



# Enterprise Town Advisory Board

June 13, 2018

## MINUTES

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Board Members: David Chestnut – Chair – **PRESENT** Basil Raffa – **EXCUSED**  
Cheryl Wilson – Vice Chair – **PRESENT** Jenna Waltho – **PRESENT**  
Frank Kapriva – **EXCUSED**

Secretary: Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@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 6:05 p.m.  
Greg Current Planning

II. Public Comment

This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this 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.

III. Approval of May 30, 2018 Minutes (For possible action)

Motion by: Dave Chestnut  
Action: **APPROVE** minutes for May 30, 2018 as published  
Motion **PASSED** (3-0) / Unanimous

IV. Approval of Agenda for June 13, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut  
Action: **APPROVE** as amended.  
Motion **PASSED** (3-0) / Unanimous

Applicant requested holds:

20. WC-18-400085 CZC-0246-11)-COUNTY OF CLARK (AVIATION): Applicant request **HOLD** to Jul 11, 2018 Enterprise TAB meeting.

Related applications that will be heard together:

- 9. ET-18-400136 (VS-0900-15)-MOSAIC SEVEN, LLC:
- 10. ET-18-400137 (VS-0016-16)-INVESTOR EQUITY HOMES, LLC, ET AL:

- 11. ET-18-400138 CVS-0905-15)-MOSAIC SEVEN, LLC:
- 12. TM-18-500076-MOSAIC SEVEN, LLC, ET AL:
- 16. VS-18-0359-0MNI FAMILY, LP:
- 21. WC-18-400107 (ZC-0899-15)-MOSAIC SEVEN, LLC, ET AL:
- 22. WC-18-400108 (VS-0900-15)-MOSAIC SEVEN, LLC, ET AL:
- 23. WC-18-400109 (VS-0016-16)-INVESTOR EQUITY HOMES, LLC, ET AL:
- 24. WC-18-400110 (ZC-0015-16)-INVESTOR EQUITY HOMES, LLC, ET AL:
- 27. ZC-18-0358-MOSAIC SEVEN, LLC, ET AL:

- 13. TM-18-500083-MOUNTAIN WEST ASSOCIATES, LLC:
- 17. VS-18-0388-MOUNTAIN WEST ASSOCIATES, LLC:
- 25. WC-18-400134 (ZC-1517-03) MOUNTAIN WEST ASSOCIATES, LLC:
- 26. WS-18-0387-MOUNTAIN WEST ASSOCIATES, LLC:

- 14. TM-18-500086-MASSAGLI, MARKT. & JOAN FAMILY TR:
- 18. VS-18-0408-MASSAGLI, MARKT. & JOAN FAMILY TR:
- 28. ZC-18-0407-MASSAGLI, MARKT. & JOAN FAMILY TR:

- 15. UC-18-0391-HOLY SPIRIT ASSN CHRISTIANITY:
- 19. VS-18-0409-HOLY SPIRIT ASSN CHRISTIANITY:

V. Informational Items

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

**None**

VI. Planning & Zoning

1. **AR-18-400112 (VC-91-203)-MORTENSEN PROPERTIES, LLC:**

**VARIANCES FIRST APPLICATION FOR REVIEW** of the following:

- 1) permit 6-foot-high chain-link fencing within a corner sight zone where 2.5 feet high is permitted; and
- 2) waive the 6-foot minimum depth of landscaping along the Cougar Avenue frontage in conjunction with a plant nursery including a 1,250 square foot commercial building and a future greenhouse.

**WAIVER** for off-site improvement requirements on 1.0 acre in an H-2 (General Highway Frontage) Zone. Generally located on the east side of Cameron Street, 300 feet south of Blue Diamond Road within Enterprise. SB/tk/ja (For possible action) **07/03/18 PC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) / Unanimous

2. **UC-18-0393-VARGAS, ANGEL & ROSEMARIE: USE PERMIT for a proposed kennel. WAIVER OF DEVELOPMENT STANDARDS** to allow a commercial use (dog run) outside **DESIGN REVIEW** for a proposed kennel with an outside dog run in conjunction with an existing retail building on 0.3 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the south side of Blue Diamond Road and the east side of Hinson Street within Enterprise. SB/rk/ja (For possible action) **07/03/18 PC**

Motion by Cheryl Wilson  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) / Unanimous

