



Enterprise Town Advisory Board

October 11, 2017

MINUTES

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

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

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

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

The meeting was called to order at 6:00 p.m.
Phil Blount, Current Planning

II. Public Comment

None

III. Approval of September 27, 2017 Minutes

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

IV. Approval of Agenda for October 11, 2017 and Hold, Combine or Delete Any Items (For possible action)

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

Applicant requested holds:

1. TM-0041-17 - MOSAIC SEVEN, LLC: Hold to November 1, 2017 Enterprise TAB meeting.
2. VS-0206-17 - MOSAIC SEVEN, LLC: Hold to November 1, 2017 Enterprise TAB meeting.
3. WS-0204-17-MOSAIC SEVEN, LLC: Hold to November 1, 2017 Enterprise TAB meeting.
18. WS-0790-17 – SRMF TOWN SQUARE OWNER, LLC: Hold to November 1, 2017 Enterprise TAB meeting.
20. ZC-0804-17 – NAJMI ROHANI TRUST: Hold to November 14, 2017 Enterprise TAB meeting.

Related applications that will be heard together:

5. TM-0152-17 - SUCCOTASH, LLC:
6. VS-0763-17 - SUCCOTASH, LLC:
8. ZC-0764-17-SUCCOTASH, LLC:

9. DR-0814-17-GOLDSTROM FAMILY TRUST, ET AL:
10. TM-0157-17-GOLDSTROM FAMILY TRUST, ET AL:

16. VS-0782-17 -COMEBACK TIME PHD 19, LLC:
19. ZC-0781-17 - COMEBACK TIME PHD 19, LLC:

V. Informational Items

1. Open House

Flamingo Water Resource Center
5857 E. Flamingo Road
Saturday, November 4, 2017 9:00 am to 3:00 pm

Learn how we treat wastewater and return it to our environment!

- Demonstrations
- Facility Tour
- Pipeline Playground
- Food Truck

Bus Tour involves some walking and stairs. Last Tour Leaves at 2:00 pm. RSVP: 702-668-8065 by November 2 or register online at cleanwaterteam.com

VI. Planning & Zoning

1. **TM-0041-17 - MOSAIC SEVEN, LLC:**

AMENDED HOLDOVER TENTATIVE MAP consisting of 13 (previously 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) **11/08/17 BCC**

Held per applicant request to return to November 1, 2017 Enterprise TAB Meeting

2. **VS-0206-17 – MOSAIC SEVEN, LLC:**

AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Rainbow Boulevard and Montessouri Street (alignment) and a portion of a right-of-way being Gary Avenue (alignment) located between Rainbow Boulevard and Montessouri Street (alignment) and a portion of a right-of-way being Rosanna Street (alignment) located between Richmar Avenue and Gary Avenue (no longer needed) within Enterprise (description on file). SB/pb/ja (For possible action) **11/08/17 BCC**

Held per applicant request to return to November 1, 2017 Enterprise TAB Meeting

3. **WS-0204-17 – MOSAIC SEVEN, LLC:**

AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced lot area (previously not notified).

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) **11/08/17 BCC**

Held per applicant request to return to November 1, 2017 Enterprise TAB Meeting

4. **DR-0715-17 – MAJESTIC NEVADA PROPERTY HOLDINGS, LLC, ET AL:**
DESIGN REVIEW for a proposed hotel in conjunction with an existing resort hotel (Silverton) on a portion of 78.7 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 and AE-65) Zone in the MUD-2 Overlay District. Generally located on the south side of Blue Diamond Road and the east side of Dean Martin Drive within Enterprise. SB/gc/ma (For possible action) **10/18/17 BCC**

Motion by David Chestnut

Action: **APPROVE** Per staff conditions

ADD Current Planning condition:

- Design Review as a public hearing for significant changes to plans.
- Design Review as a public hearing for lighting and signage.

ADD Public Works – Development Review condition:

- Traffic control measures on southernmost exit to prevent exiting traffic from going south on Dean Martin Dr.

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

5. **TM-0152-17 – SUCCOTASH, LLC:**
TENTATIVE MAP consisting of 35 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Ford Avenue, 350 feet west of Durango Drive within Enterprise. SB/mk/ml (For possible action) **10/18/17 BCC**

Motion by David Chestnut

Action: **DENY** due to TAB recommendations for ZC-0764-17

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

6. **VS-0763-17 – SUCCOTASH, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cougar Avenue and Ford Avenue, and between Durango Drive and Bonita Vista Street and a portion of a right-of-way being Bonita Vista Street located between Ford Avenue and Cougar Avenue within Enterprise (description on file). SB/mk/ml (For possible action) **10/18/17 BCC**

Motion by David Chestnut

Action: **APPROVE except for the Bonita Vista St. right-of-way.**

Public Works – Development Review

- **DELETE** Bullet # 2

Per staff conditions

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

7. **ZC-0659-17 – NAPOLEON, LOUIS:**

AMENDED HOLDOVER 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.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce setback (previously not notified);
- 2) increase wall height (previously not notified);
- 3) reduce the width of a private street (previously not notified); and
- 4) allow modified street standards (previously not notified).

