



# Enterprise Town Advisory Board

April 26, 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

Jared Tasko - Planning,  
Tiffany Hesser - County Liaison  
Mike Shannon – County Liaison

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

II. Public Comment

A neighbor questioned how many times an item can be held before the Town Board or County vote on the item. The item he was questioning ZC-0891-16 has been on TAB agendas dating back to January 11, 2017. He expressed how hard it is for the neighbors to repeatedly show up to TAB meetings only to be sent away due to a hold.

III. Approval of April 12, 2017 Minutes

**MOVED BY- David Chestnut**  
**APPROVE- As presented**  
**VOTE: 5-0 Unanimous**

IV. Approval of Agenda for April 26, 2017

**MOVED BY- David Chestnut**  
**APPROVE agenda with the following changes:**  
**VOTE: 5-0 Unanimous**

**The following items held, return to the May 10, 2017 TAB meeting:**

1. **VS-0180-17 – CACTUS VILLAS, LLC:**
3. **ZC-0891-16 – SOUTHERN HIGHLANDS GOLF CLUB:**
13. **UC-0263-17 – VERMILLION COMMERCIAL HOLDINGS, LLC:**

V. Informational Items

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

- A neighborhood meeting regarding UC-0263-17 (use permit to reduce separation from an on-premise consumption of alcohol establishment and a residential use located on the north side of Blue Diamond, west of Chieftain) will be held on May 3, 2017 at 6pm at the Lodge at Shelbourne – 8350 S. Rainbow.
- A neighborhood meeting regarding UC-0669-16 (use permit for congregate care on southwest corner of Erie and Bermuda) will be held on May 1, 2017 at 6pm at the Enterprise Library – 25 E. Shelbourne.
- LVMPD’s Enterprise Area Command will hold its First Tuesday meeting May 2, 2017 7pm at the Windmill Library. There will be a presentation by the Rape Crisis Center.

VI. Planning & Zoning

1. **VS-0180-17 – CACTUS VILLAS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Cactus Avenue and Lake Como Avenue, and between Dean Martin Drive and Interstate 15 within Enterprise (description on file). SB/co/ja (For possible action) **PC 5/2/17**

**PREVIOUS ACTION:**

**April 12, 2017 Enterprise TAB: Held to April 26, 2017 TAB meeting per applicant to resolve conflict with previous condition.**

**April 26, 2017 Enterprise TAB: Held per applicant, return to the May 10, 2017 TAB meeting.**

2. **ZC-0214-17 – SEPEHRI NILOOFAR K. TRUST:**

**ZONE CHANGE** to reclassify 4.3 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone for a mini-warehouse facility in the MUD-4 Overlay District.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the driveway separation.

**DESIGN REVIEW** for a mini-warehouse facility. Generally located on the north side of Blue Diamond Road and the east side of Grand Canyon Drive within Enterprise (description on file). SB/pb/ml (For possible action) **BCC 5/3/17**

**PREVIOUS ACTION:**

**Enterprise TAB April 12, 2017: Held to April 26, 2017 TAB meeting per the applicant to hold a neighborhood meeting.**

**MOVED BY- David Chestnut**

**HOLD-** Per agreement with applicant to reduce zone change request to C-1, request use permit for mini-storage and to renotify.

**VOTE: 5-0 Unanimous**

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

**AMENDED HOLDOVER ZONE CHANGE** to reclassify a 3.2 acre (previously notified as 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 5/2/17**

**PREVIOUS ACTION:**

**Enterprise TAB January 11, 2017: Held to February 15, 2017 TAB meeting per the applicant.**

**Enterprise TAB February 15, 2017: Held per the applicant, return to the March 1, 2017 TAB meeting.**

**Enterprise TAB March 1, 2017: Held per the applicant, return to the March 15, 2017 TAB meeting.**

**Enterprise TAB March 15, 2017: Held per the applicant, return to the April 12, 2017 TAB meeting.**

**Enterprise TAB April 12, 2017: Held per the applicant, return to the April 26, 2017 TAB meeting.**

**Held per applicant, return to the May 10, 2017 TAB meeting.**

4. **UC-0247-17 – SKY AND TRUST:**

**USE PERMITS** for the following: 1) alternative design standards; and 2) allow metal construction materials where material compatible with the existing dwelling is required for a proposed accessory structure (garage/storage) in conjunction with an approved and under construction residence on 1.3 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the north side of Vicki Avenue, 170 feet east of Cameron Street within Enterprise. SB/mk/ja (For possible action) **PC 5/16/17**

**MOVED BY – Cheryl Wilson**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

5. **UC-0257-17 – FATHIE RAMIN A. & AREZO M., ET AL:**

**USE PERMIT** for a proposed school (K through 8th grade).

**DESIGN REVIEW** for a school on 10 acres in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the southeast corner of Wigwam Avenue and Montessori Street (alignment) within Enterprise. SB/mk/ja (For possible action) **PC 5/16/17**

**Held per applicant to hold a neighborhood meeting. Return to the May 10, 2017 TAB meeting**

6. **VS-0223-17 – INTERLINKS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Caprock Canyon Avenue, and between Mohawk Street and Edmond Street within Enterprise (description on file). SB/co/ja (For possible action) **PC 5/16/17**

