



Enterprise Town Advisory Board

May 31, 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

Lorna Phegley - Clark County Planning

Meeting was called to order by Chair David Chestnut at 6:15 p.m.

II. Public Comment

None

III. Approval of May 10, 2017, Minutes

Motion: David Chestnut

Action: Approve as presented

Vote: 5-0 Unanimous

IV. Approval of Agenda for May 31, 2017

Motion: David Chestnut

Action: Approve as amended below

Vote: 5-0 Unanimous

1. UC-0263-17 -VERMILLION COMMERCIAL HOLDINGS. LLC: Hold to June 14, 2017 Enterprise TAB Meeting per applicant request.
4. DR-0204-17 -MOSAIC SEVEN, LLC: Hold to June 14, 2017 Enterprise TAB Meeting per applicant request.
5. TM-0041-17 - MOSAIC SEVEN, LLC: Hold to June 14, 2017 Enterprise TAB Meeting per applicant request.
6. VS-0206- 17 -MOSAIC SEVEN, LLC: Hold to June 14, 2017 Enterprise TAB Meeting per applicant request.

Related items to be heard together:

7. NZC-0274-17 -ROOHANI, RAMAK:
8. TM-0058-17 - ROOHANI, RAMAK:

9. TM-0078-17 -NIM, LLC:
15. VS-0355-17 NIM, LLC:
16. ZC-0357-17 -NIM, LLC:

20. TM-0075-17 - NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:
23. VS-0340- 17 - NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:
25. ZC-0343-17 - NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:

22. UC-0344-17 -SOUTHERN HIGHLANDS INVEST PTNRS:
24. VS-0342-17 - SOUTHERN HIGHLANDS INVESTMENT PARTNERS, ET AL:

V. Informational Items

1. Las Vegas Metropolitan Police Department is hosting a Job Fair on June 2, 2017, from 1-7 pm at 5830 W. Flamingo.
2. A neighborhood meeting for the proposed Skilled Nursing Facility at Bermuda & Erie will be held Thursday June 1, 2017, 6pm at the Enterprise Library Enterprise Library- 25 E. Shelbourne Ave.

VI. Planning & Zoning

1. **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 06/07/17**
PREVIOUS ACTION: April 26, 2017 Enterprise TAB Meeting – Held per applicant to return to May 10, 2017 Enterprise TAB Meeting
May 10, 2017 Enterprise TAB Meeting - Held per applicant to return to May 31, 2017 Enterprise TAB meeting.
Held per applicant request to June 14, 2017, Enterprise Town Board Meeting.

2. **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 06/06/17**
PREVIOUS ACTION: No applicant present at May 10, 2017 Enterprise TAB Meeting - Held to return to May 31, 2017 Enterprise TAB Meeting.
Motion: David Chestnut
Action: No applicant present. Hold to June 14, 2017, Enterprise TAB Meeting
Vote: 5/0 Unanimous

3. **TM-0071-17 – WARMSPRINGS AT I-15, LLC, ET AL:**
TENTATIVE MAP for an industrial subdivision consisting of 2 lots on 11.8 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northeast corner of Interstate 15 and Warm Springs Road within Enterprise. SS/md/ml (For possible action) **06/06/17 PC**
Motion; Jenna Waltho
Action: Approve per staff
Vote: 5/0 Unanimous

4. **DR-0204-17 – MOSAIC SEVEN, LLC:**
HOLDOVER DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. SB/pb/ja (For possible action) **06/07/17 BCC**
PREVIOUS ACTION: April 12, 2017 Enterprise TAB Meeting – Held per applicant to return to May 10, 2017 Enterprise TAB Meeting.
May 10, 2017 Enterprise TAB Meeting – Did not appear on agenda – Announced to return to May 31, 2017 Enterprise TAB Meeting.
Held per applicant request to June 14, 2017, Enterprise Town Board Meeting.

5. **TM-0041-17 - MOSAIC SEVEN, LLC:**
HOLDOVER TENTATIVE MAP consisting of 14 single family residential lots on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. SB/pb/ja (For possible action) **06/07/17 BCC**
PREVIOUS ACTION: April 12, 2017 Enterprise TAB Meeting – Held per applicant to return to May 10, 2017 Enterprise TAB Meeting.
May 10, 2017 Enterprise TAB Meeting – Did not appear on agenda – Announced to return to May 31, 2017 Enterprise TAB Meeting.
Held per applicant request to June 14, 2017 Enterprise Town Board Meeting.

6. **VS-0206-17 – MOSAIC SEVEN, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Rainbow Boulevard and Montessori Street (alignment) and a portion of a right-of-way being Gary Avenue (alignment) located between Rainbow Boulevard and Montessori Street (alignment) and a portion of a right-of-way being Rosanna Street (alignment) located between Richmar Avenue and Gary Avenue within Enterprise (description on file). SB/pb/ja (For possible action) **06/07/17 BCC**
PREVIOUS ACTION: April 12, 2017 Enterprise TAB Meeting – Held per applicant to return to May 10, 2017 Enterprise TAB Meeting.
May 10, 2017 Enterprise TAB Meeting – Did not appear on agenda – Announced to return to May 31, 2017 Enterprise TAB Meeting.
Held per applicant request to June 14, 2017 Enterprise Town Board Meeting.