DESIGN REVIEWS for the following:

- 1) a proposed single family residential development (previously not notified); and
- 2) increased finished grade (previously not notified).

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) **10/18/17 BCC**

Motion by David Chestnut

Action: **APPROVE:** Amended Holdover Zone Change to R-2

DENY: WAIVERS OF DEVELOPMENT STANDARDS

DENY: DESIGN REVIEWS

ADD Current Planning condition:

- Design Review as a public hearing on final plans.

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

8. **ZC-0764-17 – SUCCOTASH, LLC:**

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a proposed single family residential development.

WAIVER OF DEVELOPMENT STANDARDS for reduced separation between the street intersection (Ford Avenue and Street A).

DESIGN REVIEWS for the following:

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

Generally located on the north side of Ford Avenue, 350 feet west of Durango Drive within Enterprise (description on file). SB/mk/ml (For possible action) **10/18/17 BCC**

Motion by David Chestnut

Action: **APPROVE:** Zone Change to R-2

DENY: WAIVERS OF DEVELOPMENT STANDARDS

DENY: DESIGN REVIEWS

ADD Current Planning conditions:

- Design Review as a public hearing for significant changes to plans.
- Single story homes only along eastern property line.

Public Works – Development Review

- **DELETE** Bullet # 5

Per staff conditions

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

9. DR-0814-17 – GOLDSTROM FAMILY TRUST, ET AL:

DESIGN REVIEW for a proposed single family residential development on a 6.1-acre portion of an 8.9 acre site in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of La Cienega Street and the north side of Shelbourne Avenue within Enterprise. SS/rk/ml (For possible action) **11/17/17 PC**

Motion by Cheryl Wilson

Action: **APPROVE** Per staff conditions

Current Planning condition:

- DELETE Bullet #1

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

10. TM-0157-17 – GOLDSTROM FAMILY TRUST, ET AL:

TENTATIVE MAP consisting of 12 single family residential lots on a 6.1-acre portion of an 8.9 acre site in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of La Cienega Street and the north side of Shelbourne Avenue within Enterprise. SS/rk/ml (For possible action) **11/17/17 PC**

Motion by Cheryl Wilson

Action: **APPROVE** Per staff conditions

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

11. UC-0776-17 – LEAKE LIVING TRUST:

USE PERMITS for the following:

- 1) allow a proposed accessory apartment prior to a future principal dwelling;
- 2) increase area for a proposed accessory apartment; and
- 3) allow a proposed accessory apartment to not be architecturally compatible with the future principal structure

in conjunction with the proposed conversion of an existing single family residence into a proposed accessory apartment on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Pebble Road, 300 feet east of Buffalo Drive within Enterprise. SB/gc/ml (For possible action) **11/17/17 PC**

Motion by Jenna Waltho

Action: **APPROVE** Per staff conditions

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

12. UC-0780-17 – BLACK BONGO, L.P.:

USE PERMIT to allow a proposed major training facility (gymnastics) within an existing office/warehouse complex on a portion of 16.5 acres in an M-D (Design Manufacturing) (AE-65) Zone in an MUD-2 Overlay District. Generally located on the southeast corner of Dean Martin Drive and Robindale Road within Enterprise. SS/rk/ml (For possible action) **11/17/17 PC**

Motion by Bonnie Fraser

Action: **APPROVE** Per staff conditions

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

13. VS-0771-17 – ABS DECATUR ENTERPRISES, LLC:

VACATE AND ABANDON a portion of right-of-way being Warm Springs Road located between Decatur Boulevard and Edmond Street within Enterprise (description on file). SS/tk/ja (For possible action) **11/17/17 PC**

Motion by Cheryl Wilson
Action: **APPROVE** Per staff conditions
Motion **PASSED** (5-0) / Unanimous

14. VS-0777-17 – USA:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue (alignment) and Torino Avenue, and between Market Heights Street (alignment) and Canyon Saddle Street (alignment) within Enterprise (description on file). SB/co/ja (For possible action) **11/17/17 PC**

Motion by Bonnie Fraser
Action: **APPROVE** Per staff conditions
Motion **PASSED** (5-0) / Unanimous

