



# Enterprise Town Advisory Board

November 15, 2017

## MINUTES

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

Secretary: Carmen Hayes 702-371-7991 [chayes@yahoo.com](mailto:chayes@yahoo.com)

County Liaison: Tiffany Hesser 702-455-7388 [th@clarkcountynv.gov](mailto:th@clarkcountynv.gov)

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

The meeting was called to order at 6:02 p.m.  
Mark Donohue, Current Planning

II. Public Comment

None

III. Approval of October 11, 2017 and November 1, 2017 Minutes (For possible action)

Motion by: David Chestnut

Action: **APPROVE** minutes for October 11, 2017 as amended.

**HOLD** minutes for November 1, 2017 to the November 29, 2017 Enterprise TAB Meeting  
Motion **PASSED**: 3-0/ Unanimous

IV. Approval of Agenda for November 15, 2017

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (3-0) / Unanimous

Applicant requested holds:

- 27. DR-0931-17 - ROOHANI, KHUSROW FAMILY TRUST, ET AL: **HOLD** to November 29, 2017 Enterprise TAB meeting
- 30. TM-0179-17 - ROOHANI, KHUSROW FAMILY TRUST, ET AL: **HOLD** to November 29, 2017 Enterprise TAB meeting
- 35. UC-0885-17 – WARM SPRINGS LINDELL INVEST, LLC: **HOLD** to November 29, 2017 Enterprise TAB meeting
- 39. VS-0932-17 - ROOHANI, KHUSROW FAMILY TRUST, ET AL: **HOLD** to November 29, 2017 Enterprise TAB meeting
- 41. NZC-0600-17 (WC-0144-17) - ROOHANI, KHUSROW FAMILY TRUST, ET AL: **HOLD** to November 29, 2017 Enterprise TAB meeting
- 42. VS-0601-17 (WC-0145-17) - ROOHANI, KHUSROW FAMILY TRUST, ET AL: **HOLD** to November 29, 2017 Enterprise TAB meeting

Related applications that will be heard together:

- 3. NZC-0902-17 - PROSPECT RAINBOW, LLC:
- 9. TM-0171-17 - PROSPECT RAINBOW, LLC:
- 19. VS-0903-17 - PROSPECT RAINBOW, LLC:
  
- 4. NZC-0910-17 - PARAGON LOFTS, LLC:
- 6. NZC-0914-17 - PARAGON LOFTS, LLC:
- 11. TM-0174-17 - PARAGON LOFTS, LLC:
- 12. TM-0175-17 - PARAGON LOFTS, LLC:
- 20. VS-0913-17 - PARAGON LOFTS, LLC:
- 21. VS-0915-17 - PARAGON LOFTS, LLC:
  
- 5. NZC-0912-17 - VEGAS MUD, LLC:
- 10. TM-0173-17 - VEGAS MUD, LLC:
  
- 8. NZC-0925-17 - MONARCH LUXURY APARTMENTS, LLC:
- 23. VS-0929-17 - MONARCH LUXURY APARTMENTS, LLC:
  
- 17. VS-0894-17 – CLARK COUNTY:
- 18. VS-0895-17 – CLARK COUNTY:
  
- 28. TM-0172-17 - ALTO DESTINO, LLC, ET AL:
- 37. VS-0904-17 - ALTO DESTINO, LLC, ET AL:
- 43. ZC-0905-17 - ALTO DESTINO LLC, ET AL:
  
- 29. TM-0177-17 - LH VENTURES, LLC:
- 38. VS-0921-17 - LH VENTURES, LLC:
- 44. ZC-0920-17 - LH VENTURES, LLC:

V. Informational Items

- 1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion): NONE

VI. Planning & Zoning

- 1. **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 (alignment) within Enterprise (description on file). SB/pb/ja (For possible action) 11/08/17 BCC

Motion by Dave Chestnut

Action:

**APPROVE** Zone Change with reduction to C-1 zone district;

**Deny** Use Permit;

**WITHDRAWN** Waiver of Development Standards by the applicant;

**DENY** Design Review;

**ADD** Current Planning condition:

- Design review as a public hearing for signage and lighting;

Per staff if approved conditions.

