



Enterprise Town Advisory Board

August 30, 2017

MINUTES

Board Members:	David Chestnut – Chair – PRESENT Cheryl Wilson – Vice Chair – PRESENT Rocky Brandonisio – Absent	Bonnie Fraser – PRESENT Jenna Waltho – PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes@yahoo.com	
County Liaison:	Tiffany Hesser 702-455-7388 th@clarkcountynv.gov	

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

The meeting was called to order at 6:01 p.m.
Tiffany Hesser-County Liaison
Bob Kelin-Current Planning

II. Public Comment

None

III. Approval of August 9, 2017 Minutes

Moved by: David Chestnut
Action: Approved minutes as submitted.
Vote: 4-0/ Unanimous

IV. Approval of Agenda for August 30, 2017

- 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 - BOULEY ARD 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-TESORJ, LLC:

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

33. ZC-0595-17 -TESORJ, 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. **Nzc-0587-17 – MINI-MASTERS INC., ET AL:**

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 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) **09/05/17 PC**

Motion by Cheryl Wilson

Action: **Deny**

per staff if approved conditions.

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

2. **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) **09/05/17 PC**

Motion by Cheryl Wilson
Action: **Deny**
per staff if approved conditions.
Motion **PASSED** (4-0) / Unanimous

3. **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) **09/05/17 PC**

Applicant requested a hold to Enterprise TAB meeting on September 13, 2017.

4. **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) **09/05/17 PC**

Motion by Cheryl Wilson
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

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

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) **09/06/17 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

6. **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) **09/06/17 BCC**

Motion by David Chestnut
Action: **DENY**
per staff conditions.
Motion **PASSED** (4-0) / Unanimous

7. **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) **09/06/17 BCC**

Motion by David Chestnut
Action: **Deny**
per staff conditions.
Motion **PASSED** (4-0) / Unanimous

8. 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) **09/06/17 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

9. 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) **09/06/17 BCC**

Motion by David Chestnut
Action: **APPROVE** vacation except for right of way/alignment for Landberg Ave.
CHANGE Public Works – Development Review bullet #2 to read:
... 23.5 to 47 feet for Landberg Ave...
per staff conditions.
Motion **PASSED** (4-0) / Unanimous

10. 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) **09/06/17 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions
Motion **PASSED (4-0)** Unanimous

11. 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) **09/06/17 BCC**

Motion by David Chestnut

Action:

APPROVE Zone Change reduced to R-D

APPROVE Waiver of development Standards

DENY Design Review

CHANGE Public Works – Development Review bullet #5 to read:

... 23.5 to 47 feet for Landberg Ave...

ADD Public Works – Development Review

- All pole mounted lighting to be full shielded LED lighting including street lights.
- per staff conditions.

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

12. 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) **09/06/17 BCC**

Motion by David Chestnut

Action:

APPROVE Zone Change reduced to R-D

APPROVE Waivers of Development Standards

DENY Design Review

ADD Current Planning condition:

- Multi modal pathway along power line easement.

ADD Public Works – Development Review

- All pole mounted lighting to be full shielded LED lighting including street lights.
- per staff conditions.

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

13. UC-0377-16 (AR-0098-17) – MAURI, CHRISTOPHER D. & NICOLE L.:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following:

- 1) allow customers to come to the residence; and
- 2) allow employees other than family members to work at the site in conjunction with an existing residence on 1.2 acres

in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the west side of Rancho Destino Road, 300 feet south of Shelbourne Avenue within Enterprise. SS/tk/ja (For possible action) **09/19/17 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

14. DR-0627-17 – GOLDEN STAR HOLDINGS, LLC, ET AL:

DESIGN REVIEW for a proposed single family residential development on 15.2 acres in an R-2 (Medium Density Residential) Zone. Generally located between Cactus Avenue and Conn Avenue and the east side of El Camino Road within Enterprise. SB/dg/ml (For possible action) **09/19/17 PC**

Motion by Bonnie Fraser

Action: **APPROVE** per staff conditions.

