



# Enterprise Town Advisory Board

August 9, 2017  
MINUTES

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

Secretary: Carmen Hayes, 702-371-7991, chayes70@yahoo.com

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

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

Tiffany Hesser - County Liaison  
Greg Cerven - Clark County Planning

Meeting was called to order by Chair David Chestnut at 6:07 p.m.

II. Public Comment

**None**

III. Approval of July 26, 2017, Minutes

**Motion: David Chestnut**  
**Action: Approve as published.**  
**Vote: Passed 4-0 Unanimous**

IV. Approval of Agenda for August 9, 2017

**Motion: David Chestnut**  
**Action: Approve as amended below:**  
**Vote: 4-0 Unanimous**

Applicant requested holds:

**6. NZC-0587-17 - MINI-MASTERS INC., ET AL:**  
**Hold to August 30, 2017 Enterprise TAB meeting.**

**9. TM-0120-17 - MINI-MASTERS INC., ET AL:**  
**Hold to August 30, 2017 Enterprise TAB meeting.**

**11. UC-0562-17 – ADDISEN B LIVING TRUST:**  
**Hold to August 30, 2017 Enterprise TAB meeting.**

**15. VS-0589-17 - MINI-MASTERS INC., ET AL:**  
**Hold to August 30, 2017 Enterprise TAB meeting.**

**22. TM-0118-17 - BOULEVARD BABY, LLC:**  
**Hold to August 30, 2017 Enterprise TAB meeting.**

**26. UC-0585-17 – BOULEVARD BABY, LLC:  
Hold to August 30, 2017 Enterprise TAB meeting.**

**35. DR-0204-17 - MOSAIC SEVEN, LLC:  
Hold to the September 13, 2017, Enterprise TAB meeting.**

**36. TM-0041-17 - MOSAIC SEVEN, LLC:  
Hold to the September 13, 2017, Enterprise TAB meeting.**

**37. VS-0206-17 - MOSAIC SEVEN, LLC:  
Hold to the September 13, 2017, Enterprise TAB meeting.**

Related applications that will be heard together:

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

**3. WS-0553-17 – TRACY INVESTMENTS, INC:**

**4. NZC-0573-17 - ROOHANI, KHUSROW FAMILY TRUST, ET AL:**

**14. VS-0574-17 - ROOHANI, KHUSROW FAMILY TRUST, ET AL:**

**7. NZC-0593-17 - MDDNE, LLC:**

**10. TM-0122-17 - MDDNE, LLC:**

**16. VS-0596-17 - MDDNE, LLC:**

**8. NZC-0600-17 - ROOHANI KHUSROW FAMILY TRUST, ET AL:**

**17. VS-0601-17 - KHUSROW ROOHANI FAMILY TRUST, ET AL:**

**20. WS-0312-15 (ET-0094-17) - PARDEE HOMES OF NEVADA:**

**21. VS-0348-15 (ET-0095-17) - PARDEE HOMES OF NEVADA:**

**23. TM-0119-17 - TESORI, LLC & ROOHANI KHUSROW FAMILY TRUST:**

**27. VS-0588-17 - TESORI, LLC & ROOHANI KHUSROW FAMILY TRUST, ET AL:**

**32. ZC-0586-17 - TESORI, LLC & ROOHANI KHUSROW FAMILY TRUST:**

**24. TM-0121-17 - TESORI, LLC:**

**28. VS-0597-17 - TESORI, LLC:**

**33. ZC-0595-17 - TESORI, LLC:**

**25. TM-0124-17 - SIRINTR, TOM & INGORN, ET AL:**

**29. VS-0604-17 - NIM, LLC, ET AL:**

**34. ZC-0602-17 - NIM, LLC, ET AL:**

V. Informational Items

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

VI. Planning & Zoning

- 1. TM-0109-17 - TOP SHELF DEVELOPMENT, LLC:  
TENTATIVE MAP for a commercial subdivision on 2.3 acres in a C-2 (General Commercial) Zone. Generally**

