



Enterprise Town Advisory Board

November 1, 2017

MINUTES

Board Members: David Chestnut – Chair – **PRESENT** Bonnie Fraser – **PRESENT**
Cheryl Wilson – Vice Chair – **PRESENT** Jenna Waltho – **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 6:06 p.m.
Dionicio Gordillo, Current Planning

II. Public Comment

NONE

III. Approval of October 11, 2017 Minutes

Motion by: David Chestnut

Action: Hold to November 15, 2017 to review draft minutes

Vote: 4-0/ Unanimous

IV. Approval of Agenda for November 1, 2017

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Holds requested by the applicant:

1. TM-0041-17 - MOSAIC SEVEN, LLC: Hold to November 29, 2017 Enterprise TAB meeting
2. VS-0206-17 - MOSAIC SEVEN, LLC: Hold to November 29, 2017 Enterprise TAB meeting
3. WS-0204-17 - MOSAIC SEVEN, LLC: Hold to November 29, 2017 Enterprise TAB meeting

Related applications

5. TM-0162-17 - LEWIS INVESTMENT CO NV, LLC, ET AL:
10. WS-0850-17 - LEWIS INVESTMENT CO NV, LLC, ET AL:

- 6. TM-0163-17 - PARDEE HOMES OF NEVADA:
- 11. WS-0851-17 – PARDEE HOMES OF NEVADA:

- 12. WS-0854-17 - AMERICAN WEST DEVELOPMENT INC:
- 13. WS-0855-17 - AMERICAN WEST DEVELOPMENT INC:
- 14. WS-0856-17 - AMERICAN WEST DEVELOPMENT INC:

- 17. TM-0131-17 - SILVERADO PROMENADE, LLC, ET AL:
- 19. VS-0663-17 - SILVERADO PROMENADE, LLC, ET AL:
- 23. ZC-0661-17 - SILVERADO PROMENADE, LLC, ET AL:

- 18. TM-0164-17 - PARDEE HOMES OF NEVADA:
- 21. VS-0853-17 - PARDEE HOMES OF NEVADA:
- 22. WS-0852-17 - PARDEE HOMES OF NEVADA:

- 20. VS-0813-17 - WALMER CAPITAL MANAGEMENT, LLC, ET AL:
- 24. ZC-0812-17 – WALMER CAPITAL MANAGEMENT, LLC, ET AL:

V. Informational Items

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

- 1. Clark Water Reclamation District Open House Saturday, November 4, 2017 from 9:00 am to 3:00 pm at 5857 East Flamingo Road.
- 2. **Note:** Rocky Brandonisio has resigned from the Enterprise TAB.
- 3. Las Vegas Metro Enterprise Area Command will host First Tuesday on November 7, 2017 7:00pm at the Windmill Library. The topic will be retail theft and miscellaneous concerns.
- 4. The Las Vegas Rock ‘n’ Roll marathon on Saturday November 11, 2017 will still occur with a revised route not coming as far south. Information can be found at: <http://www.runrocknroll.com/las-vegas/>

VI. Planning & Zoning

- 1. **TM-0041-17 - MOSAIC SEVEN, LLC:**
HOLDOVER AMENDED 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 by the applicant’s request to November 29, 2017 Enterprise TAB meeting

- 2. **VS-0206-17 – MOSAIC SEVEN, LLC:**
HOLDOVER AMENDED 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 (no longer needed) within Enterprise (description on file). SB/pb/ja (For possible action) 11/08/17 BCC

HELD by the applicant's request to November 29, 2017 Enterprise TAB meeting

3. **WS-0204-17 – MOSAIC SEVEN, LLC:**
HOLDOVER AMENDED 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 by the applicant's request to November 29, 2017 Enterprise TAB meeting

4. **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) 11/08/17 BCC

NO TAB recommendation

Motion by Bonnie Fraser

Action: **APPROVE**

ADD: Current Planning condition:

- Lighting and shielding to be coordinated in conjunction with Airport and FAA

Motion **FAILED** (2-2) / (Chestnut and Wilson- Nay)

5. **TM-0162-17 - LEWIS INVESTMENT CO NV, LLC, ET AL:**
TENTATIVE MAP consisting of 117 single family residential lots and common lots on 14.7 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the north side of Serene Avenue (alignment), west of Conquistador Street (alignment), 200 feet east of Hualapai Way within Enterprise. SB/mk/ml (For possible action) 11/21/17 PC

Motion by David Chestnut

Action: **DENY**

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

6. **TM-0163-17 - PARDEE HOMES OF NEVADA:**
TENTATIVE MAP consisting of 18 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Conn Avenue and the west side of Bronco Street within Enterprise. SB/mk/ml (For possible action) 11/21/17 PC

Motion by Bonnie Fraser

Action: **APPROVE** Per staff conditions

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

7. **UC-0847-17 – IMMERSA LEARNING NETWORK CO., ET. AL.:**

USE PERMITS for the following:

- 1) a proposed motion picture production/studio; and
- 2) a major training facility

in conjunction with an existing office/warehouse complex on a portion of 4.6 acres in an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Arby Avenue, 510 feet east of Redwood Street within Enterprise. SS/md/ml (For possible action) 11/21/17 PC

Motion by Cheryl Wilson

Action: **APPROVE** Per staff conditions

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

8. **VS-0818-17 – UNITED BROTHERHOOD & JOINERS OF AMERICA:**

VACATE AND ABANDON easements of interest to Clark County located between La Cienega Street and Placid Street, and between Via Austi Parkway (alignment) and Carpenters Union Way within Enterprise (description on file). SS/co/ja (For possible action) 11/21/17 PC

Motion by Cheryl Wilson

Action: **APPROVE** Per staff conditions

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

9. **WS-0841-17 – TFC HOLDING, INC.:**

WAIVER OF DEVELOPMENT STANDARDS to increase the height of proposed freestanding luminaries (light poles).

DESIGN REVIEW for proposed freestanding luminaries (light poles) in conjunction with a previously approved truck staging area on 7.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD- 3 Overlay Districts. Generally located on the south side of Sunset Road, 600 feet east of Rainbow Boulevard within Enterprise. SS/md/ml (For possible action) 11/21/17 PC

Motion by Cheryl Wilson

Action: **APPROVE** Per staff conditions

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

10. **WS-0850-17 – LEWIS INVESTMENT CO NV, LLC, ET AL:**

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce street intersection offset; and
- 2) modified street improvement standards.

DESIGN REVIEW for site reconfiguration of a previously approved single family residential development on 14.7 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the north side of Serene Avenue (alignment), west of Conquistador Street (alignment), 200 feet east of Hualapai Way within Enterprise SB/mk/ml (For possible action)

Motion by David Chestnut

Action: **DENY**

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

11. **WS-0851-17 – PARDEE HOMES OF NEVADA:**
WAIVER OF DEVELOPMENT STANDARDS for modified street improvement standards.
DESIGN REVIEW for revised house plans (models) on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Conn Avenue and the west side of Bronco Street within Enterprise. SB/mk/ml (For possible action) 11/21/17 PC

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

12. **WS-0854-17 – AMERICAN WEST DEVELOPMENT INC:**
WAIVER OF DEVELOPMENT STANDARDS for modified street improvement standards in conjunction with an approved single family residential development on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Silverado Ranch Boulevard and Lindell Road within Enterprise. SB/mk/ml (For possible action) 11/21/17 PC

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

13. **WS-0855-17 – AMERICAN WEST DEVELOPMENT INC:**
WAIVER OF DEVELOPMENT STANDARDS for modified street improvement standards in conjunction with an approved single family residential development on 28.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue and the west side of Lindell Road within Enterprise. SB/mk/ml (For possible action) 11/21/17 PC