15. VS-0809-17 – RICHMOND AMERICAN HOMES OF NEVADA, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Mistral Avenue, and between Lindell Road and Edmond Street and a portion of a right-of-way being Lindell Road located between Windmill Lane and Mistral Avenue within Enterprise (description on file). SB/co/ja (For possible action) **11/17/17 PC**

Motion by Jenna Waltho
Action: **APPROVE** Per staff conditions
Motion **PASSED** (5-0) / Unanimous

16. VS-0782-17 – COMEBACK TIME PHD 19, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Meranto Avenue (alignment), and between Newbattle Street and Chieftain Street (alignment) within Enterprise (description on file). SB/gc/ja (For possible action) **11/18/17 BCC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions
Motion **PASSED** (5-0) / Unanimous

17. ZC-0201-00 (WC-0135-17) – CHRISTOPHER STIMSON FAMILY TRUST, ET AL:

WAIVER OF CONDITIONS of a zone change requiring drainage and traffic studies and compliance, traffic study to address additional right-of-way needed in conjunction with a mini-warehouse and truck rental facility on 2.1 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the northeast corner of Maryland Parkway and Cactus Avenue within Enterprise. SS/co/ja (For possible action) **11/18/17 BCC**

Motion by Cheryl Wilson
Action: **APPROVE** Per staff conditions with Waiver applicable to traffic study only
Motion **PASSED** (5-0) / Unanimous

18. WS-0790-17 – SRMF TOWN SQUARE OWNER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) increase the number of animated signs (static image units); and

2) permit encroachment into airspace.

DESIGN REVIEWS for the following:

- 1) increased animated sign (static image unit) area; and
- 2) modifications to an approved comprehensive sign package

in conjunction with an existing shopping center (Town Square) on 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. SS/gc/ml (For possible action) **11/18/17 BCC**

Held per applicant request to return to November 1, 2017 Enterprise TAB Meeting

19. ZC-0781-17 – COMEBACK TIME PHD 19, LLC:

ZONE CHANGE to reclassify 2.6 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District for future residential development. Generally located on the north side of Meranto Avenue (alignment), 125 feet east of Newbattle Street within Enterprise (description on file). SB/gc/ja (For possible action) **11/18/17 BCC**

Motion by David Chestnut

Action: **APPROVE** Per staff conditions

ADD Current Planning condition:

- Lot size to be 4000 sq. ft. or greater.

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

20. ZC-0804-17 – NAJMI ROHANI TRUST:

ZONE CHANGE to reclassify 1.8 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in the MUD-4 Overlay District.

USE PERMIT to reduce the separation from a proposed on-premises consumption of alcohol establishment (tavern) to a residential use.

WAIVER OF DEVELOPMENT STANDARDS to allow commercial access onto a residential street.

DESIGN REVIEW for a proposed retail center. Generally located on the north side of Blue Diamond Road and the west side of Monte Cristo Way within Enterprise (description on file). SB/pb/ja (For possible action) **11/18/17 BCC**

Held per applicant request to return to November 15, 2017 Enterprise TAB Meeting

VII. General Business:

1. Review 2016/2017 budget request and take public input regarding suggestions for next funding budget requests. (For possible action).
The Chair presented an update list of potential capital budget items. (Attachment 1). The Chair requested TAB members review the proposed items and prioritize them with the reason for the ranking. The list will be discussed and finalized at the November 1, 2017 TAB meeting.
2. TAB to solicit and develop questions for Clark County Public Works' managers. (for discussion only)
Two areas discussed were the status of several road projects and what is the criteria for vacating a local road.
The chair will develop a series of Public Works questions for the TAB to discuss at the next meeting. This list will be finalized during the November 15, 2017 TAB meeting.
3. TAB to discuss citizen letter concerning Bed and Breakfast/Party Houses. (for discussion only)
The TAB opinion is additional regulations should not be considered until the enforcement arm is

expanded to where the current regulations can be enforced. The TAB has added a request for additional code enforcement officers to the capital budget list.

VIII. Public Comment:

Citizen commented on the following:

- One developer claiming not to have single story homes in their models, actually does.
- Plans which are presented to the PC and the BCC at the last minute deny the public, staff and TAB an opportunity to review the new plans.
- Denials by the staff, TAB's and PC are approved by the BCC. This creates a negative citizen impression of the BCC.

Las Vegas Metropolitan Police Department's 4th Annual Trunk or Treat Event will be Thursday October 26, 2017 from 6 pm to 10 pm at 6975 W. Windmill

IX. Next Meeting Date

The next regular meeting will be November 1, 2017 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 8:06 p.m.