*located on the west side of Fort Apache Road, 50 feet north of Huntington Cove Parkway* within Enterprise.  
SB/al/ma (For possible action) 08/15/17 PC

**Motion by**

**Action: APPROVE per staff conditions.**

**Motion PASSED (4-0) / Unanimous**

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

**HOLDOVER 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) 8/16/17 BCC

**Motion by David Chestnut**

**Action: APPROVE per staff conditions.**

**Motion PASSED (3-0) / Abstain Brandonisio**

**3. WS-0553-17 – TRACY INVESTMENTS, INC.:**

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

1) alternative landscaping; and

2) off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving along streets).

**DESIGN REVIEW** for a place of worship on 4.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally *located on the east side of Haven Street, 310 feet north of Robindale Road* within Enterprise.

SS/md/ml (For possible action)

**Motion by David Chestnut**

**Action: APPROVE**

**ADD Current Planning conditions:**

- **Design Review as a public hearing for norther border landscaping if APN 177-092-02-006 is developed.**

- **Design Review as a public hearing for significant changes to plans.  
per staff conditions.**

**Motion PASSED (3-0) / Abstain Brandonisio**

**4. NZC-0573-17 – ROOHANI, KHUSROW FAMILY TRUST, ET AL: per staff if approved conditions **BF  
CW DC JW RB****

**ZONE CHANGE** to reclassify 9.8 acres from C-1 (Local Business) Zone to R-4 (Multiple Family Residential - High Density) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for increased building height.

**DESIGN REVIEWS** for the following:

1) proposed multiple family residential development;

2) modify visitor parking requirements for a multiple family residential development; and

3) increased finished grade.

Generally *located on the south side of Starr Avenue between Fairfield Avenue and Bermuda Road* within Enterprise (description on file). SS/dg/ja (For possible action) 09/05/17 PC

**Motion by Jenna Waltho**

**Action: DENY.**

**Motion PASSED (5-0) / Unanimous *Not sue if Bonnie was present for this item***

**5. NZC-0583-17 – ROOHANI, RAMAK, ET AL:**

**ZONE CHANGE** to reclassify 7.2 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium

Density Residential) Zone.

**DESIGN REVIEW** for a proposed single family residential development. Generally *located between Wigwam Avenue and Camero Avenue and the east side of Montessouri Street (alignment)* within Enterprise (description on file). SB/dg/ml (For possible action)

**Motion by David Chestnut**

**Action: DENY.**

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

**6. NZC-0587-17 – MINI-MASTERS INC., ET AL: per**

**ZONE CHANGE** to reclassify 6.8 acres from R-E (Rural Estates Residential) Zone and C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone for a for a single family residential development. **USE PERMIT** for a proposed planned unit development (PUD) consisting of attached single family residences (townhouse) per plans on file.

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

- 1) reduce setbacks;
- 2) allow a modified residential curb and gutter in conjunction with a proposed single family residential development; and
- 3) increase the number of homes allowed on a street.

**DESIGN REVIEWS** for the following:

- 1) an attached single family residential planned unit development; and
- 2) increase finish grade for an attached single family residential development.

Generally *located on the east side of Valley View Boulevard and the north side of Rush Avenue (alignment)* within Enterprise (description on file). SB/al/ml (For possible action)

**Held to August 30 Enterprise TAB meeting per applicants' request.**

**7. NZC-0593-17 – MDDNE, LLC:**

**ZONE CHANGE** to reclassify 10.7 acres from C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.

**DESIGN REVIEW** for a proposed single family residential development. Generally *located on the northwest corner of Long Boat Key Avenue and Fort Apache Road* within Enterprise (description on file). SB/al/ml (For possible action)

**Motion by Jenna Waltho**

**Action: APPROVE per staff conditions.**

**Motion PASSED (4-1) / Ney Wilson**

**8. NZC-0600-17 – ROOHANI KHUSROW FAMILY TRUST, ET AL:**

**ZONE CHANGE** to reclassify 18.8 acres from an R-E (Rural Estates Residential) (RNP-I) Zone, H-2 (General Highway Frontage) (RNP-I) Zone, and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Agate Avenue, Tenaya Way, and Pioneer Way.

