



# Enterprise Town Advisory Board

March 15, 2017

## MINUTES

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

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)

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- I. Call to Order, Pledge of Allegiance, Roll Call (see above) County Staff Introductions  
Rob Kaminski; Planning, Mike Shannon

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

- II. Public Comment

None

- III. Approval of March 1, 2017 Minutes

**MOVED BY David Chestnut**  
**APPROVE minutes as submitted.**  
**Vote: 5-0 Unanimous**

- IV. Approval of Agenda for March 15, 2017

**MOVED BY David Chestnut**  
**APPROVE as amended**  
**VOTE: 5-0 Unanimous**

**The following item is being held to the April 12, 2017 TAB meeting**

1. **ZC-0891-16 – SOUTHERN HIGHLANDS GOLF CLUB:**

**The following items are being held to the March 29, 2017 TAB meeting**

10. **TM-0027-17 – LH VENTURES, LLC:**  
15. **VS-0134-17 – LH VENTURES, LLC:**  
22. **ZC-0135-17 – LH VENTURES, LLC:**

Companion items heard together as follows:

3. VS-0924-16 – KHUSROW ROOHANI FAMILY TRUST, ET AL:
4. ZC-0923-16 – ROOHANI KHUSROW FAMILY TRUST, ET AL:
  
8. TM-0024-17 – NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:
13. VS-0127-17 – NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:
18. ZC-0768-16 – NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:
  
9. TM-0025-17 – SACKLEY FAMILY TRUST, ET AL:
14. VS-0133-17 - SACKLEY FAMILY TRUST:
21. ZC-0132-17 – SACKLEY FAMILY TRUST, ET AL:
  
11. TM-0028-17 – LH VENTURES, LLC:
16. VS-0136-17 – LH VENTURES, LLC:
23. ZC-0137-17 – LH VENTURES, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion only)  
Neighborhood meeting regarding Non-Conforming Zone Change on Single-family Residential Development located at Serene Ave. and Chieftain St. to be held Wednesday March 22, 2017 6:00pm at the Windmill Library 7060 W. Windmill Lane.  
Neighborhood Meeting regarding Non-Conforming Zone Boundary Amendment, to change zoning to build a convenience store with gas station at Cactus Ave. and Dean Martin Dr. to be held Wednesday March 22, 2017 at the Windmill Library, 7060 W. Windmill Lane.

VI. Planning & Zoning

1. ZC-0891-16 – SOUTHERN HIGHLANDS GOLF CLUB:  
ZONE CHANGE to reclassify a 4.0 acre portion of 150.1 acres from C-2 (General Commercial) P-C (Planned Community Overlay District) Zone, and R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone to R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone.  
USE PERMIT to modify residential development standards.  
DESIGN REVIEW for a proposed multi-family development within the Southern Highlands Master Planned Community. Generally located on the north side of Robert Trent Jones Lane, 720 feet west of Oakland Hills Drive within Enterprise (description on file). SB/rk/mcb (For possible action **PC 3/21/17**)

**PREVIOUS ACTION Enterprise TAB January 11, 2017: Held to February 15, 2017 TAB meeting. Per the applicant. February 15, 2017 TAB meeting held per the applicant, return to the March 1, 2017 TAB meeting. March 1, 2017 TAB meeting held per the applicant, return to the March 15, 2017 TAB meeting. March 15, 2017 held per the applicant, return to the April 12, 2017 TAB meeting.**

2. **NZC-0044-17 – JONES FORD LINDELL, LLC:**

**ZONE CHANGE** to reclassify 7.5 acres R-E (Rural Estates Residential) Zone (RNP-I) Zone to R-2 (Medium Density Residential) zone for a proposed single family residential development.

