



# Enterprise Town Advisory Board

June 14, 2017

## MINUTES

---

Board Members:	David Chestnut – Chair – <b>PRESENT</b> Cheryl Wilson – Vice Chair – <b>PRESENT</b> Jenna Waltho – <b>PRESENT</b>	Rocky Brandonisio – <b>PRESENT</b> Bonnie Fraser – <b>PRESENT</b>
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

**The meeting was called to order at 6:00 p.m.**

**Tiffany Hesser – County Liaison**  
**Sami Real – Current Planning Manager**

II. Public Comment

**NONE**

III. Approval of May 31, 2017 Minutes

**Motion by David Chestnut**  
**Action: APPROVE as published.**  
**Motion PASSED (5-0) / Unanimous**

IV. Approval of Agenda for June 14, 2017

**Moved by: David Chestnut**  
**Action: APPROVE agenda with the following changes:**  
**Vote: 5-0/Unanimous**

**Items held per applicant request:**

- 8. DR-0204-17 - MOSAIC SEVEN, LLC: Hold to July 12, 2017 Enterprise TAB meeting**
- 9. TM-0041-17 - MOSAIC SEVEN, LLC: Hold to July 12, 2017 Enterprise TAB meeting**
- 10. VS-0206-17 – MOSAIC SEVEN, LLC: Hold to July 12, 2017 Enterprise TAB meeting**

**12. UC-0094-15 (ET-0046-17) – TRACY INVESTMENTS, INC.: Hold to July 26, 2017 Enterprise TAB meeting.**

V. Informational Items

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

NONE

VI. Planning & Zoning

**1. UC-0380-17 – 215 JONES, LLC:**

**USE PERMIT** 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 Moberly Avenue, 170 feet east of Jones Boulevard within Enterprise. SS/lm/ja (For possible action) **06/21/17 BCC**

**Motion by David Chestnut**

**Action: APPROVE Per staff conditions.**

**ADD Current Planning Condition:**

- **Design Review as a public hearing for additional signage.**

**Motion PASSED (5-0) / Unanimous**

**2. UC-0386-17 – RENAISSANCE BLUE DIAMOND, LLC:**

**USE PERMIT** for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within a commercial building on 1.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road, 330 feet west of Torrey Pines Drive within Enterprise. SB/rk/ja (For possible action) **06/21/17 BCC**

**Motion by David Chestnut**

**Action: APPROVE Per staff conditions.**

**ADD Current Planning Condition:**

- **Design Review as a public hearing for additional signage.**

**Motion PASSED (5-0) / Unanimous**

**3. UC-0402-17 – SAMAYOA, HECTOR H.:**

**USE PERMIT** to increase the area of a proposed accessory structure (detached garage).

**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a proposed accessory structure (detached garage) in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Centocelle Avenue and the east side of Fabiano Street within Enterprise. SS/lm/ml (For possible action) **07/05/17 PC**

**Motion by Cheryl Wilson**

**Action: APPROVE Per staff conditions.**

**Motion PASSED (5-0) / Unanimous**

**4. UC-0412-17 – REALEQUITIES, LLC: USE PERMIT** for a proposed day care facility.  
**DESIGN REVIEW** for a day care facility within an existing shopping center on 28.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Serene Avenue within Enterprise. SS/lm/ml (For possible action) **07/05/17 PC**

**Motion by Jenna Waltho**

**Action: APPROVE Per staff conditions.**

**Motion PASSED (5-0) / Unanimous**

**5. WS-0393-17 – ULTIMATE CRC3, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified landscaping for an existing vehicle paint and body shop (automobile) on 1.7 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the south side of Pyle Avenue, 225 feet west of Maryland Parkway within Enterprise. SS/pb/ja (For possible action) **07/05/17 PC**

**Motion by Bonnie Fraser**

**Action: APPROVE Per staff if approved conditions.**

**Motion PASSED (5-0) / Unanimous**

**6. ZC-0399-17 – LAMONICA, SAM:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.  
**DESIGN REVIEW** for a mini-warehouse facility. Generally located on the south side of Rush Avenue, 500 feet east of Decatur Boulevard within Enterprise (description on file). SB/gc/ja (For possible action) **07/05/17 BCC**