3. **WS-18-0399-GREYSTONE NEVADA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced departure distance from a street in conjunction with an approved multiple family residential development on 10.3 acres in an R-3 (Multiple Family Residential) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Barbara Lane within Enterprise. SS/pb/ja (For possible action) **07/03/18 PC**

Motion by Cheryl Wilson  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) / Unanimous

4. **WS-18-0401-WILLIAMS, JOSEPH S. & COURTNEY M.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:  
1) reduce rear setback; and  
2) waive public water service requirement  
in conjunction with a minor subdivision map on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Rush Avenue and the west side of Placid Street within Enterprise. SS/lm/ja (For possible action) **07/03/18 PC**

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

5. **AR-18-400115 (UC-0380-17)-215 JONES, LLC:**  
**APPLICATION FOR REVIEW** for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing shopping center on 0.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Moberly Avenue, 170 feet east of Jones Boulevard within Enterprise. SS/lm/ja (For possible action) **07/03/18 BCC**

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

6. **DR-18-0375-COUNTY OF CLARK (AVIATION):**  
**DESIGN REVIEWS** for the following:  
1) proposed site lighting; and  
2) proposed signage  
in conjunction with an approved convenience store and gasoline station on 1.8 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Badura Avenue within Enterprise. SS/pb/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) / Unanimous

7. **ET-18-400114 (WS-0130-16)-HARRISON KEMP & JONES 401 PLAN:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following:

1) permit an animated sign (video unit) where not permitted;  
2) increase freestanding sign area; and 3) increase freestanding sign height  
in conjunction with an approved retail center.

**DESIGN REVIEW** for a comprehensive sign plan in conjunction with an approved retail center on 2.2 acres a C-1 (Local Business) Zone. Generally located on the north side of Cactus Avenue, 340 feet east of Valley View Boulevard within Enterprise.. SB/tk/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Current Planning condition:  
• 1-year review for video unit night time illumination.  
Per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

8. **ET-18-400130 (WS-0162-16)-S.T. HOLDINGS III, LLC:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** to commence a vehicle wash on 1.0 acre in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the east side of Maryland Parkway, 630 feet south of Silverado Ranch Boulevard within Enterprise. SS/bk/ja (For possible action) **07/03/18 BCC**

Motion by Cheryl Wilson  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) / Unanimous

9. **ET-18-400136 (VS-0900-15)-MOSAIC SEVEN, LLC:**  
**VACATION AND ABANDONMENT FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Meranto Avenue and Gomer Road and between Park Street (alignment) and Chieftain Street, and portions of rights-of-way being Gary Avenue located between Tee Pee Lane and Chieftain Street and Tee Pee Lane located between Gary Avenue and Gomer Road within Enterprise (description on file). SB/bk/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) / Unanimous

10. **ET-18-400137 (VS-0016-16)-INVESTOR EQUITY HOMES, LLC, ET AL:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Grand Canyon Drive (alignment) and Tee Pee Lane (alignment) and between Gomer Road (alignment) and Gary Avenue (alignment) within Enterprise (description on file). SB/bk/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) / Unanimous

11. **ET-18-400138 (VS-0905-15)-MOSAIC SEVEN, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Grand Canyon Drive (alignment) and Park Street (alignment) and between Richmar Avenue (alignment) and Gary Avenue (alignment) within Enterprise (description on file). SB/bk/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) / Unanimous

12. **TM-18-500076- MOSAIC SEVEN, LLC, ET AL:**  
**TENTATIVE MAP** consisting of 206 single family residential lots and common lots on 35.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Gomer Road between Grand Canyon Drive and Chieftain Street within Enterprise. SB/dg/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) / Unanimous

13. **TM-18-500083-MOUNTAIN WEST ASSOCIATES, LLC:**  
**TENTATIVE MAP** consisting of 91 single family residential lots and common lots on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road (alignment) and the south side of Pyle Avenue (alignment) within Enterprise. SB/pb/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut  
Action: **DENY** due to Design Review denial on WS-19-0387.  
Motion **PASSED** (3-0) / Unanimous

14. **TM-18-500086-MASSAGLI, MARK T. & JOAN FAMILY TR:**  
**TENTATIVE MAP** consisting of 40 single family residential lots and common lots on 5.3 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the north side of Oleta Avenue (alignment) and the east side of Conquistador Street (alignment) within Enterprise. SB/pb/ja (For possible action) **07/03/18 BCC**

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

15. **UC-18-0391-HOLY SPIRIT ASSN CHRISTIANITY:**  
**USE PERMIT** for a place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEW** for a place of worship on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street and the south side of Mesa Verde Lane within Enterprise. SS/rk/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut  
Action: **HOLD** per TAB request and applicant's agreement to the Enterprise TAB meeting on June 27, 2018 to consult with the neighbors.

