



Enterprise Town Advisory Board

May 10, 2017

MINUTES

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

Secretary: Kitty Hearst (702) 255-5440 ladyengineer@embarqmail.com

County Liaison: Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov

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

Tiffany Hesser - County Liaison
Mike Shannon – County Liaison
Mark Donohue from Clark County Current Planning

Meeting was called to order by Chair David Chestnut at 6:05 p.m.

II. Public Comment

None

III. Approval of April 26, 2017 Minutes

Motion: David Chestnut
Action: Approve as published
Vote: 5-0 Unanimous

IV. Approval of Agenda for May 10, 2017

Motion: David Chestnut
Action: Approve as amended below
Vote: 5-0 Unanimous

1. VS-0180-17 – CACTUS VILLAS, LLC: Withdrawn
2. ZC-0891-16 – SOUTHERN HIGHLANDS GOLF CLUB: Clarified this item will be heard on this agenda. The notation stating “Held to May 26th Tab Enterprise meeting” was an error and should be disregarded.
3. UC-0263-17 – VERMILLION COMMERCIAL HOLDINGS, LLC: Hold to the May 31, 2017 Enterprise tAB meeting.
22. UC-0094-15 (ET-0046-17) – TRACY INVESTMENTS, INC.: Hold to the June 14, 2017 Enterprise TAB meeting.

The following items, which were initially held at the April 12, 2017 to return to the May 10, 2017 meeting, were held to return to the May 31, 2017 Enterprise TAB meeting:

DR-0204-17 – MOSAIC SEVEN, LLC
TM-0041-17 - MOSAIC SEVEN, LL
VS-0206-17 – MOSAIC SEVEN, LLC

V. Informational Items

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

1. Dave Chestnut announced a public meeting for a new Clark County Park at Wigwam & Torrey Pines. Date Wednesday May 17, 2017 at 6:00 pm -7:30 pm. Located at the Windmill Library 7060 W. Windmill Lane, Las Vegas NV 89113.
2. Tiffany Hesser announced LVMPD Enterprise Area Command “Coffee with a Cop” at Albertsons’ Starbucks, 7975 Blue Diamond Rd. Las Vegas NV.
3. Tiffany Hesser announced Neighborhood Meeting on Thursday May 11, 2017, 6pm at the Enterprise Library, 25 E. Shelbourne Ave., Las Vegas NV 89123. This is for a proposed congregate care facility located on the corner of Erie Ave. & Bermuda Road.

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 Enterprise TAB April 12, 2017: Held to April 26, 2017 TAB meeting per applicant to resolve conflict with previous condition.
Withdrawn per applicant.
2. **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. 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. April 12, 2017 held per the applicant, return to the April 26, 2017 TAB meeting. **PC 2/2/17**
Disregard notation to hold to the April 26, 2017 TAB meeting.
Motion: Rocky Brandonisio
Action: Deny per staff conditions
Vote 5/0 unanimous
3. **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 to return to May 31, 2017 Enterprise TAB meeting.

4. **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) **06/06/17 PC**

Motion: Dave Chestnut

Action: Deny

Vote 5/0 unanimous

5. **DR-0294-17 – OPTIMUM REAL ESTATE HOLDINGS, LLC:**

DESIGN REVIEW for a proposed comprehensive sign plan in conjunction with an approved tavern and convenience store with a gasoline station 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/rk/ml (For possible action) **PC 5/16/17**

Motion: Dave Chestnut

Action: Approve per staff conditions with the added current planning conditions:

- **Freestanding sign not to exceed 15 feet.**
- **Convenience store east elevation sign not be illuminated.**

Vote 5/0 unanimous

6. **VS-0940-14 (ET-0049-17) – AMERICAN WEST DEVELOPMENT, INC.:**

VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of right-of-way being Rainbow Boulevard located between Ford Avenue and Torino Avenue (alignment) within Enterprise (description on file). SB/co/ja (For possible action) **PC 5/16/17**

Motion: Cheryl Wilson

Action: Approve per staff conditions

Vote 5/0 unanimous

7. **NZC-0292-17 – CACTUS D M 085, LLC, ET AL:**

ZONE CHANGE to reclassify 1.6 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a proposed convenience store with a gasoline station and vehicle wash.