**Motion by David Chestnut**

**Action: APPROVE Zone Change Resolution of intent to complete in 3 years.**

**APPROVE Design Review.**

**Per staff conditions**

**ADD Current Planning Condition:**

- **Design Review as a public hearing for lighting and signage.**

**Motion PASSED (5-0) / Unanimous**

**7. 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) **06/21/17 BCC**

**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.**

**May 31, 2017 Enterprise TAB Meeting -Held per applicant to return to June 14, 2017, Enterprise TAB Meeting.**

**Motion by David Chestnut**

**Action: APPROVE Per staff conditions.**

**ADD Current Planning Conditions:**

- **Design Review as a public hearing for significant changes to plans.**
- **Increase wall height along the north property line to approximately 8 feet. May include decorative band between existing and additional blocks.**
- **Face kitchen vent towards Blue Diamond Road.**
- **Parking spaces along the northern property line to be parallel to block wall, not perpendicular.**
- **Compliance with plans dated June 9, 2017 (date plans were turned into county)**
- **Design Review for any significant changes to the plans.**
- **Screening and buffering per plans with intense landscape buffer along the north property line to include 36” box Australian Bottle trees in the row immediately adjacent to the wall, and 24” trees in the row of trees south.**

**Vote: 4-1**

**Voting Nay: Cheryl Wilson**

**8. 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) **07/05/17 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.**

**May 31, 2017 Enterprise TAB Meeting -Held per applicant to return to June 14, 2017, Enterprise TAB Meeting.**

**HELD to the July 12, 2017 Enterprise TAB meeting per applicant’s request.**

**9. 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) **07/05/17 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.**

**May 31, 2017 Enterprise TAB Meeting -Held per applicant to return to June 14, 2017, Enterprise TAB Meeting.**

**HELD to the July 12, 2017 Enterprise TAB meeting per applicant’s request.**

**10. 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) **07/05/17 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**

**May 31, 2017 Enterprise TAB Meeting -Held per applicant to return to June 14, 2017, Enterprise TAB Meeting.**

**HELD to the July 12, 2017 Enterprise TAB meeting per applicant’s request.**

**11. 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) **06/20/17 PC**

**PREVIOUS ACTION: No applicant present at May 10, 2017 Enterprise TAB Meeting - Held to return to May 31, 2017 Enterprise TAB Meeting.**

**No applicant present at May 31, 2017 Enterprise TAB Meeting – Held to return to June 14, 2017 Enterprise TAB Meeting.**

**Motion by David Chestnut**

**Action: NO RECOMMENDATION applicant failed to show for the third time.**

**Motion PASSED (5-0) / Unanimous**

**12. 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) **07/05/17 BCC**

**PREVIOUS ACTION: May 10, 2017 Enterprise TAB Meeting - Held per applicant to return to June 14, 2017 Enterprise TAB Meeting**

**HELD to the July 26, 2017 Enterprise TAB meeting per applicant's request.**

**13. ZC-0214-17 – SEPEHRLNILOOFAR 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) **06/21/17 BCC**

**PREVIOUS ACTION:**

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

**April 26, 2017 TAB Meeting – Held no date certain, per agreement with applicant to reduce zone change request to C-1, request use permit for mini-storage and to re-notice.**

**Motion by David Chestnut**

**Action: HOLD to the June 28, 2017 Enterprise TAB meeting per applicant's agreement to provide updated plans to TAB**

**Motion PASSED (5-0) / Unanimous**

VII. General Business:

1. The TAB will discuss guidelines for the formation of a land use motion. (for discussion)

**TAB members discussed handout (see Attachment A) on the elements of a motion.**

VIII. Public Comment:

**NONE**

IX. Next Meeting Date

**The next regular meeting will be June 28, 2017 at 6:00 p.m.**

X. Adjournment

**The meeting was adjourned at 8:00 p.m.**

## **Attachment A (General Business Item 1)**

### **Guidelines for the Formulation of a Land Use Motion.**

#### **RELATED APPLICATIONS:**

Related applications may be considered in the following order. The most restrictive application taken first. The recommendations may affect other related applications.