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

15. TM-0128-17 - GOLDEN STAR HOLDINGS, LLC, ET AL:

TENTATIVE MAP consisting of 121 single family residential lots and common lot on 15.2 acres in an R-2 (Medium Density Residential) Zone. Generally located between Cactus Avenue and Conn Avenue and the east side of El Camino Road within Enterprise. SB/dg/ml (For possible action) **09/19/17 PC**

Motion by Bonnie Fraser

Action: **APPROVE** per staff conditions.

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

16. TM-0129-17 – LH VENTURES, LLC, ET AL:

TENTATIVE MAP consisting of 9 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Redwood Street and the south side of Torino Avenue (alignment) within Enterprise. SB/md/ja (For possible action) **09/19/17 PC**

Applicant requested a hold to Enterprise TAB meeting on September 13, 2017.

17. VS-0624-17 – HINES, CHRISTOPHER & VERONICA:

VACATE AND ABANDON easements of interest to Clark County located between Rogers Street and Arville Street, and between Raven Avenue and Agate Avenue within Enterprise (description on file). SB/tk/ml (For possible action) **09/19/17 PC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions.

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

18. VS-0628-17 - GOLDEN STAR HOLDINGS, LLC, ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Conn Avenue and between El Camino Road and Jones Boulevard within Enterprise (description

on file). SB/dg/ml (For possible action) **09/19/17 PC**

Motion by Bonnie Fraser
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

19. VS-0631-17 - LH VENTURES, LLC, ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Pebble Road, and between Redwood Street and Rainbow Boulevard and a portion of a right-of-way being Santa Margarita Street located between Torino Avenue and Pebble Road within Enterprise (description on file). SB/md/ja (For possible action) **09/19/17 PC**

Applicant requested a hold to Enterprise TAB meeting on September 13, 2017.

20. WS-0610-17 – COX COMMUNICATIONS LAS VEGAS, INC., A DELAWARE CORPORATION:

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce drive aisle width; and
- 2) off-site improvements (curb, gutter, streetlights, and sidewalk).

WAIVERS OF CONDITIONS of a use permit (UC-1046-04) for the following: 1) subject to 24 inch box trees being planted 20 foot on center around the perimeter; and 2) full off-sites and Nevada Department of Transportation approval of off-sites.

DESIGN REVIEW for an expansion to an existing public utility structure (cable communications facility) on 0.8 acres in an H-2 (General Highway Frontage) Zone in the MUD-4 Overlay District. Generally located on the southwest corner of Blue Diamond Road and Montessouri Street within Enterprise. SB/md/ja (For possible action) **09/19/17 PC**

Motion by David Chestnut
Action:

- APPROVE** Waiver of Development Standards #1
- DENY** Waiver of Development Standard #2
- APPROVE** Waivers of Conditions #1
- DENY** Waivers Conditions 2
- APPROVE Design Review** per staff if approved conditions.

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

21. WS-0632-17 – LH VENTURES, LLC, ET AL:

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) increase wall height; and
- 2) reduce lot area in conjunction with a proposed single family residential development.

DESIGN REVIEW for a proposed single family residential development on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Redwood Street and the south side of Torino Avenue (alignment) within Enterprise. SB/md/ja (For possible action) **09/19/17 PC**

Applicant requested a hold to Enterprise TAB meeting on September 13, 2017.

22. VC-0265-13 (ET-0101-17) – AMERICAN WEST DEVELOPMENT, INC.:

VARIANCES SECOND EXTENSION OF TIME to complete the following:

- 1) reduced lot size;
- 2) reduced front setbacks;
- 3) reduced rear setbacks;

- 4) reduced garage setbacks;
- 5) increased building height;
- 6) increase the length of architectural enclosures;
- 7) increased wall height;
- 8) increase the length of a hammerhead turnaround; and
- 9) modify street improvements

in accordance with Clark County Uniform Standard Drawings in conjunction with a single family development on 24.7 acres in an R-2 (Medium Density Residential) Zone in the Pinnacle Peaks Concept Plan Area. Generally located on the south side of Wigwam Avenue and the east and west sides of Torrey Pines Drive within Enterprise. SB/co/ja (For possible action) **09/20/17 BCC**

Withdrawn by the Applicant with a request for without prejudice.