USE PERMITS for the following: 1) a convenience store; 2) a gasoline station; and 3) a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced the separation from a convenience store to a residential use; 2) reduced the separation from a gasoline station to a residential use; 3) reduced the separation from a vehicle wash to a residential use; and 4) alternative commercial driveway geometrics.

DESIGN REVIEW for a proposed convenience store with a gasoline station and vehicle wash. Generally located on the southwest corner of Cactus Avenue and Dean Martin Drive within Enterprise (description on file). SB/al/ja (For possible action) **PC 5/16/17**

Motion: Dave Chestnut

Action: Approve Zone Change

Deny Use Permits

Deny Waivers of Development Standards

Deny Design Review

Per staff conditions

Vote 5/0 unanimous

8. **NZC-0305-17 – MOSAIC SEVEN, LLC. ET AL:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on 5.0 acres in the MUD-3 Overlay District. Generally located on the east and west sides of Chieftain Street and the south side of Serene Avenue within Enterprise (description on file). SB/dg/ml (For possible action) **PC 5/16/17**
Motion: Bonnie Fraser
Action: Approve per staff conditions
Vote 5/0 unanimous
9. **NZC-0308-17 – TESORI, LLC:**
ZONE CHANGE to reclassify a 2.5 acre portion of an 18.8 acre parcel from an R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade. Generally located on the south side of Silverado Ranch Boulevard, 330 feet west of Valley View Boulevard within Enterprise (description on file). SB/al/ml (For possible action) **PC 5/16/17**
Motion: Dave Chestnut
Action: Deny
Vote 5/0 unanimous
10. **NZC-0312-17 – TRAJAN HOLDINGS, LLC:**
ZONE CHANGE to reclassify 6.5 acres from R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive screening and buffering requirements; 2) reduce setbacks for a proposed structure (security fence); 3) reduce setbacks from rights-of-way for a proposed structure (security fence); and 4) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a semi-truck and trailer parking facility with employee parking lot. Generally located on the west side of Redwood Street and the north side of Richmar Avenue within Enterprise (description on file). SB/dg/ja (For possible action) **PC 5/16/17**
Motion: Dave Chestnut
Action: Approve Zone Change
Approve Waivers of Development Standards 1
Deny Waivers of Development Standards 2 & 3
Approve Waivers of Development Standards 4 for curb, gutter, sidewalk and streetlights
Approve Design Review
Add Current Planning Conditions:
 - Fence to be set back 10 feet from right-of-way
 - Use rock-scape instead of landscaping along right-of-way
 - Design review as public hearing for lighting and signage**Per staff if approved conditions**
Vote 5/0 unanimous
11. **TM-0067-17 – LH VENTURES, LLC:**
TENTATIVE MAP consisting of 36 single family residential lots on a 20.0 acre portion of a 22.5 acre site in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Wigwam Avenue and the east side of Jerlyn Street within Enterprise. SB/pb/ml (For possible action) **PC 5/16/17**
Motion: Dave Chestnut
Action: Approve per staff conditions
Vote 5/0 unanimous
12. **TM-0068-17 – MOSAIC SEVEN, LLC. ET AL:**
TENTATIVE MAP consisting of 40 single family residential lots and common lots on 5.0 acres in an R-2

(Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the east and west sides of Chieftain Street and the south side of Serene Avenue within Enterprise. SB/dg/ml (For possible action) **PC 5/16/17**

Motion: Bonnie Fraser

Approve per staff conditions

Vote 5/0 unanimous

13. **UC-0304-17 – OUIINN, DAVID:**

USE PERMIT to allow a proposed accessory structure (outdoor living structure) prior to the principal use (parking for a recreational vehicle).