**DESIGN REVIEW** for a proposed single family residential development with a portion of the proposed development within the MUD-4 Overlay District. Generally *located on the south side of Agate Avenue between Pioneer Way and Tenaya Way* within Enterprise (description on file). SB/dg/ml (For possible action)

**Motion by David Chestnut**

**Action:**

**APPROVE Zone Change Approve Waiver of Development Standards 1a and 1c**

**Deny Waiver of Development Standards 1b**

**Deny Design Review**

**ADD Current Planning if approved conditions:**

- Design Review as a public hearing for significant changes to plans.
- Minimum of 10,000 sq. for lots along Agate Ave.
- Single story homes abutting to existing single story residential.
- Establish a crash a gate

Delete Current Planning if approve conditions bullets #s 3 & 4:

**ADD Public Works – Development Review condition:**

- Establish an entry/exit on Tenaya Way

per staff if approved conditions.

Motion PASSED (5-0) / Unanimous

**9. TM-0120-17 - MINI-MASTERS INC., ET AL:**

**TENTATIVE MAP** for a single family residential planned unit development consisting of 71 residential lots and common lots on 6.8 acres in an RUD (Residential Urban Density) Zone. Generally *located on the east side of Valley View Boulevard and the north side of Rush Street (alignment)* within Enterprise. SB/al/ml (For possible action)

Held to August 30 Enterprise TAB meeting per applicants' request.

**10. TM-0122-17 – MDDNE, LLC:**

**TENTATIVE MAP** consisting of 72 single family residential lots and common lots on 10.7 acres in an R-2 (Medium Density Residential) Zone for a single family residential development. Generally *located on the northwest corner of Long Boat Key Avenue and Fort Apache Road* within Enterprise. SB/al/ml (For possible action)

Motion by Jenna Waltho

Action: APPROVE per staff conditions.

Motion PASSED (4-1) / Nay Wilson

**11. UC-0562-17 – ADDISEN B LIVING TRUST**

**USE PERMITS** for the following:

- 1) permit an existing accessory structure (shipping container) not architecturally compatible with the principal building; and
- 2) deviate from applicable design standards per Table 30.56.2A for an accessory structure (shipping container).

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for an accessory structure (shipping container) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally *located on the west side of Placid Street, 150 feet north of Mesa Verde Lane* within Enterprise. SS/lm/ml (For possible action)

Held to August 30 Enterprise TAB meeting per applicants' request.

**12. UC-0582-17 – UNITED BROTHERHOOD OF CARPENTERS & JOINERS OF AMERICA:**

**USE PERMITS** for the following:

- 1) a proposed pharmacy; and
- 2) allow an office as a principal use.

**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.

**DESIGN REVIEW** for building and site revisions to an existing office/warehouse building in conjunction with an existing major training facility on 15.2 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally *located on the east side of La Cienega Street (alignment) and the north and south sides of Carpenters Union Way (alignment)* within Enterprise. SS/gc/ml (For possible action)

Motion by Cheryl Wilson

Action: APPROVE per staff conditions.

Motion PASSED (5-0) / Unanimous

**13. VS-0572-17 – GOLDSTROM, ARTHUR, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County *located between Raven Avenue and Agate Avenue (alignment), and between Cameron Street and Rogers Street (alignment)* within Enterprise (description on file). SB/co/ml (For possible action)

**Motion by David Chestnut**

**Action: APPROVE per staff conditions.**

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

**14. VS-0574-17 – ROOHANI, KHUSROW FAMILY TRUST, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County *located between Starr Avenue and Neal Avenue, and between Fairfield Avenue and Bermuda Road* within Enterprise (description on file). SS/dg/ml (For possible action)