7. **NZC-0274-17 – ROOHANI, RAMAK:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone and to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.
DESIGN REVIEWS for the following: 1) building orientation for 1 proposed lot; and 2) a proposed single family residential development on 5.0 acres in the MUD-3 Overlay District. Generally located on

the east and west sides of Duneville Street and the north side of Oleta Avenue within Enterprise (description on file). SB/dg/ja (For possible action) **06/20/17 PC**

Motion: David Chestnut

Action: Approve Zone Change per Current Planning & Public Works-Development Review if approved conditions.

Deny Waivers of Development Standards

Deny Design Reviews

Vote: 5/0 Unanimous

8. **TM-0058-17 - ROOHANI, RAMAK:**

TENTATIVE MAP consisting of 27 single family residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) Zone and R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the east and west sides of Duneville Street and the north side of Oleta Avenue within Enterprise. SB/dg/ja (For possible action) **06/20/17 PC**

Motion: David Chestnut

Action: Deny

Vote: 5/0 Unanimous

9. **TM-0078-17 – NIM, LLC:**

TENTATIVE MAP consisting of 40 single family residential lots and common lots on 5.9 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 Dean Martin Drive, 520 feet north of Southern Highlands Parkway within Enterprise. SB/rk/ml (For possible action) **06/20/17 PC**

Motion: David Chestnut

Action: Approve per staff conditions

Vote: 5/0 Unanimous

10. **UC-0320-17 – OHANA RAINBOW, LLC:**

USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing shopping center on a portion of 0.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard, 450 feet north of Santoli Avenue within Enterprise. SS/dg/ml (For possible action) **06/20/17 PC**

Motion: Jenna Waltho

Action: Approve per staff conditions

Vote: 5/0 Unanimous

11. **UC-0337-17 – CHENG CHING:**

USE PERMITS for the following: 1) allow an accessory structure larger than half of the footprint of the principal dwelling; 2) allow exterior materials of an accessory structure that are not compatible with the existing residence.

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between an existing residence and attached accessory structure (casita) on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of La Cienega Street, 300 feet south of Mesa Verde Lane within Enterprise. SS/mk/ml (For possible action) **06/20/17 PC**

Motion: Bonnie Fraser

Action: Approve per staff conditions

Vote: 5/0 Unanimous

12. **UC-0341-17 – NVNA P6, LLC:**
USE PERMIT for a proposed temporary construction storage site on 1.9 acres in an M-1 (Light Manufacturing) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Warm Springs Road and Edmond Street within Enterprise. SS/mk/ml (For possible action) **06/20/17 PC**
Motion: David Chestnut
Action: Approve per staff conditions.
Change Current Planning Bullet #2 to read: Construction materials and temporary fence and gates to be moved from the compound upon completion of Switch plant located to the southwest.
Vote: 5/0 Unanimous
13. **VS-0347-17 – DBAC, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue, and between Schirlls Street and Hinson Street within Enterprise (description on file). SS/co/ml (For possible action) **06/20/17 PC**
Motion: Cheryl Wilson
Action: Approve per staff conditions
Vote: 5/0 Unanimous
14. **VS-0352-17 – LH VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue (alignment), and between Rainbow Boulevard and Inspiration Drive (alignment) and a portion of a right-of-way being Pebble Road located between Rainbow Boulevard and Inspiration Drive (alignment) within Enterprise (description on file). SB/co/ml (For possible action) **06/20/17 PC**
Motion Bonnie Fraser
Action: Approve per staff conditions
Vote: 5/0 Unanimous
15. **VS-0355-17 – NIM, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and Interstate 15, and between Southern Highlands Parkway and Starr Avenue; and a portion of right-of-way being dedicated for a portion of a bulb located between Dean Martin Drive and Interstate 15 within Enterprise (description on file). SB/rk/ml (For possible action) **06/20/17 PC**
Motion: David Chestnut
Action: Approve per staff conditions
Vote 5/0 Unanimous
16. **ZC-0357-17 – NIM, LLC:**
ZONE CHANGE to reclassify 5.9 acres from C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community.
USE PERMIT to modify wall height.
DESIGN REVIEW for a proposed single family residential development on a 5.9 acre site. Generally located on the east side of Dean Martin Drive, 520 feet north of Southern Highlands Parkway within Enterprise (description on file). SB/rk/ml (For possible action) **06/20/17 PC**
Motion: David Chestnut
Action: Approve per staff conditions
Add Current Planning conditions:
 - **Wall adjacent to Interstate 15 to be a Noise Attenuating Wall.**
 - **Comply with Southern Highlands Master Plan architectural standards, landscape palette, and color palette.****Vote: 5/0 Unanimous**