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

14. **WS-0856-17 – AMERICAN WEST DEVELOPMENT INC:**
WAIVER OF DEVELOPMENT STANDARDS for proposed modified street improvement standards in conjunction with an approved single family residential development on 10.2 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Jones Boulevard and the south side of Badura Avenue within Enterprise. SS/mk/ml (For possible action) 11/21/17 PC

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

15. **DR-0825-17 – PARDEE HOMES OF NEVADA:**
DESIGN REVIEWS for the following:
1) a proposed single family residential development; and
2) increased finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Agate Avenue (alignment), 690 feet east of Cimarron Road (alignment) within Enterprise. SB/md/ml (For possible action) 11/21/17 BCC

Motion by Cheryl Wilson
Action: **APPROVE** Per staff conditions

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

16. **DR-0826-17 – PARDEE HOMES OF NEVADA:**

DESIGN REVIEWS for the following:

- 1) a proposed single family residential development; and
- 2) increased finished grade 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/md/ml (For possible action) 11/21/17 BCC

Motion by Jenna Waltho

Action: **APPROVE** Per staff conditions

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

17. **TM-0131-17 - SILVERADO PROMENADE, LLC, ET AL:**

TENTATIVE MAP for a commercial subdivision on 20.0 acres in a C-2 (General Commercial) Zone in the MUD-1 and MUD-4 Overlay Districts. Generally located on the east side of Las Vegas Boulevard South and the south side of Silverado Ranch Boulevard within Enterprise. SS/dg/ml (For possible action) 11/21/17 BCC

Motion by David Chestnut

Action: **DENY**

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

18. **TM-0164-17 - PARDEE HOMES OF NEVADA:**

TENTATIVE MAP consisting of 36 single family residential lots and common lots on 7.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on east and west sides of Jones Boulevard, north side of Levi Avenue, and the south side of Somerset Hills Avenue within Enterprise. SB/dg/ml (For possible action) 11/21/17 BCC

Motion by Bonnie Fraser

Action: **APPROVE** Per staff conditions

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

19. **VS-0663-17 – SILVERADO PROMENADE, LLC, ET AL:**

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Haven Street, and between Silverado Ranch Boulevard and Roshnak Drive (alignment) and portions of a right-of-way being Giles Street located between Silverado Ranch Boulevard and Roshnak Drive (alignment) and a portion of Landberg Avenue located between Giles Street and Haven Street within Enterprise (description on file). SS/dg/ml (For possible action) 11/21/17 BCC

Motion by David Chestnut

Action: **APPROVE** vacation of patent easements only

DENY vacation of rights of way alignments

Per staff conditions

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

20. **VS-0813-17 – WALMER CAPITAL MANAGEMENT, LLC, ET AL:**

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Great Duke Avenue (alignment), and between Walmer Castle Lane (alignment) and Gilespie Street and portions of a right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Great Duke Avenue (alignment) within

Enterprise (description on file). SS/dg/ja (For possible action) 11/21/17 BCC

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

21. **VS-0853-17 - PARDEE HOMES OF NEVADA:**
VACATE AND ABANDON easements of interest to Clark County located Conn Avenue (alignment) and Irvin Avenue (alignment), and between Bronco Street and Balmoral Street within Enterprise (description on file). SB/dg/ml (For possible action) 11/21/17 BCC

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

22. **WS-0852-17 – PARDEE HOMES OF NEVADA:**
WAIVER OF DEVELOPMENT STANDARDS for a modified street improvement standards.
DESIGN REVIEWS for the following:

- 1) revised home models; and
- 2) increased finished grade

in conjunction with an approved single family residential development on 7.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on east and west sides of Jones Boulevard, north side of Levi Avenue, and the south side of Somerset Hills Avenue within Enterprise. SB/dg/ml (For possible action) 11/21/17 BCC

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

23. **ZC-0661-17 – SILVERADO PROMENADE, LLC, ET AL:**
ZONE CHANGE to reclassify 7.5 acres from C-P (Office & Professional) Zone and H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone in the MUD-4 Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) allow commercial access to local streets; and
- 2) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along local streets.