**Motion by Jenna Waltho**

**Action: APPROVE per staff conditions.**

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

*Not sure if Bonnie was present for this item*

**15. VS-0589-17 - MINI-MASTERS INC., ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County *located between Rush Avenue (alignment) and Frias Avenue, and between Valley View Boulevard and Polaris Avenue (alignment)* within Enterprise (description on file). SB/al/ml (For possible action)

**Held to August 30 Enterprise TAB meeting per applicants' request.**

**16. VS-0596-17 – MDDNE, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County *located between Fort Apache Road and Brompton Street, and between Long Boat Key Avenue and Trailing Putt Way (alignment)* within Enterprise (description on file). SB/al/ml (For possible action)

**Motion by Jenna Waltho**

**Action: APPROVE per staff conditions.**

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

**17. VS-0601-17 - KHUSROW ROOHANI FAMILY TRUST, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County *located between Agate Avenue and Blue Diamond Road and between Pioneer Way and Tenaya Way (alignment)*, and a portion of a right-of-way being Monte Cristo Way *located between Agate Avenue and Blue Diamond Road*, and portion of a right-of-way being *Oleta Avenue located between Pioneer Way and Monte Cristo Way (alignment)* within Enterprise (description on file). SB/dg/ml (For possible action)

**Motion by David Chestnut**

**Action: APPROVE per staff conditions.**

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

**18. WS-0591-17 – SILVERADO PROMENADE, LLC:**

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

- 1) increase the height of a proposed freestanding sign;
- 2) increase the area of a proposed freestanding sign;
- 3) increase the animated sign area;
- 4) reduce sign setbacks; and
- 5) allow an alternative design for animated sign (video).

**DESIGN REVIEW** for a proposed freestanding sign in conjunction with a previously approved shopping center on 11.5 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally *located on the east side of Las Vegas Boulevard South and the south side of Silverado Ranch Boulevard* within Enterprise.

SS/lm/ml (For possible action)

**Motion by Cheryl Wilson**

**Action: DENY.**

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

**19. DR-0598-17 – STRA HOLDING, LLC:**

**DESIGN REVIEW** for modifications to an approved shopping center on 8.5 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts. **WAIVER OF CONDITIONS** of a waiver of development standards (WS-0404-16) requiring per revised plans dated July 19, 2016. Generally *located on the north side of St. Rose Parkway, 200 feet west of Amigo Street* within Enterprise. SS/pb/ml (For possible action) **09/06/17 BCC**

**Motion by David Chestnut**

**Action: APPROVE**

**ADD Current Planning condition:**

- **Design Review as a public hearing for significant changes to plans per staff conditions.**

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

**20. WS-0312-15 (ET-0094-17) – PARDEE HOMES OF NEVADA:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Pebble Road in conjunction with a proposed 4 lot single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally *located on the south side of Pebble Road, 300 feet east of Cimarron Road* within Enterprise. SB/co/ml (For possible action)

**Motion by Bonnie Fraser**

**Action: APPROVE per staff conditions.**

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

**21. VS-0348-15 (ET-0095-17) – PARDEE HOMES OF NEVADA:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County *located between Pebble Road and Raven Avenue and between Cimarron Road and Warbonnet Way (alignment)* within Enterprise (description on file). SB/co/ml (For possible action)

**Motion by Bonnie Fraser**

**Action: APPROVE per staff conditions.**

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

**22. TM-0118-17 - BOULEVARD BABY, LLC:**

per staff if approved conditions **BF CW DC JW RB**  
**TENTATIVE MAP** consisting of 88 single family residential lots and common lots for an attached single family residential planned unit development on 8.5 acres in an R-3 (Multiple Family Residential) Zone in an MUD-1 Overlay District. Generally *located on the southeast corner of Las Vegas Boulevard South and Neal Avenue* within Enterprise. SS/al/ja (For possible action)

**Held to August 30 Enterprise TAB meeting per applicants' request.**

**23. TM-0119-17 - TESORI, LLC & ROOHANI KHUSROW FAMILY TRUST:**

**TENTATIVE MAP** consisting of 104 single family residential lots and common lots on 18.8 acres in an R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally *located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard (alignment)* within Enterprise. SB/gc/ja (For possible action)