Motion **PASSED** (3-0) / Unanimous

The TAB suggested the applicant hold the application to June 27, 2018 TAB meeting to work with the neighbors. The applicant agreed to the hold and will schedule a neighborhood meeting.

**16. VS-18-0359-OMNI FAMILY, LP:**

**VACATE AND ABANDON** easements of interest to Clark County located between Grand Canyon Drive (alignment) and Tee Pee Lane (alignment), and between Gomer Road (alignment) and Gary Avenue (alignment) within Enterprise (description on file). SB/dg/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) / Unanimous

**17. VS-18-0388-MOUNTAIN WEST ASSOCIATES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road (alignment) and Edmond Street (alignment), and between Pyle Avenue (alignment) and Haleh Avenue (alignment), and a portion of a right-of-way being Lindell Road located between Pyle Avenue (alignment) and Haleh Avenue (alignment), and a portion of a right-of-way being Pyle Avenue located between Lindell Road (alignment) and Edmond Street (alignment) within Enterprise (description on file). SB/pb/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) / Unanimous

**18. VS-18-0408-MASSAGLI, MARK T. & JOAN FAMILY TR:**

**VACATE AND ABANDON** easements of interest to Clark County located between Oleta Avenue and Blue Diamond Road and between Conquistador Street and Grand Canyon Drive within Enterprise (description on file). SB/pb/ja (For possible action) **07/03/18 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) / Unanimous

**19. VS-18-0409-HOLY SPIRIT ASSN CHRISTIANITY:**

**VACATE AND ABANDON** a portion of a right-of-way being Mesa Verde Lane located between Haven Street and Rancho Destino Road within Enterprise (description on file). SS/bk/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut

Action: **HOLD** per TAB request and applicant's agreement to the Enterprise TAB meeting on June 27, 2018 to consult with the neighbors.

Motion **PASSED** (3-0) / Unanimous

The TAB suggested the applicant hold the application to June 27, 2018 TAB meeting to work with the neighbors. The applicant agreed to the hold and will schedule a neighborhood meeting.

20. **WC-18-400085 (ZC-0246-11)-COUNTY OF CLARK (AVIATION):  
HOLDOVER WAIVER OF CONDITIONS OF A ZONE CHANGE** requiring trees that would be required for parking lot landscaping will be placed along the south property line between the wall and the residential properties to the south in conjunction with an approved data center on 17.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Warm Springs Road and the east side of Lindell Road within Enterprise. SS/bk/ja (For possible action) **07/03/18 BCC**

Applicant requested **HOLD** to July 11, 2018 Enterprise TAB meeting.

21. **WC-18-400107 (ZC-0899-15)-MOSAIC SEVEN, LLC, ET AL:  
WAIVERS OF CONDITIONS** of a zone change for the following:
- 1) development must be redesigned to provide access entry to the development through a grid-based roadway alignment; and
  - 2) per revised plans dated February 11, 2016
- in conjunction with an approved single-family subdivision on 15.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Gomer Road and the west side of Chieftain Street within Enterprise (description on file). SB/bk/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) / Unanimous

22. **WC-18-400108 (VS-0900-15)-MOSAIC SEVEN, LLC, ET AL:  
WAIVER OF CONDITIONS** of a vacation and abandonment for the following: development must be redesigned to provide access entry to the development through a grid-based roadway alignment in conjunction with an approved single-family subdivision on 15.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Gomer Road and the west side of Chieftain Street within Enterprise (description on file). SB/bk/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) / Unanimous