**DESIGN REVIEW** for a proposed single family residential development. Generally located on the south side of Ford Avenue and the east and west sides of El Camino Road (alignment) within Enterprise (description on file). SB/pb/ml (For possible action) **PC 3/21/17**

**PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 15, 2017 TAB meeting, per the applicant.**

**MOVED BY Cheryl Wilson**

**APPROVE – Deny**

**VOTE: 5-0 Unanimous**

3. **VS-0924-16 – KHUSROW ROOHANI FAMILY TRUST, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Mardon Avenue (alignment), and between Rainbow Boulevard and Montessori Street and a portion of right-of-way being Mardon Avenue located between Rainbow Boulevard and Rosanna Street (alignment) and a portion of right-of-way being Rainbow Boulevard located between Mardon Avenue (alignment) and Warm Springs Road within Enterprise (description on file). SS/dg/ml (For possible action) **BCC 3/22/17**

**PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 15, 2017 TAB meeting, per the applicant.**

**MOVED BY- David Chestnut**

**APPROVE- Subject to staff conditions**

**VOTE: 5 – 0 Unanimous**

4. **ZC-0923-16 – ROOHANI KHUSROW FAMILY TRUST, ET AL:**

**ZONE CHANGE** to reclassify 2.1 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for increased building height.

**WAIVERS OF CONDITIONS** of a zone change (ZC-1458-07) for the following: **1)** at least 30, twenty foot tall skinned Mexican Fan Palm trees planted within the landscape area along Warm Springs Road; **2)** at least 2, twenty foot tall Date Palm trees planted on each side of the driveway off Warm Springs Road; **3)** there shall be 36 inch box Mondel Pine trees or other non-deciduous trees planted 15 feet on center within the landscape area along Mardon Avenue; **4)** there shall be no more than 1 freestanding sign which shall not exceed 30 feet in height inclusive of architectural features and shall be architecturally compatible with the development of the mixed use project incorporating tile roof accents and/or ledge stone accents; **5)** the use of electronic reader board on any sign or building is prohibited; **6)** there shall be a design review as a public hearing on any changes; and **7)** right-of-way dedication to include 25 feet back of curb for Mardon Avenue.

**DESIGN REVIEW** for a proposed shopping center on 12.1 acres in a C-1 (Local Business) Zone. Generally located on the south side of Warm Springs Road and the west side of Rainbow Boulevard within Enterprise (description on file). SS/dg/ml (For possible action) **BCC 3/22/17**

**PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 15, 2017 TAB meeting, per the applicant.**

**MOVED BY- David Chestnut**

**APPROVE- Subject to if approved staff conditions**

**Change Current Planning Bullet #4 to read, Provide 1 cross access point to the existing commercial development to the Northeast, per the approved plans of DR-0525-13.**

**Add current planning condition**

- **Design review as a public hearing for lighting and signage**
- **Provide cross access for APN 176-105-502-009 if compatible uses are developed**

**VOTE: 5-0 Unanimous**

**5. TA-0113-17 – TENAYA LOFTS, LLC:**

**TEXT AMENDMENT to amend Chapter 30.44, Table 30.44-1 to modify the conditions for a Manager’s Unit.**

**(For possible action)**

**PC 4/4/17**

**MOVED BY- David Chestnut**

**APPROVE- Subject to staff conditions**

- **Condition #5 to be removed**
- **Special use permit to be allowed if conditions #1 and #2 cannot be complied with**

**VOTE: 5-0 Unanimous**

**6. UC-0128-17 – OPTIMUM REAL EST HOLDINGS, LLC:**

**USE PERMITS for the following: 1) reduce separation for a convenience store; and 2) reduce setback for a gasoline station (canopy with fuel islands) in conjunction with a convenience store.**

**WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative landscaping along Decatur Boulevard and Warm Springs Road; and 2) reduce improvement standards.**

**DESIGN REVIEW for a proposed tavern and convenience store with gasoline station (canopy with fuel islands) on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Warm Springs Road and the west side of Decatur Boulevard within Enterprise. SS/lm/ml (For possible action)**

**PC 4/4/17**

**MOVED BY – David Chestnut**

**APPROVE- Use permits #1 and #2**

**APPROVE- Waiver of development standards #1 and #2**

**APPROVE- Design review**

**Add current planning condition**

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

**Add Public works conditions**

- **Extend Decatur Blvd. centerline barrier to the South of the property**
- **Provide a deceleration lane on Decatur Blvd. South**

**APPROVE- Subject to if approved staff conditions**

**VOTE: 5-0 Unanimous**

**7. VS-0139-17 – TFC HOLDING COMPANY, INC.:**

**VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Torrey Pines Drive and Santa Margarita Street within Enterprise (description on file).**