Motion **PASSED** (3-0) / Unanimous

2. **DR-0917-17 – CA LAS VEGAS CACTUS ROAD, LLC:**

**DESIGN REVIEW** for proposed exterior lighting plan in conjunction with an existing school and day care facility on 4.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Cactus Avenue and the west side of El Capitan Way (alignment) within Enterprise. SB/lm/ja (For possible action) 12/05/17 PC

Motion by Bonnie Fraser

Action: **APPROVE** Per staff conditions.

Motion **PASSED** (3-0) / Unanimous

3. **NZC-0902-17 – PROSPECT RAINBOW, LLC:**

**ZONE CHANGE** to reclassify 1.2 acres from R-E (Rural Estates Residential) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone for a shopping center.

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

- 1) reduced setbacks;
- 2) sign height;
- 3) animated signage

in the CMA Design Overlay District;

- 4) cross access; and
- 5) alternative landscaping.

**DESIGN REVIEWS** for the following:

- 1) a proposed shopping center;
- 2) signage;
- 3) lighting; and
- 4) increased finish grade for a shopping center on 4.8 acres

in a C-2 (General Commercial) (AE-65) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the Southeast corner of Sunset Road and Rainbow Boulevard within Enterprise (description on file). SS/al/xx (For possible action) 12/05/17 PC

Motion by Dave Chestnut

Action: **HOLD** to November 29, 2017 Enterprise TAB meeting per applicant request.

Motion **PASSED** (3-0) / Unanimous

4. **NZC-0910-17 – PARAGON LOFTS, LLC:**

**ZONE CHANGE** to reclassify 1.3 acres from H-2 (General Highway Frontage) Zone and C-1 (Local Business) Zone to H-1 (Limited Resort and Apartment) Zone in the MUD-3 and MUD-1 Overlay Districts.

**USE PERMIT** for a proposed residential condominium development.

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

- 1) reduce setbacks; and
- 2) allow non- standard driveway geometrics per Clark County Improvement Standards.

**DESIGN REVIEWS** for the following:

- 1) proposed residential condominium development; and
- 2) increased finish grade.

Generally located on the west side of Ensworth Street, 350 feet north of Ford Avenue (alignment)

within Enterprise (description on file). SS/dg/ja (For possible action) 12/05/17 PC

Motion by Bonnie Fraser

Action: **APPROVE** Per staff conditions.

Motion **PASSED** (3-0) / Unanimous

5. **NZC-0912-17 – VEGAS MUD, LLC:**

**ZONE CHANGE** to reclassify a 5.6-acre portion of a 5.9-acre parcel from H-2 (General Highway Frontage) Zone and R-5 (Apartment Residential) Zone to R-3 (Multiple Family Residential) Zone for an attached 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) reduce street width; and
- 3) off-site improvements (curbs, gutters, sidewalks, streetlights and full width paving) along a portion of Las Vegas Boulevard South.

**DESIGN REVIEWS** for the following:

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

for an attached single family residential development on a portion of 5.9 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 Barbara Lane within Enterprise. SS/al/ml (For possible action) 12/05/17 PC

Motion by Dave Chestnut

Action:

**APPROVE** Zone Change;

**APPROVE** Use Permit;

**APPROVE** Waiver of Development Standards #s 1 & 2;

**DENY** Waiver of Development Standards # 3;

**APPROVE** Design Review;

Per staff if approved conditions.

Motion **PASSED** (3-0) / Unanimous.

6. **NZC-0914-17 – PARAGON LOFTS, LLC:**

**ZONE CHANGE** to reclassify 1.3 acres from H-2 (General Highway Frontage) Zone to H-1 (Limited Resort and Apartment) Zone in the MUD-3 and MUD-1 Overlay Districts.

**USE PERMIT** for a proposed residential condominium development.

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

- 1) reduce setbacks; and
- 2) allow non- standard driveway geometrics per Clark County Improvement Standards.

**DESIGN REVIEWS** for the following:

- 1) proposed residential condominium development; and
- 2) increased finish grade.

Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). SS/dg/ja (For possible action) 12/05/17 PC

Motion by Bonnie Fraser

Action: **APPROVE** Per staff conditions.

Motion **PASSED** (3-0) / Unanimous

7. **NZC-0924-17 – WINDMILL RETAIL II, LLC, ET AL:**  
**ZONE CHANGE** to reclassify a 4.5-acre portion of a 5.5-acre parcel from R-E (Rural Estates Residential) Zone and R-4 (Multiple Family Residential - High Density) Zone to R-4 (Multiple Family Residential - High Density) Zone for a multiple family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) increase building height; and
- 2) increase wall height.