17. **DR-0331-17 – ARSR, LLC:**
DESIGN REVIEW for a proposed retail building adjacent to an existing restaurant within an existing shopping center on a portion of 0.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Mesa Verde Lane (alignment) within Enterprise. SS/dg/ml (For possible action) **06/21/17 BCC**
Motion: Dave Chestnut
Action: Approve per staff conditions
Add Current Planning conditions:
 - **Design Review as a public hearing for building lighting and signage**
 - **Design Review as a public hearing for significant changes to plans****Vote: 5/0 Unanimous**
18. **NZC-0539-13 (ET-0060-17) – RICHMOND AMERICAN HOMES OF NEVADA, INC.:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Windmill Lane and the east side of Lindell Road within Enterprise (description on file). SB/co/ja (For possible action) **06/21/17 BCC**
Motion: Cheryl Wilson
Action: Approve per staff conditions
Vote: 5/0 Unanimous
19. **VS-0123-15 (ET-0058-17) – LEWIS INVESTMENT CO NV, LLC, ET AL:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Gary Avenue (alignment) and Richmar Avenue (alignment) and between Conquistador Street (alignment) and Hualapai Way (alignment) and a portion of right-of-way being Hualapai Way located between Serene Avenue (alignment) and Gary Avenue (alignment) within Enterprise (description on file). SB/tk/ja (For possible action) **06/21/17 BCC**
Motion: Cheryl Wilson
Action: Approve per staff conditions
Vote: 5/0 Unanimous
20. **TM-0075-17 - NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:**
TENTATIVE MAP consisting of 19 single family residential lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located 960 feet south of Somerset Hills Avenue, 2,000 feet west of Valley View Boulevard within Enterprise. SB/md/ml (For possible action) **06/21/17 BCC**
Motion: David Chestnut
Action: Approve per staff conditions
Vote: 5/0 Unanimous
21. **UC-0338-17 – COUNTY OF CLARK (AVIATION), ET AL:**
USE PERMITS for the following: 1) on-premises consumption of alcohol establishment (tavern); and 2) arcade.
DESIGN REVIEW for a minor façade remodel to a portion of an existing in-line building within a partially developed shopping center on 5.2 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located 300 feet north of Badura Avenue and 300 feet east of Jones Boulevard within Enterprise. SS/dg/ml (For possible action) **06/21/17 BCC**
Motion: Bonnie Fraser
Action: Approve per staff conditions
Vote: 5/0 Unanimous

22. **UC-0344-17 – SOUTHERN HIGHLANDS INVEST PTNRS:**
USE PERMITS for the following: 1) a High Impact Project; and 2) a multiple family residential development.
WAIVERS OF CONDITIONS to a zone change (ZC-0674-01) for the following: 1) identification and implementation of Traffic Demand Management (TDM) and Transportation System Management (TSM) measures, with a follow-up study and presentation to the Board of County Commissioners (BCC) within one year of opening to the public; and 2) traffic study to also include a traffic impact mitigation plan to be reviewed by the staffs of the Clark County Regional Transportation Commission, Nevada Department of Transportation, Las Vegas Area Computer Traffic System, the Clark County Traffic Management Division, and to be approved by the Board of County Commissioners.
DESIGN REVIEWS for the following: 1) permit exterior colors of a vivid hue where not permitted per Table 30.56-2; and 2) for a proposed multiple family residential development on a 29.7 acre portion of a 105.1 acre parcel in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the north side of Chartan Avenue (alignment), 600 feet west of Las Vegas Boulevard South within Enterprise. SS/al/ml (For possible action) **06/21/17 BCC**
Motion: David Chestnut
Action: Approve per staff conditions
Add Current Planning conditions:
 - Design Review as a public hearing for lighting & signage
 - Design Review as a public hearing for significant changes to the plans**Vote: 5/0 Unanimous**
23. **VS-0340-17 - NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Grey Spencer Drive and Somerset Hills Avenue, and between Valencia Hills Street (alignment) and Del Rudini Street (alignment) within Enterprise (description on file). SB/mk/ml (For possible action) **06/21/17 BCC**
Motion: David Chestnut
Action: Approve per staff conditions
Vote: 5/0 Unanimous
24. **VS-0342-17 – SOUTHERN HIGHLANDS INVESTMENT PARTNERS, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Interstate 15 and Las Vegas Boulevard South, and between Starr Avenue (alignment) and Erie Avenue (alignment) within Enterprise (description on file). SS/al/ml (For possible action) **06/21/17 BCC**
Motion: David Chestnut
Action: Approve per staff
Vote: 5/0 Unanimous
25. **ZC-0343-17 – NELIDA L.M. WASILEVICH, TRUSTEE OF THE NELIDA L.M. WASILEVICH LIVING TRUST:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) increase the finished grade on 5.0 acres. Generally located 960 feet south of Somerset Hills Avenue,

2,000 feet west of Valley View Boulevard within Enterprise (description on file). SB/md/ml (For possible action) **06/21/17 BCC**

Motion: David Chestnut

Action: Approve per staff conditions.

Add Current Planning conditions:

- **Comply with Southern Highlands Master Plan architectural standards, landscape palette, and color palette.**
- **Maintain public access to the paseo greenbelt from Valencia Hills St. through internal streets**

Vote: 5/0 Unanimous

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be June 14, 2017 at 6:00 p.m.

X. Adjournment

Motion: Cheryl Wilson

Action: Adjourn meeting 8:30pm

Vote: 5/0 unanimous