**SS/co/ml (For possible action)**

**PC 4/4/17**

**MOVED BY – David Chestnut**

**APPROVE – Subject to staff conditions**

**VOTE: 5- 0 Unanimous**

**8. TM-0024-17 – NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:**

**TENTATIVE MAP consisting of 17 single family residential lots and 1 common lot on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Ullom Drive, 650 feet south of Robindale Road within Enterprise. SS/md/ml (For possible action)**

**PC 4/5/17**

**MOVED BY – Cheryl Wilson**  
**DENY**  
**VOTE: 5-0 Unanimous**

9. **TM-0025-17 – SACKLEY FAMILY TRUST, ET AL:**  
**TENTATIVE MAP** for a commercial subdivision on 9.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise. SS/lm/ml (For possible action) **PC 4/5/17**

**MOVED BY- Bonnie Fraser**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

10. **TM-0027-17 – LH VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 81 single family residential lots and common lots on 10.1 acres in an RUD (Residential Urban Density) Zone in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive and south side of Arby Avenue within Enterprise. SS/rk/ml (For possible action) **PC 4/5/17**

**Held per applicant, return to the March 29, 2017 TAB meeting.**

11. **TM-0028-17 – LH VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 77 single family residential lots on 10.3 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the south side of Arby Avenue and the west side of Mann Street within Enterprise. SS/rk/ml (For possible action) **PC 4/5/17**

**MOVED BY- Rocky Brandonisio**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

12. **UC-0117-17 – 4129, LLC:**  
**USE PERMIT** to reduce the separation for a proposed convenience store to a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping.  
**DESIGN REVIEW** for modifications to an approved shopping center on 4.5 acres in C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. SB/pb/ml (For possible action) **PC 4/5/17**

**Held per applicant, return to the March 29, 2017 TAB meeting**

13. **VS-0127-17 – NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Robindale Road and Windmill Lane, and between Decatur Boulevard and Arville Street within Enterprise (description on file). SS/md/ml (For possible action) **PC 4/5/17**

**MOVED BY- Cheryl Wilson**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

14. **VS-0133-17 - SACKLEY FAMILY TRUST:**  
**VACATE AND ABANDON** portion of a right-of-way being Rainbow Boulevard located between Capovilla Avenue and Arby Avenue (alignment) within Enterprise (description on file). SS/lm/ml (For possible action) **PC 4/5/17**

**MOVED BY- Bonnie Fraser**  
**APPROVE – Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

15. **VS-0134-17 – LH VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Torrey Pines Drive and Redwood Street, and between Arby Avenue and Capovilla Avenue (alignment) within Enterprise (description on file). SS/rk/ml (For possible action) **PC 4/5/17**

**Held per applicant, return to the March 29, 2017 TAB meeting**

16. **VS-0136-17 – LH VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Arby Avenue and Capovilla Avenue (alignment), and between Mann Street and Torrey Pines Drive; and a portion of right-of-way being Capovilla Avenue (alignment) located between Mann Street and Torrey Pines Drive; and a portion of right-of-way being Torrey Pines Drive located between Arby Avenue and Capovilla Avenue (alignment) within Enterprise (description on file). SS/rk/ml (For possible action) **PC 4/5/17**

**MOVED BY- Rocky Brandonisio**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

17. **WS-0131-17 – GB PARTNERS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative landscaping adjacent to a less intensive use.  
**DESIGN REVIEWS** for the following: **1)** landscaping; and **2)** increased finished grade in conjunction with approved retail/restaurant and office buildings within a partially developed shopping center on 1.2 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the south side of Blue Diamond Road, 500 feet east of Durango Drive within Enterprise. SB/gc/mcb (For possible action) **PC 4/5/17**

**MOVED BY- David Chestnut**  
**APPROVE- Subject to staff conditions**  
**ADD Current planning conditions**

- **Design review as a public hearing lighting and signage**
- **Design review as a public hearing for significant changes in plans**

**VOTE: 5-0 Unanimous**

18. **ZC-0768-16 – NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:**  
**AMENDED HOLDOVER 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)** reduced setbacks (previously not notified); **2)** increased wall height (previously not notified); **3)** allow alternative screening (decorative block wall) in the front yard (previously not notified); and **4)** reduce the setback from a right-of-way for a proposed single family residential development (previously not notified).  
**DESIGN REVIEWS** for the following: **1)** proposed single family residential development; and **2)** increase the finished grade on 2.5 acres. Generally located on the east side of Ullom Drive, 650 feet south of Robindale Road within Enterprise (description on file). SS/md/mcb (For possible action) **PC 4/5/17**