**DESIGN REVIEWS** for the following:

- 1) a proposed multiple family residential development; and
- 2) increase finished grade for a multiple family residential development.

Generally located on the south side of Windmill Lane and the east side of Rainbow Boulevard within Enterprise (description on file). SB/al/ml (For possible action) 12/05/17 PC

Motion by Dave Chestnut

Action: **APPROVE** Per staff conditions.

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

Complete offsites on Windmill Lane up to and including the curb, paving on Windmill Lane is excluded.

Motion **PASSED** (3-0) / Unanimous

8. **NZC-0925-17 – MONARCH LUXURY APARTMENTS, LLC:**  
**ZONE CHANGE** to reclassify 2.7 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.

**DESIGN REVIEWS** for the following:

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

Generally located on the south side of Haleh Avenue (alignment), the east side of Ullom Drive, and 500 feet east of Decatur Boulevard within Enterprise (description on file). SB/dg/ja (For possible action) 12/05/17 PC

Motion by Cheryl Wilson

Action: **APPROVE** Per staff conditions.

Motion **PASSED** (3-0) / Unanimous

9. **TM-0171-17 - PROSPECT RAINBOW, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 4.8 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Sunset Road and Rainbow Boulevard within Enterprise. SS/al/xx (For possible action) 12/05/17 PC

Motion by Dave Chestnut

Action: **HOLD** to November 29, 2017 Enterprise TAB meeting per applicant request.

Motion **PASSED** (3-0) / Unanimous

10. **TM-0173-17 - VEGAS MUD, LLC:**  
**TENTATIVE MAP** consisting of 68 single family residential lots and common lots for an attached single family residential planned unit development on 5.9 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 Barbara Lane within Enterprise. SS/al/ml (For possible action) 12/05/17 PC

Motion by Dave Chestnut  
Action: **APPROVE** Per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

11. **TM-0174-17 - PARAGON LOFTS, LLC:**  
**TENTATIVE MAP** consisting of residential condominium units on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-3 and MUD-1 Overlay Districts. Generally located on the west side of Ensworth Street, 350 feet north of Ford Avenue (alignment) within Enterprise. SS/dg/ja (For possible action) 12/05/17 PC

Motion by Bonnie Fraser  
Action: **APPROVE** Per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

12. **TM-0175-17 - PARAGON LOFTS, LLC:**  
**TENTATIVE MAP** consisting of residential condominium units on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-3 and MUD-1 Overlay Districts. Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise. SS/dg/ja (For possible action) 12/05/17 PC

Motion by Bonnie Fraser  
Action: **APPROVE** Per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

13. **UC-0862-17 – SOUTHWEST MARKETPLACE STA, LLC:**  
**USE PERMITS** for the following:  
1) a proposed communication tower; and  
2) to reduce the setback for a proposed communication tower to a residential development.  
**DESIGN REVIEW** for a proposed communication tower and associated equipment on a portion of 16.1 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Rainbow Boulevard and Windmill Lane within Enterprise. SS/lm/ml (For possible action) 12/05/17 PC

Motion by Dave Chestnut  
Action: **APPROVE** Per staff if approved conditions.  
Motion **PASSED** (3-0) / Unanimous

14. **UC-0879-17 – DM HUGHES AIRPORT, LLC:**  
**USE PERMIT** to allow offices as a principal use within an existing office/warehouse complex on 4.8 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone and M-1 (Light Manufacturing) (AE-65 & AE-70) Zone. Generally located on the east side of Pilot Road and the south side of Sunset Road within Enterprise. SS/rk/ja (For possible action) 12/05/17 PC

Motion by Bonnie Fraser  
Action: **APPROVE** Per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

15. **UC-0883-17 – MARY BARTSAS 10, LLC:**  
**USE PERMITS** for the following:  
1) reduce the setback for a proposed gasoline station to a residential use;  
2) reduce the separation for a proposed convenience store to a residential use;  
3) reduce the setback for a proposed vehicle wash to a residential use; and

4) allow a vehicle wash bay to face a public street on a 1.2-acre portion of a 4.9-acre commercial development within a C-2 (General Commercial) Zone in the MUD-1 and MUD-4 Overlay Districts. Generally located on the south side of Cactus Avenue, 380 feet east of Las Vegas Boulevard South within Enterprise. SS/rk/ja (For possible action) 12/05/17 PC