DESIGN REVIEWS for the following:

- 1) proposed shopping center expansion;
- 2) proposed buildings within a developing shopping center; and
- 3) increased finished grade on 20.0 acres in MUD-1 and MUD-4 Overlay Districts.

Generally located on the east side of Las Vegas Boulevard South and the south side of Silverado Ranch Boulevard within Enterprise (description on file). SS/dg/ml (For possible action) 11/21/17 BCC

Motion by David Chestnut
Action:
APPROVE: Zone Change
DENY: Waivers of Development Standards 1 & 2
DENY: Design Reviews 1,2, 3.
ADD: Provide cross-access to 2 adjacent parcels to south if developed with compatible use Per staff if approved conditions.

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

24. **ZC-0812-17 – WALMER CAPITAL MANAGEMENT, LLC, ET AL:**
ZONE CHANGE to reclassify 5.1 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.

USE PERMITS for the following:

- 1) a proposed planned unit development (PUD) consisting of attached single family residences (triplex and townhouse) per plans on file; and
- 2) proposed triplex residential dwellings in an RUD zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduced setbacks for a residential unit to a street;
- 2) allow modified driveway and security gate design standards; and
- 3) reduced minimum private street widths per Clark County Improvement Standards.

DESIGN REVIEWS for the following:

- 1) a proposed residential planned unit development; and
- 2) proposed outdoor decorative water features.

Generally located on the south side of Silverado Ranch Boulevard, 350 feet east of Giles pie Street within Enterprise (description on file). SS/dg/ja (For possible action) 11/21/17 BCC

Motion by David Chestnut

Action:

APPROVE: Zone Change

APPROVE: Use Permits

APPROVE: Waivers of Development Standards # 1 & 3

WITHDRAWN by applicant: Waiver of Development Standards # 2

APPROVE: Design Review # 1

WITHDRAWN by applicant: Design Review #2

ADD Current Planning conditions:

- Compliance with Site Plan 'Neighborhood Meeting Exhibit' dated August 29, 2017.
- 3 story buildings with a maximum height of 35'.
- Maximum of 68 units.
- Minimum setback of 40' from the west property line of the six (6) E. Wellington Estates parcels to the proposed condominium buildings.
- Condominiums are 'For Sale'.
- Adjacent to the existing 6 residences of Wellington Estates increase their individual rear (west) CMU block fence heights up to 8 feet prior to commencing vertical construction of the project 'CEO Venice Villas' as agreed upon with each of the 6 residences.
- Trash enclosure to be located at the southwest corner of the project.
- Entrance gates to be in the center drive aisle.
- Intense Landscape buffer along the projects east boundary and adjacent to the six (6) E. Wellington Estates residences with mature trees; specific type of trees to be agreed upon by developer and the adjacent existing 6 residences of Wellington Estates in accordance to Clark County allowed plant types. Trees will be planted in the landscaped area adjacent to the existing 6 residences of Wellington Estates prior to vertical construction of the project. Landscape area as denoted on the 'Neighborhood Meeting Exhibit' dated August 29, 2017.
- No short-term rentals.
- No RV or boat parking
- No Pine trees adjacent to existing single-family homes of Wellington Estates.

Per staff conditions

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

VII. General Business:

1. Review/finalize 2017/2018 budget requests and take public comment on the budget requests.
(For possible action) See attachment 1
Motion by David Chestnut
Action: **APPROVE** as amended and forward to Clark County.
Motion **PASSED** (4-0) / Unanimous
2. TAB to solicit and develop questions for a meeting with Clark County Public Works' managers.
(For possible action)
Held over to the November 15, 2017 Enterprise TAB meeting.

VIII. Public Comment:

NONE

IX. Next Meeting Date

The next regular meeting will be November 15, 2017 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 8:45 p.m.