23. **WC-18-400109 (VS-0016-16)-INVESTOR EQUITY HOMES, LLC, ET AL:  
WAIVERS OF CONDITIONS** of a vacation and abandonment for the following:
- 1) right-of-way dedication to include 45 feet to back of curb for Gomer Road, 35 feet to back of curb for Grand Canyon Drive, 60 feet for Park Street and associated spandrel; and
  - 2) development to be redesigned to allow Park Street to continue south
- in conjunction with an approved single-family subdivision on 7.5 acres in an R-2 (Residential Suburban) Zone. Generally located on the northeast corner of Grand Canyon Drive (alignment) and Gomer Road (alignment) within Enterprise (description on file). SB/bk/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) / Unanimous

**24. WC-18-400110 (ZC-0015-16)-INVESTOR EQUITY HOMES, LLC, ET AL:**

**WAIVERS OF CONDITIONS** of a zone change requiring the following:

- 1) right-of-way dedication to include 45 feet to back of curb for Gomer Road, 35 feet to back of curb for Grand Canyon Drive, 60 feet for Park Street and associated spandrel; and
- 2) development to be redesigned to allow Park Street to continue south

in conjunction with an approved single-family subdivision on 7.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Gomer Road (alignment) and the east side of Grand Canyon Drive (alignment) within Enterprise (description on file). SB/bk/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) / Unanimous

**25. WC-18-400134 (ZC-1517-03) MOUNTAIN WEST ASSOCIATES, LLC:**

**WAIVERS OF CONDITIONS** of a zone change requiring the following:

- 1) right-of-way dedication to include 40 to 80 feet for Pyle Avenue and 80 feet for Lindell Road; and
- 2) if project is gated, queuing analysis and/or gate/callbox location to be approved by Civil Engineering prior to tentative map submittal

in conjunction with a proposed single family residential subdivision on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road (alignment) and the south side of Pyle Avenue (alignment) within Enterprise. SB/pb/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) / Unanimous

**26. WS-18-0387-MOUNTAIN WEST ASSOCIATES, LLC:**

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

- 1) increased wall height;
- 2) increased building height;
- 3) reduced roof pitch;
- 4) increased width of architectural enclosures; and
- 5) reduced street intersection off-set.

**DESIGN REVIEW** for a proposed single family residential development on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road (alignment) and the south side of Pyle Avenue (alignment) within Enterprise. SB/pb/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut

Action:

**APPROVE** Waiver of Development Standards #s1, 2, 3 and 4;

**DENY** Waiver of Development Standards # 5;

**Deny** Design Review;

**ADD** Current Planning condition;

All private streets to have a 4 ft. or greater sidewalk on one side.

Per staff if approved conditions.

Motion **PASSED** (3-0) / Unanimous



27. **ZC-18-0358-MOSAIC SEVEN, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

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

- 1) establish alternative yards for residential lots;
- 2) increase wall height;
- 3) reduce setbacks;
- 4) reduce the street intersection off-set; and
- 5) reduce the throat depth to a proposed security access gate.

**DESIGN REVIEWS** for the following:

- 1) proposed single family residential development;
- 2) building orientation for 2 proposed single family residences;
- 3) hammerhead street design; and
- 4) increase finished grade on 35.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Gomer Road between Grand Canyon Drive and Chieftain Street within Enterprise (description on file). SB/dg/ja (For possible action) **07/03/18 BCC**

Motion by David Chestnut

Action:

**APPROVE** per plans presented to Enterprise TAB on June 13, 2018.

**APPROVE** the Zone Change;

**WITHDRAWN** Waivers of Development Standards # 4 by the applicant;

**APPROVE** Waivers of Development Standard # 1 for lots 148 and 149 only;

**APPROVE** Waivers of Development Standards #s 2, 3 and 5;

**WITHDRAWN** Design Review # 3 by the applicant;

**APPROVED** Design Review #s 1, 2 and 3;

Per staff conditions.

Motion **PASSED** (3-0) / Unanimous

28. **ZC-18-0407-MASSAGLI, MARK T. & JOAN FAMILY TR:**  
**ZONE CHANGE** to reclassify 5.3 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District.

**DESIGN REVIEWS** for the following:

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

Generally located on the north side of Oleta Avenue (alignment) and the east side of Conquistador Street (alignment) within Enterprise (description on file). SB/pb/ja (For possible action) **07/03/18 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) / Unanimous

VII. General Business:

None

VIII. Public Comment:

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.

None

IX. Next Meeting Date

The next regular meeting will be June 27, 2018 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 8:37 p.m.