Motion by Cheryl Wilson  
Action: **APPROVE** Per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

16. **VS-0870-17 – MAJESTIC ENTERPRISE HOLDINGS, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Valley View Boulevard located between Blue Diamond Road and Camero Avenue within Enterprise (description on file). SB/co/ja (For possible action) 12/05/17 PC

Motion by Cheryl Wilson  
Action: **APPROVE** Per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

17. **VS-0894-17 – CLARK COUNTY:**  
**VACATE AND ABANDON** a portion of right-of-way of interest to Clark County located between Arby Avenue (alignment) and George Crockett Road within Enterprise (description on file). SS/co/ja (For possible action) 12/05/17 PC

Motion by Cheryl Wilson  
Action: **APPROVE** Per staff conditions  
Motion **PASSED** (3-0) / Unanimous

18. **VS-0895-17 – CLARK COUNTY:**  
**VACATE AND ABANDON** a portion of right-of-way located between Las Vegas Boulevard South and Gabriel Street (alignment) within Enterprise (description on file). SS/co/ja (For possible action) 12/05/17 PC

Motion by Cheryl Wilson  
Action: **APPROVE** Per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

19. **VS-0903-17 - PROSPECT RAINBOW, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and the 215 Beltway, and between Rainbow Boulevard and Santa Margarita Street (alignment); and portions of rights-of- ways being Rainbow Boulevard located between Sunset Road and the 215 Beltway, and Rafael Rivera Way located between Rainbow Boulevard and Santa Margarita Street (alignment) within Enterprise (description on file). SS/al/xx (For possible action) 12/05/17 PC

Motion by Dave Chestnut  
Action: **HOLD** to November 29, 2017 Enterprise TAB meeting per applicant request.  
Motion **PASSED** (3-0) / Unanimous

20. **VS-0913-17 - PARAGON LOFTS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ensworth Street and Interstate 15, and between Ford Avenue (alignment) and Wigwam Avenue (alignment)

within Enterprise (description on file). SS/dg/ja (For possible action) 12/05/17 PC

Motion by Bonnie Fraser  
Action: **APPROVE** Per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

21. **VS-0915-17 - PARAGON LOFTS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ensworth Street and I-15, and between Ford Avenue (alignment) and Pebble Road (alignment) within Enterprise (description on file). SS/dg/ja (For possible action) 12/05/17 PC

Motion by Bonnie Fraser  
Action: **APPROVE** Per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

22. **VS-0919-17 – LEWIS INVESTMENT COMPANY OF NEVADA:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Serene Avenue (alignment), and between Hualapai Way and Conquistador Street (alignment) within Enterprise (description on file). SB/co/ja (For possible action) 12/05/17 PC

Motion by Bonnie Fraser  
Action: **APPROVE** Per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

23. **VS-0929-17 - MONARCH LUXURY APARTMENTS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ullom Drive and Cameron Street, and between Haleh Avenue and Frias Avenue and a portion of a right-of-way being Haleh Avenue located between Cameron Street and Ullom Drive and a portion of Ullom Drive located between Haleh Avenue and Frias Avenue within Enterprise (description on file). SB/dg/ja (For possible action) 12/05/17 PC

Motion by Cheryl Wilson  
Action: **APPROVE** Per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

24. **WS-0906-17 – EVJ, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased wall height in conjunction with an existing mini-warehouse facility on 3.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Durango Drive and the south side of Agate Avenue within Enterprise. SB/lm/ja (For possible action) 12/05/17 PC

Motion by Dave Chestnut  
Action: **APPROVE** Per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

25. **DR-0889-17 – CENTURY COMMUNITIES NEVADA, LLC:**  
**DESIGN REVIEW** for revised home models in conjunction with an approved single family residential development on 24.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Seeliger Street and the north and south sides of Cougar Avenue (alignment) within Enterprise and Spring Valley. SB/rk/ml (For possible action) 12/06/17 BCC



Motion by Cheryl Wilson  
Action: **APPROVE** Per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

26. **DR-0907-17 – EPIC RAINBOW, LLC:**  
**DESIGN REVIEWS** for the following:

- 1) proposed sign plan; and
- 2) proposed lighting plan

in conjunction with an approved mini-warehouse facility on 3.5 acres in a C-1 (Local Business) and P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community.