DESIGN REVIEW for proposed accessory structure in conjunction with a recreational vehicle lot within an existing recreational vehicle resort on 0.1 acres in an RVP (Recreational Vehicle Park) Zone in the MUD-3 Overlay District. Generally located 670 feet south of Windmill Lane and 730 feet west of Arville Street within Enterprise. SB/rk/ml (For possible action) **PC 5/16/17**

Motion: Dave Chestnut

Action: Approve per staff conditions

Vote 5/0 unanimous

14. **VS-0269-17 – APPLE PIE, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Polaris Avenue located between Cactus Avenue and Irvin Avenue within Enterprise (description on file). SB/co/ja (For possible action) **PC 5/16/17**

Motion: Dave Chestnut

Action: Approve per staff conditions

Vote 5/0 unanimous

15. **VS-0272-17 – KHUSROW ROOHANI:**

VACATE AND ABANDON a portion of right-of-way being Arville Street located between Blue Diamond Road and Wigwam Avenue and a portion of Wigwam Avenue located between Arville Street and Cameron Street within Enterprise (description on file). SB/tk/ml (For possible action) **PC 5/16/17**

Motion: Cheryl Wilson

Action: Approve per staff conditions

Vote 5/0 unanimous

16. **VS-0301-17 – STRA HOLDINGS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Amigo Street and Bermuda Road, and between St. Rose Parkway and Abbeyfield Rose Drive within Enterprise (description on file). SS/co/ml (For possible action) **PC 5/16/17**

No applicant present - Trailed to end of meeting

Motion: Dave Chestnut

Action: Hold to return to May 31, 2017 Enterprise TAB Meeting

Vote 5/0 unanimous

17. **VS-0307-17 – LH VENTURES, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue (alignment), and between Jerlyn Street (alignment) and Monte Cristo Way (alignment) and a portion of a right-of-way being Pioneer Way (alignment) located between Wigwam Avenue and Cougar Avenue (alignment) within Enterprise (description on file). SB/pb/ml (For possible action) **PC 5/16/17**

Motion: Dave Chestnut

Action: Approve per staff conditions

Vote 5/0 unanimous

18. **VS-309-17 – TESORI, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue and, between Schuster Street (alignment) and Valley View Boulevard within Enterprise

(description on file). SB/al/ml (For possible action) **PC 5/16/17**

Motion: Dave Chestnut

Action: Approve per staff conditions

Vote 5/0 unanimous

19. **VS-0310-17 – MOSAIC SEVEN, LLC, ET AL:**

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue (alignment) and Meranto Avenue (alignment), and between Fort Apache Road (alignment) and Ettrick Court and a portion of right-of-way being Serene Avenue located between Chieftain Street and Ettrick Court within Enterprise (description on file). SB/dg/ml (For possible action) **PC 5/16/17**

Motion: Bonnie Fraser

Action: Approve per staff conditions

Vote 5/0 unanimous

20. **WS-0306-17 – LH VENTURES, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Wigwam Avenue.

DESIGN REVIEW for a proposed single family residential development on a 20.0 acre portion of a 22.5 acre site in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the south side of Wigwam Avenue and the east side of Jerlyn Street within Enterprise. SB/pb/ml (For possible action) **PC 5/16/17**

Motion: Dave Chestnut

Action: Approve per staff conditions and per two-story elevations shown

Vote 5/0 unanimous

21. **DR - 0290-17 – LAS VEGAS COVENANT GROUP, LLC:**

DESIGN REVIEWS for the following: 1) a proposed commercial building within a retail center; and 2) a proposed lighting plan on a portion of 1.9 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Rainbow Boulevard and Santoli Avenue within Enterprise. SS/lm/ml (For possible action) **PC 5/16/17**

Motion: Dave Chestnut

Action: Approve per staff conditions

Vote 5/0 unanimous

22. **UC-0094-15 (ET-0046-17) – TRACY INVESTMENTS, INC.:**

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) **PC 5/16/17**

Held per applicant to return to June 14, 2017 Enterprise TAB meeting.

