haven Street and a portion of right-of-way being Giles Street located between Moberly Avenue and Mesa Verde Lane within Enterprise (description on file). SS/lm/ja (For possible action) **03/07/18 BCC**

Motion by David Chestnut  
Action: **HOLD** to Enterprise TAB meeting on February 28, 2018 per applicant's request.  
Motion **PASSED** (5-0) / Unanimous

22. **VS-18-0050-WEST INVESTMENTS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Serene Avenue and Blue Diamond Road, and between Park Street and Grand Canyon Drive and portion of a right-of-way being Park Street located between Serene Avenue and Blue Diamond Road within Enterprise (description on file). SB/rk/ja (For possible action) **03/07/18 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) / Unanimous

23. **WS-17-0970-DYNAMIC TOWN SQUARE LAS VEGAS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) Allow a proposed animated sign (video unit) where not permitted;
- 2) reduce setbacks; and
- 3) permit encroachment into airspace.

**DESIGN REVIEW** for a proposed freestanding sign with animation (video unit) within an existing commercial center on a portion of 4.9 acres in a C-2 (General Commercial) (AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South, 210 feet north of the 215 Beltway within Enterprise. SS/md/ja (For possible action) **03/07/18 BCC**

Motion by David Chestnut

Action:

**Deny** Waiver of Development Standards #1

**APPROVE** Waiver of Development Standards #s 2 and 3;

**APPROVE** Design Review without animation (video unit);

per staff if approved conditions.

Motion **PASSED** (5-0) / Unanimous

24. **WS-18-0026-ROOHANI KHUSROW FAMILY TRUST:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) a drainage study and compliance;
- 2) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Blue Diamond Road; and
- 3) right-of-way dedication of 30 feet for Oleta Avenue, 30 feet to 60 feet for Monte Cristo Way and associated spandrel

in conjunction with a minor subdivision parcel map on 6.4 acres in a R-2 (Medium Density Residential) Zone within the MUD-4 Overlay District. Generally located on the north side of Blue Diamond Road and the east and west sides of Monte Cristo Way (alignment) within Enterprise. SB/rk/ja (For possible action) **03/07/18 BCC**

Motion by David Chestnut

Action: **APPROVED** per staff if approved conditions.

Motion **PASSED** (5-0) / Unanimous

25. **WS-18-0046-LVB GILES, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.

**DESIGN REVIEWS** for the following:

- 1) a proposed hotel (Hampton by Hilton); and
- 2) increase the finished grade

on 4.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Mesa Verde Lane and the east side of Giles Street within Enterprise. SS/lm/ja (For possible action) **03/07/18 BCC**

Motion by David Chestnut

Action: **HOLD** to Enterprise TAB meeting on February 28, 2018 per applicant's request.

Motion **PASSED** (5-0) / Unanimous



26. **WS-18-0058-BOUQUET INC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:  
1) reduced separation from a convenience store to a residential use;  
2) reduced separation from a gasoline station to a residential use; and 3) reduced separation from a vehicle wash to a residential use.  
**DESIGN REVIEW** for modifications to an approved convenience store with a gasoline station and vehicle wash on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Cactus Avenue and Dean Martin Drive within Enterprise. SB/pb/ma (For possible action) **03/07/18 BCC**

**HELD** by applicant request to the February 28, 2018 Enterprise TAB meeting.

27. **WS-18-0061-COUNTY OF CLARK (AVIATION):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:  
1) allow alternative landscaping; and  
2) modified CMA Design Overlay District standards;  
3) allow an attached sidewalk; and  
4) reduce driveway distance from an intersection.  
**DESIGN REVIEW** for a distribution center on 13.5 acres in a M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Decatur Boulevard and the north side of Badura Avenue within Enterprise. SS/rk/ja (For possible action) **03/07/18 BCC**

Motion by David Chestnut

Action:

**APPROVE** Waiver of Development Standards #s 1 and 2;

**WITHDRAW** Waiver of Development Standards #s 3 and 4 by the applicant

**APPROVE** Design Review;

Per staff if approved conditions.

Motion **PASSED** (5-0) / Unanimous

28. **ZC-18-0042-L H VENTURES, LLC:**  
**ZONE CHANGE** to reclassify 20.0 acres from RUD (Residential Urban Density) Zone and C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.  
**DESIGN REVIEW** for a single family residential development. Generally located on the south side of Badura Avenue and the east side of Torrey Pines Drive within Enterprise (description on file). SS/gc/ja (For possible action) **03/07/18 BCC**

Motion by Cheryl Wilson

Action: **DENY**

Motion **FAILED** (2-3) / (Chestnut, Kapriva, and Waltho – Ney)

Motion by David Chestnut

Action:

**APPROVE** zone change;

**DENY** Design Review;

Per staff if approved conditions.

Motion **PASSED** (5-0) / Unanimous

29. **ZC-18-0048-WEST INVESTMENTS, LLC:**  
**ZONE CHANGE** to reclassify a 3.9-acre portion of a 7.3 area site from H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the length of a street between intersections.

**DESIGN REVIEWS** for the following:

- 1) a proposed single family residential development; and
- 2) increased finished grade on 7.3 acres.

Generally located on the north side of Serene Avenue and the west side of Park Street within Enterprise (description on file). SB/rk/ja (For possible action) **03/07/18 BCC**

Motion by David Chestnut

Action:

**APPROVE** Zone Change;

**APPROVE** Waiver of Development standards;

**DENY** Design Review #1;

**APPROVE** Design Review #2;

Per staff conditions.

Motion **PASSED** (5-0) / Unanimous

VII. General Business:

NONE

VIII. Public Comment:

**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

The next regular meeting will be February 28, 2018 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 9:25 p.m.