- Zone Changes
- Waivers of Conditions
- Waivers of Development Standards
- Use Permit
- Variances
- Design Review
- Vacation and Abandon
- Tentative Map

#### **MOTION FORMULATION:**

- If the motion is to approve or deny an application in its entirety, then state the application title (e.g. WS-0001-01) and approve or deny.
- If the motion is to approve some parts of a single application and to deny others, then specify the approval and denial for each part as they appear in the application.
- If the motion will state changes to a part of an application, state those changes with that part.
- After addressing the parts of the application, address any additions, deletions, or changes to Current Planning conditions and then Public Works conditions.
- Then per:  
Current Planning Conditions or If Approved Conditions: if staff has recommended denial, Additions, deletions, changes;  
Public Works Conditions  
Additions, deletions, changes;
  - If changing a condition, state the complete newly composed condition.
  - Added conditions should be succinctly worded and enforceable.

## SAMPLE MOTIONS

Motion by  
**APPROVE** per staff conditions  
Motion Passed

**OR**

Motion by  
**DENY** per staff if approved conditions  
Motion passed

Motion by:  
**APPROVE:** Use Permit  
**APPROVE:** Waiver of Development Standards A  
**DENY:** Waiver of Development Standards B  
**APPROVE:** Design Review *per revised plans dated March 27, 2017.*  
**ADD** Current Planning conditions:

- Deliveries restricted to Clark County daylight hours.
- Landscaping to be installed on the south side of the convenience store, Pad A.

**CHANGE** Public Works – Development Review bullet # 4 to read:

- Right-of-way dedication to include 30 feet for yyyy Avenue, 30 feet for zzzzz Road, **30 feet for nnnnn Avenue and associated spandrel.**

Per staff if approved conditions.

Motion PASSED

- The motion must be enforceable by Clark County. Is there a metric that County can use to determine if the condition is enforceable? Some agreements between the applicant and interested parties amount to a private agreement which may be difficult for the County to enforce (e.g. deed restrictions, required consent of other party.)

## BOARD ACTIONS

- Once a motion is made, the board may discuss that motion and make changes until a vote is taken. Once a motion is formulated and then a change is proposed, state the new motion in its entirety.
- When a vote has been taken and a change to the motion is proposed, a motion to reconsider must be made and approved by the board. Then changes to a previous motion can be considered following the above guidelines. Note: The chair must determine if a motion to reconsider or renote is appropriate.

Use the accompanying sheet to make notes for your motion.



*ZONE CHANGE: Approve / Deny/ Reduce (only if stated uses do not require special use permit)/Resolution of Intent*

*WAIVERS OF CONDITIONS: Approve / Deny / Amend*

*WAIVERS OF DEVELOPMENT STANDARDS: Approve / Deny / Amend*

*USE PERMIT: Approve / Deny / Amend*

*VARIANCES: Approve / Deny / Amend*

*DESIGN REVIEW: Approve / Deny / Amend*

*VACATE AND ABANDON: Approve / Deny*

*TENTATIVE MAP: Approve / Deny*

*CURRENT PLANNING CONDITIONS: Add / Delete / Change*

*PUBLIC WORKS CONDITIONS: Add / Delete / Change*

## **Example TAB motions:**

### **ADD** Current Planning condition:

- Design Review as a public hearing for significant changes to plans:
- Construction traffic to enter from yyyyyy Ave. only
- Provide for cross access to the yyyyyy if compatible uses are developed.
- Provide cross access for APN yyy-yy-yyy-yyy if compatible uses are developed.
- Design review as a public hearing for lighting and signage.
- Wall sign yyyyy shown on the plans to be non-illuminated.
- Comply with yyyyyyyy color palette, street lighting designs and landscape palette.
- YYYYYYY restricted to Clark County day light hours

### **ADD** Public Works - Development Review conditions:

- Extend a yyyyyy Blvd centerline barrier to the south of the applicant's property.
- Provide a deceleration lane on yyyyyy Blvd. south.

### **Resolution of Intent** (Title 30)

“Resolution of Intent” means the approval by the Board of any zone boundary amendment reclassification which is conditional upon completion of the project, together with compliance with the action taken. Following any such reclassification, a document listing the conditions of the approval shall be jointly signed by the property owner and the County and recorded.