**Motion by David Chestnut**

**Action: APPROVE: Applicant requested hold to the August 30, 2017 Enterprise TAB meeting.**

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

**24. TM-0121-17 - TESORI, LLC:**

**TENTATIVE MAP** consisting of 45 single family residential lots and common lots on 8.8 acres in an R-2 (Medium Density Residential) Zone. Generally *located on the south side of Le Baron Avenue, 330 feet west of Valley View Boulevard* within Enterprise. SB/rk/ml (For possible action)

**Motion by David Chestnut**

**Action: APPROVE: Applicant requested hold to the August 30, 2017 Enterprise TAB meeting.**

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

**25. TM-0124-17 – SIRINTR, TOM & INGORN, ET AL:**

**TENTATIVE MAP** consisting of 68 single family residential lots and common lots on 10.8 acres in an R-2 (Medium Density Residential) Zone and 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, 410 feet north of Southern Highlands Parkway* within Enterprise. SB/rk/xx (For possible action)

**Motion by David Chestnut**

**Action: APPROVE** per staff conditions.

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

**26. UC-0585-17 – BOULEVARD BABY, LLC:**

**USE PERMIT** for a proposed planned unit development (PUD) consisting of attached single family residences (townhouse) per plans on file.

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

- 1) reduce setbacks;
- 2) allow a modified residential curb and gutter in conjunction with a proposed single family residential development; and
- 3) reduce street width.

**WAIVERS OF CONDITIONS** of a zone change (ZC-1770-03) requiring the following:

- 1) garage doors to be set back a minimum of 20 feet; and
- 2) having a minimum of 36 feet of drivable surface width.

**DESIGN REVIEWS** for the following:

- 1) an attached single family residential planned unit development; and
- 2) increase finish grade for an attached single family residential development on 8.5 acres in an R-3 (Multiple Family Residential) Zone in an MUD-1 Overlay District. Generally *located on the southeast corner of Las Vegas Boulevard South and Neal Avenue* within Enterprise. SS/al/ja (For possible action)

**Held to August 30 Enterprise TAB meeting per applicants' request.**

**27. VS-0588-17 – TESORI, LLC & ROOHANI KHUSROW FAMILY TRUST, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County *located between Silverado Ranch Boulevard and Le Baron Avenue (alignment), and between Hinson Street (alignment) and Valley View Boulevard (alignment)*; and a portion of right-of-way being Landberg Avenue *located between Schuster Street (alignment) and Valley View Boulevard (alignment)* within Enterprise (description on file). SB/gc/ja (For possible action)

**Motion by David Chestnut**

**Action: APPROVE: Applicant requested hold to the August 30, 2017 Enterprise TAB meeting.**

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

**28. VS-0597-17 – TESORI, LLC:**



**VACATE AND ABANDON** easements of interest to Clark County *located between Le Baron Avenue and Jo Rae Avenue and between Valley View Boulevard and Hinson Street (alignment)* within Enterprise (description on file). SB/rk/ml (For possible action)

**Motion by David Chestnut**

**Action: APPROVE: Applicant requested hold to the August 30, 2017 Enterprise TAB meeting.**

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

**29. VS-0604-17 – NIM, LLC, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County *located between Dean Martin Drive and I-15 and between Saffredi Lae and Neal Avenue (alignment)* and a portion of a right-of-way being Rampoldi Road *located between Dean Martin Drive and I-15* within Enterprise (description on file). SB/jvm/ml (For possible action)

**Motion by David Chestnut**

**Action: APPROVE per staff conditions.**

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

**30. WS-0566-17 – SUNSET JONES, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced throat depth.

**DESIGN REVIEW** for a proposed expansion to an existing office and retail complex on a portion of 12.4 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally *located on the west side of Jones Boulevard and the south side of Sunset Road* within Enterprise. SS/lm/ja (For possible action)

**Motion by Bonnie Fraser**

**Action: APPROVE per staff conditions.**

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

**31. WS-0599-17 – CACTUS TOWERS, LLC, ET AL:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase the number of monument signs.