23. **NZC-0578-13 (ET-0048-17) – AMERICAN WEST DEVELOPMENT, INC.:**

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.6 acres from R-E (Rural Estates Residential) to R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.

DESIGN REVIEW for a single family residential development. Generally located on the east side of Rainbow Boulevard and the north side of Torino Avenue within Enterprise (description on file). SB/co/ja (For possible action) **PC 5/16/17**

Motion: Cheryl Wilson

Action: Approve per staff conditions

Vote 5/0 unanimous

24. **VS-0913-14 (ET-0052-17) – AMERICAN WEST DEVELOPMENT, INC.:**

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located

between Meranto Avenue and Sierra Medina Avenue, and between Jones Boulevard and Sycamore Ridge Street within Enterprise (description on file) SB/co/ml (For possible action) **PC 5/16/17**

Motion: Dave Chestnut

Action: Approve per staff conditions

Vote 5/0 unanimous

25. **TM-0065-17 – D. R. HORTON, INC.:**

TENTATIVE MAP consisting of 30 single family residential lots and common lots on 18.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of La Cienega Street and the north and south sides of Chartan Avenue within Enterprise. SS/pb/ml (For possible action) **PC 5/16/17**

Motion: Rocky Brandonisio

Action: Approve per staff conditions

Vote 5/0 unanimous

26. **UC-0298-17 – TEN 15 BLUE DIAMOND DECATUR, LLC:**

USE PERMITS for the following: 1) retail sales as a principal use; 2) restaurants; 3) outside dining and drinking areas; and 4) on-premises consumption of alcohol (service bar).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; and 2) reduced driveway separation.

DESIGN REVIEW for a proposed retail building on 1.0 acre in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the east side of Edmond Street and the north side of Blue Diamond Road within Enterprise. SB/pb/ja (For possible action) **PC 5/16/17**

Motion: Dave Chestnut

Action: Approve Use Permit 1

Approve Use Permit 2 restricted to one drive-through restaurant only

Approve Use Permit 3

Deny Use Permit 4

Approve Waiver of Development Standards 1

Deny Waiver of Development Standards 2

Deny Design Review

Add current Planning Conditions:

Design Review as public hearing lighting & signage

Design Review as a public hearing for significant changes to plans

Per staff conditions

Vote 5/0 unanimous

27. **VS-0300-17 – D. R. HORTON, INC.:**

VACATE AND ABANDON a portion of a right-of-way being Placid Street located between Chartan Avenue and Erie Avenue within Enterprise (description on file). SS/pb/ml (For possible action) **PC 5/16/17**

Motion: Rocky Brandonisio

Action: Approve per staff conditions

Vote 5/0 unanimous

28. **WS-0299-17 – D. R. HORTON, INC.:**

WAIVER OF DEVELOPMENT STANDARDS to allow modifications from standard drawings for cross gutters and driveway geometrics.

DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on 18.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of La Cienega Street and the north and south sides of Chartan Avenue within Enterprise. SS/pb/ml (For possible action) **PC 5/16/17**

Motion: Rocky Brandonisio

Action: Approve per staff conditions

Vote 5/0 unanimous

VII. General Business

None

VIII. Public Comment

A resident expressed dissatisfaction with two- and three-story houses right up against single-story homes. He feels people live in the RNP areas because they want elbow room, which they are losing with new developments.

IX. Next Meeting Date

The next regular meeting will be May 31, 2017 at 6:00 p.m.

X. Adjournment

Motion: Cheryl Wilson

Action: Adjourn meeting 10pm

Vote: 5/0 unanimous

DRAFT