**MOVED BY – Cheryl Wilson**

**APPROVE-Amended holdover zone change**

**APPROVE-Waivers of development standards # 1B and C #2 #3 and #4**

**DENY- Waivers of development of standards #1 A**

**DENY- Design review #1**

**APPROVE- Design # 2**

**VOTE: 5-0 Unanimous**

19. **ZC-0126-17 – ABS SURPLUS-O, LLC:**

**ZONE CHANGE** to reclassify 8.4 acres from R-E (Rural Estates Residential) Zone and M-1 (Light Manufacturing) Zone to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate landscaping; and **2)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving along street).

**DESIGN REVIEWS** for the following: **1)** a proposed mini-warehouse facility; and **2)** proposed signage in the Mountain’s Edge Master Planned Community. Generally located on northwest corner of Rainbow Boulevard and Cactus Avenue within Enterprise (description on file). SB/md/mcb (For possible action) **PC 4/5/17**

**Held per applicant, return to the March 29, 2017 TAB meeting**

20. **ZC-0130-17 – DAISY MAE LAND HOLDINGS, LLC:**

**ZONE CHANGE** to reclassify 3.3 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-3 (Multiple Family Residential) Zone in the MUD-3 Overlay District.

**USE PERMITS** for the following: **1)** an assisted living facility; and **2)** a congregate care facility.

**WAIVER OF DEVELOPMENT STANDARDS** increase building height.

**DESIGN REVIEW** for a proposed assisted living/congregate care facility. Generally located on the east side of Southern Highlands Parkway, 1,650 feet north of Robert Trent Jones Lane within Enterprise (description on file). SB/rk/mcb (For possible action) **PC 4/5/17**

**MOVED BY- David Chestnut**

**APPROVE- Subject to staff conditions**

**Add current planning conditions**

- **Design review as a public hearing for lighting and additional signage**
- **Design review as a public hearing for significant changes to current plans**
- **Comply with Southern Highlands color palette, street lighting designs and landscape palette**

**VOTE: 5-0 Unanimous**

21. **ZC-0132-17 – SACKLEY FAMILY TRUST, ET AL:**

**ZONE CHANGE** to reclassify 4.2 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone for a retail center.

**WAIVER OF DEVELOPMENT STANDARDS** for an increase combined retaining and screen wall height.

**DESIGN REVIEWS** for the following: **1)** a proposed retail center with a grocery store and restaurants; and **2)** increase the finish grade on 9.3 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise (description on file). SS/lm/mcb (For possible action) **PC 4/5/17**

**MOVED BY- Bonnie Fraser**

**APPROVE- Subject to staff conditions**

**Add current planning conditions**

- **Design review as a public hearing for lighting and signage**
- **Provide cross access for property to the east if compatible uses are developed**

**VOTE: 5-0 Unanimous**

22. **ZC-0135-17 – LH VENTURES, LLC:**  
**ZONE CHANGE** to reclassify a 10.1 acre from an R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone for a single family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; and **2)** reduce street intersection off-set.  
**DESIGN REVIEW** for a proposed single family residential development on 10.1 acre site in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive and south side of Arby Avenue within Enterprise (description on file). SS/rk/ml (For possible action) **PC 4/5/17**

**Held per applicant, return to the March 29, 2017 TAB meeting**

23. **ZC-0137-17 – LH VENTURES, LLC:**  
**ZONE CHANGE** to reclassify 10.3 acres from R-E (Rural Estates Residential) Zone and M-D (Designed Manufacturing) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; and **2)** reduce street intersection off-set.  
**DESIGN REVIEW** for a proposed single family residential development on a 10.3 acre site in the MUD-3 Overlay District. Generally located on the south side of Arby Avenue and the west side of Mann Street within Enterprise (description on file). SS/rk/ml (For possible action) **PC 4/5/17**

**MOVED BY- Rocky Brandonisio**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

VII. General Business

None

VIII. Public Comment

None heard

IX. Next Meeting Date

The next regular meeting will be March 29, 2017 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 9:05 p.m.