**DESIGN REVIEW** for a comprehensive sign and lighting plan in conjunction with an approved shopping center with gasoline station and vehicle maintenance facility on 4.5 acres. Generally *located on the north side of Cactus Avenue and the east side of Cameron Street* within Enterprise. SB/rk/ml (For possible action)

**Motion by David Chestnut**

**Action: APPROVE per staff conditions.**

**ADD Current Planning condition:**

- No freestanding sign on Cameron St.

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

**32. ZC-0586-17 – TESORI, LLC & ROOHANI KHUSROW FAMILY TRUST:**

**ZONE CHANGE** to reclassify a 16.3-acre portion of an 18.8-acre site from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

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

- 1) reduced street intersection off-set; and
- 2) modified street standards.

**DESIGN REVIEWS** for the following:

- 1) a single family residential development; and
- 2) increased finished grade on a 16.3-acre portion of an 18.8-acre site. Generally *located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard (alignment)* within Enterprise (description on file). SB/gc/ja (For possible action)

**Motion by David Chestnut**

**Action: APPROVE: Applicant requested hold to the August 30, 2017 Enterprise TAB meeting.  
Motion PASSED (5-0) / Unanimous**

**33. ZC-0595-17 – TESORI, LLC:**

**ZONE CHANGE** to reclassify an 8.8-acre site from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

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

- 1) reduce street intersection off-set; and
- 2) modified street standards.

**DESIGN REVIEWS** for the following:

- 1) a single family residential development; and
- 2) increased finished grade on an 8.8-acre site.

Generally *located on the south side of Le Baron Avenue, 330 feet west of Valley View Boulevard* within Enterprise (description on file). SB/rk/ml (For possible action)

**Motion by David Chestnut**

**Action: APPROVE: Applicant requested hold to the August 30, 2017 Enterprise TAB meeting.  
Motion PASSED (5-0) / Unanimous**

**34. ZC-0602-17 – NIM, LLC, ET AL:**

**ZONE CHANGE** to reclassify 3.4 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

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

- 1) increase wall height; and
- 2) modify street development standards.

**DESIGN REVIEWS** for the following:

- 1) a proposed single family residential development; and
- 2) increased finished grade on a 10.8-acre site.

Generally *located on the east side of Dean Martin Drive, 410 feet north of Southern Highlands Parkway* within Enterprise. SB/jvm/ml (For possible action)

**Motion by David Chestnut**

**Action: APPROVE per staff conditions.**

**ADD Current Planning conditions:**

- **Wall adjacent to I-15 to be sound attenuating.**

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

**35. 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) **09/6/17 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.
- June 14, 2017 Enterprise TAB Meeting – Held per applicant to return to the July 12, 2017 Enterprise TAB Meeting.
- July 12, 2017 Enterprise TAB Meeting – Held per applicant to return to the August 9, 2017 Enterprise TAB meeting.

**Held to September 13, 2017 Enterprise TAB meeting per applicants' request.**

**36. 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) 09/6/17 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.
- June 14, 2017 Enterprise TAB Meeting – Held per applicant to return to the July 12, 2017 Enterprise TAB Meeting.
- July 12, 2017 Enterprise TAB Meeting – Held per applicant to return to the August 9, 2017 Enterprise TAB meeting.

**Held to September 13, 2017 Enterprise TAB meeting per applicants' request.**

**37. 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) 09/6/17 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.
- June 14, 2017 Enterprise TAB Meeting – Held per applicant to return to the July 12, 2017 Enterprise TAB Meeting.
- July 12, 2017 Enterprise TAB Meeting – Held per applicant to return to the August 9, 2017 Enterprise TAB meeting.

**Held to September 13, 2017 Enterprise TAB meeting per applicants' request.**

VII. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be August 30, 2017 at 6:00 p.m.

X. Adjournment

**Motion: Cheryl Wilson**

**Action: Adjourned meeting 10pm**

**Vote: 4/0 Unanimous**