**WAIVER OF CONDITIONS** of a tentative map (TM-0098-17) requiring, per the Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission Standards. Generally located on the west side of Rainbow Boulevard and the north side of Gary Avenue within Enterprise. SB/rk/ja (For possible action) 12/06/17 BCC

Motion by Dave Chestnut

Action:

**APPROVE** Design Review #s 1 & 2;

**DENY** Waiver of Conditions;

**RECOMMEND** if the bus turnout cannot be build, no bus shelter pad should be built;

Per staff conditions.

Motion **PASSED** (3-0) / Unanimous.

27. **DR-0931-17 – ROOHANI, KHUSROW FAMILY TRUST, ET AL:**  
**DESIGN REVIEWS** for the following:

- 1) proposed single family residential development; and
- 2) increased finished grade on 18.8 acres

in an R-2 (Medium Density Residential) Zone 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. SB/pb/ja (For possible action) 12/06/17 BCC

**HELD** per applicant request to return to November 29, 2017 Enterprise TAB Meeting.

28. **TM-0172-17 - ALTO DESTINO, LLC, ET AL:**

**TENTATIVE MAP** consisting of 66 single family residential lots and common lots on 10.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Giles pie Street, 270 feet south of Starr Avenue within Enterprise. SS/lm/ja (For possible action) 12/06/17 BCC

Motion by Cheryl Wilson

Action: **APPROVE** Per staff conditions.

Motion **PASSED** (3-0) / Unanimous

29. **TM-0177-17 – LH VENTURES, LLC:**

**TENTATIVE MAP** consisting of 86 single family residential lots and a common lot on 9.7 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Windmill Lane and the east side of Buffalo Drive within Enterprise. SB/gc/ja (For possible action) 12/06/17 BCC

Motion by Dave Chestnut

Action: **DENY** .  
Motion **PASSED** (3-0) / Unanimous

30. **TM-0179-17 - ROOHANI, KHUSROW FAMILY TRUST, ET AL:**  
**TENTATIVE MAP** consisting of 112 single family residential lots and common lots on 18.8 acres in an R-2 (Medium Density Residential) Zone 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. SB/pb/ja (For possible action) 12/06/17 BCC

**HELD** per applicant request to return to November 29, 2017 Enterprise TAB Meeting.

31. **UC-0824-17 – CLOSE MELVIN DILKES III, ET AL:**  
**USE PERMITS** for the following:

- 1) a proposed convenience store; and
- 2) a proposed gasoline station.

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

- 1) reduced separation from a convenience store to a residential use;
- 2) reduced separation from a gasoline station to a residential use;
- 3) alternative landscaping; and 4) alternative commercial driveway geometrics.

**DESIGN REVIEWS** for the following:

- 1) for a proposed convenience store with a gasoline station;
- 2) comprehensive sign plan;
- 3) lighting plan; and
- 4) increase finished grade on 1.1 acres

in a C-1 (Local Business) Zone in an MUD-3 Overlay District. Generally located on the northeast corner of Decatur Boulevard and Windmill Lane within Enterprise. SS/al/ml (For possible action) 12/06/17 BCC

Motion by Dave Chestnut  
Action: **DENY**  
Motion **PASSED** (3-0) / Unanimous

32. **UC-0873-17 – CLARK COUNTY DEPARTMENT OF PUBLIC WORKS:**

**USE PERMIT** for a proposed 56-foot-high communication tower in conjunction with the Field Operations Center for Clark County Public Works.

**DESIGN REVIEW** for a proposed communication tower on a portion of 77.5 acres in a P-F (Public Facility) Zone. Generally located on the west side of Jones Boulevard and the south side of Le Baron Avenue (alignment) within Enterprise. SB/rk/ja (For possible action) 12/06/17 BCC

Motion by Cheryl Wilson  
Action: **APPROVE** Per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

33. **UC-0875-17 – COYOTE INVESTMENTS, LLC:**

**USE PERMIT** to reduce the separation of a vehicle (automobile) maintenance facility from a residential use.

**DESIGN REVIEW** for a vehicle (automobile) maintenance facility on 2.4 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Buffalo Drive, 250 feet south of Warm Springs Road within Enterprise. SS/gc/ja (For possible action) 12/06/17 BCC

Motion by Bonnie Fraser

Action:

**APPROVE** Per staff conditions

**CHANGE** Current Planning bullet # 3 to read:

- Hours of operation to be limited to (8:00 am to 6:00pm).