**MOVED BY- Cheryl Wilson**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

7. **VS-0226-17 – BOJEST REVOCABLE TRUST:**

**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Torino Avenue and between Arville Street and Lost Forest Street within Enterprise (description on file). SB/tk/ja (For possible action) **PC 5/16/17**

**MOVED BY – Rocky Brandonisio**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Bonnie Fraser abstained**

8. **VS-0264-17 – SLETTEN CONSTRUCTION NEVADA, INC.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road (alignment)

and Blue Diamond Road, and between Bronco Street (alignment) and Jones Boulevard (alignment) within Enterprise (description on file). SB/co/ja (For possible action) **PC 5/16/17**

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

9. **WS-0253-17 – LV JEFFREYS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow freestanding signs; **2)** reduce the separation from a proposed project identification sign to a proposed freestanding sign; **3)** increased area of proposed project identification sign; and **4)** reduce setback from a right-of-way to proposed freestanding signs.  
**DESIGN REVIEW** for a comprehensive sign plan in conjunction with an apartment complex currently under development on 19.4 acres in an R-4 (Multiple Family Residential - High Density) Zone in the MUD-3 Overlay District. Generally located on the north side of St. Rose Parkway and the west side of Jeffreys Street within Enterprise. SS/dg/ja (For possible action) **PC 5/16/17**

**MOVED BY- David Chestnut**  
**APPROVE- Subject to staff conditions**  
**ADD Current Planning Condition: Sign proposed at Dave and Jeffreys to be moved to St. Rose Parkway and Jeffreys.**  
**VOTE: 5-0 Unanimous**

10. **DR-0248-17 – BUREAU OF LAND MANAGEMENT & COUNTY OF CLARK:**  
**DESIGN REVIEW** for site and building lighting in conjunction with an approved public park (Mountain's Edge Park Adult Baseball Fields) on an approximate 25.0 acre portion of a 225.0 acre site in a P-F (Public Facility) Zone. Generally located on the south side of Mountains Edge Parkway and the east and west sides of Cimarron Road (alignment) within Enterprise. SB/dg/ja (For possible action) **BCC 5/17/17**

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

11. **DR-0251-17 – SHORT LINE HORIZON, LLC:**  
**DESIGN REVIEW** for a proposed retail building within a portion of an existing retail/commercial on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Fort Apache Road, and Long Boat Key Avenue within Enterprise. SB/md/ja (For possible action) **BCC 5/17/17**

**MOVED BY- Jenna Waltho**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

12. **TM-0029-11 (ET-0042-17) – AMERICAN WEST DEVELOPMENT, INC.:**  
**TENTATIVE MAP FIRST EXTENSION OF TIME** to record a map consisting of 280 single family residential lots on 42.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard, 330 feet west of Decatur Boulevard within Enterprise. SB/co/ja (For possible action) **BCC 5/17/17**

**MOVED BY – David Chestnut**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

13. **UC-0263-17 – VERMILLION COMMERCIAL HOLDINGS, LLC:**  
**USE PERMIT** to reduce the separation from an on-premises consumption of alcohol establishment (tavern) and a residential use.

**WAIVER OF CONDITIONS** of a zone change (ZC-1020-04) requiring right-of-way dedication of 30 feet for Tee Pee Lane.

**DESIGN REVIEW** for an on-premises consumption of alcohol establishment (tavern) on 1.5 acres in a C-2 (General Commercial) Zone within the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road, 350 feet west of Chieftain Street (alignment) within Enterprise. SB/dg/ja (For possible action)

**BCC 5/17/17**

**Held per applicant. Return to the May 10, 2017 TAB meeting.**

14. **ZC-0238-17 – CACTUS VILLAGE, LLC:**

**ZONE CHANGE** to reclassify 6.5 acres from H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone for a proposed shopping center.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping along Las Vegas Boulevard South; and **2)** non-standard commercial driveway geometrics.

**DESIGN REVIEW** for a proposed shopping center in an MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Cactus Avenue within Enterprise (description on file). SS/al/ja (For possible action)

**BCC 5/17/17**

**MOVED BY – David Chestnut**

**APPROVE – Subject to staff conditions**

**Applicant withdrew WDS #1 and will provide a detached sidewalk along Las Vegas Boulevard South.**

**VOTE: 5-0 Unanimous**

VII. General Business

None

VIII. Public Comment

- A resident expressed concerns about land sales on Warbonnet, saying it is against the law for the money to go to the general fund. He says money generated by airport auctions have to go back to the Treasury, not the County.
- Announcement of Maureen Helm's last night serving as secretary to the Enterprise TAB and thanking her for her service. Kitty Hearst will take over secretary duties beginning with the May 3, 2017 Enterprise TAB meeting.
- Chris Kaempfer thanked the TAB for how they handled ZC-0214-17 tonight and acknowledged the neighborhood's best interests were served by such consideration.

IX. Next Meeting Date

The next regular meeting will be May 10, 2017 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 7:35 p.m.