23. WS-0608-17 – KB HOME LV CAMERON FORD, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for proposed single family residences within an approved single family residential development.

DESIGN REVIEW for proposed model homes within an approved single family residential development on 6.1 acres in an R-2 (Medium Density Residential) Zone. Generally located between Ford Avenue and Cougar Avenue, 200 feet east of Cameron Street within Enterprise. SB/md/ml (For possible action) **09/20/17 BCC**

Motion by David Chestnut

Action:

APPROVE Waiver of Development of Standards limited to 40 % of the lots.

APPROVE Design Review

per staff conditions.

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

24. WS-0630-17 – AMERICAN WEST DEVELOPMENT, INC.:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEW for increased finished grade in conjunction with a previously approved single family residential development on 15.7 acres in an R-2 (Medium Density Residential) Zone with a portion in the MUD- 3 Overlay District. Generally located on the southeast corner of Cougar Avenue and Rainbow Boulevard within Enterprise. SB/md/ja (For possible action) **09/20/17 BCC**

Applicant requested a hold to Enterprise TAB meeting on September 13, 2017.

25. WS-0656-17 – ABS SURPLUS-O, LLC:

WAIVER OF DEVELOPMENT STANDARDS for modified street standards.

DESIGN REVIEWS for the following:

- 1) proposed restaurant with drive-thru;
- 2) proposed retail building;
- 3) proposed convenience store with fueling canopy; and
- 4) car wash in conjunction with a proposed shopping center

on a 5.3-acre portion of an 8.4-acre parcel in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the northwest corner of Rainbow Boulevard and Cactus Avenue within Enterprise.

SB/md/ja (For possible action) **09/20/17 BCC**

Motion by David Chestnut

Action:

DENY Waiver of Development Standards

APPROVE Design Review

ADD current planning conditions:

- Design review as a public hearing for lighting and signage.
- Comply with Mountain's Edge master plan architectural and landscape standards.

per staff conditions.

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

26. ZC-0659-17 – NAPOLEON, LOUIS:

ZONE CHANGE to reclassify 1.1 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a future residential development. Generally located on the south side of Gomer Road, 650 feet east of Fort Apache Road within Enterprise (description on file). SB/md/ml (For possible action) **09/20/17 BCC**

Applicant requested a hold to Enterprise TAB meeting on September 13, 2017.

27. ZC-0635-17 – LASFUEL:

ZONE CHANGE to reclassify 1.0 acre from R-E (Rural Estates Residential) (AE-60) Zone to M-1 (Light Manufacturing) (AE-60) Zone for a public utility structure.

USE PERMITS for the following:

- 1) a public utility structure (pipeline metering station);
- 2) waive setbacks;
- 3) waive trash enclosure; and
- 4) waive landscaping.

DESIGN REVIEW for a proposed pipeline metering station. Generally located on the southwest corner of Martin Avenue and Valley View Boulevard within Enterprise (description on file). SS/al/ja (For possible action) **09/20/17 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

VII. General Business:

NONE

VIII. Public Comment:

Tiffany Hesser remind TAB members she will not be at September 13, TAB meeting, but Mike Shannon will attend.

Cheryl Wislon noted it would be helpful if there were more continuity amongst planners when they are analyzing projects in close proximity to each other and perhaps it would be good to have one planner assigned to multiple projects in the same area.

Dave Chestnut remind TAB meeting the nominations for CDC would be on the next agenda.

David Chestnut asked for a discussion on Capital Budget items on the next agenda.

IX. Next Meeting Date

The next regular meeting will be September 13, 2017 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 8:15 p.m.