**ADD** Current Planning condition:

- Design review as a public hearing for signage and lighting;
- Design Review as a public hearing for significant change to plans;

Motion **PASSED** (3-0) / Unanimous

**34. UC-0876-17 – BD-ARVILLE, LLC:**

**USE PERMIT** to reduce the setback of a vehicle (automobile) wash facility from a residential use.

**WAIVER OF DEVELOPMENT STANDARDS** for reduced street landscaping width.

**WAIVER OF CONDITIONS** of a zone change (ZC-0324-04) requiring along Blue Diamond Road, providing a 15-foot-wide landscape buffer with medium trees, 24-inch box in size, with shrubs to cover 50% of the landscape area.

**DESIGN REVIEWS** for the following:

- 1) convenience store;
- 2) gasoline station; and
- 3) vehicle (automobile) wash facility on 1.6 acres

in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of Arville Street within Enterprise. SB/gc/ja (For possible action) 12/06/17 BCC

Motion by Cheryl Wilson

Action: **APPROVE** Per staff conditions

**ADD** Current Planning condition:

- Design review as a public hearing for signage and lighting;
- Design Review as a public hearing for significant change to plans;

Motion **PASSED** (3-0) / Unanimous

**35. UC-0885-17 – WARM SPRINGS LINDELL INVEST, LLC:**

**USE PERMITS** for the following:

- 1) grocery store;
- 2) gasoline station; and
- 3) vehicle wash.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce driveway approach and departure distances from the intersection.

**DESIGN REVIEW** for a commercial development consisting of a grocery store, gasoline station, and vehicle wash on 2.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Warm Springs Road and Lindell Road within Enterprise. SS/rk/ja (For possible action) 12/06/17 BCC

**HELD** per applicant request to return to November 29, 2017 Enterprise TAB Meeting.

**36. UC-0922-17 – H198, LLC:**

**USE PERMITS** for the following:

- 1) High Impact Project;
- 2) multiple family residential development; and
- 3) increase density.

**DESIGN REVIEW** for a proposed multiple family residential development on a 10.8-acre portion of a 13.1-acre parcel in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the south side of Neal Avenue, 100 feet west of Las Vegas

Boulevard South within Enterprise. SS/al/ml (For possible action) 12/06/17 BCC

Motion by Bonnie Fraser

Action: **APPROVE** Per staff conditions.

Motion **PASSED** (3-0) / Unanimous

37. **VS-0904-17 – ALTO DESTINO, LLC, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Starr Avenue and Neal Avenue, and between Giles pie Street and Rancho Destino Road and a portion of a right-of-way being Giles pie Street located between Starr Avenue and Neal Avenue and a portion of a right-of-way being Doobie Avenue located between Giles pie Street and Rancho Destino Road within Enterprise (description on file). SS/co/ja (For possible action) 12/06/17 BCC

Motion by Cheryl Wilson

Action: **APPROVE** Per staff conditions.

Motion **PASSED** (3-0) / Unanimous

38. **VS-0921-17 – LH VENTURES, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Windmill Lane located between Buffalo Drive and Mesquite Ranch Street (alignment) within Enterprise (description on file). SB/gc/ja (For possible action) 12/06/17 BCC

Motion by Dave Chestnut

Action:

**APPROVE** Per staff conditions ;

Public Works - Development Review.

**CHANGE** Bullet #2 to read:

- Right-of-way dedication to include 45 to 50 feet to back of curb for Windmill lane; 45 to back of curb for Buffalo Drive; 30 feet for Mistral Ave.

Motion **PASSED** (3-0) / Unanimous.

39. **VS-0932-17 - ROOHANI, KHUSROW FAMILY TRUST, ET AL:**

**VACATE AND ABANDON** a portion of a right-of-way being Monte Cristo Way located between Agate Avenue and Blue Diamond Road within Enterprise (description on file). SB/pb/ja (For possible action) 12/06/17 BCC

**HELD** per applicant request to return to November 29, 2017 Enterprise TAB Meeting.

40. **ZC-0357-17 (WC-0141-17) – NIM, LLC:**

**WAIVER OF CONDITIONS** of a zone change requiring right-of-way dedication to include the necessary width for Rampoldi Road to complete a 47-foot-wide public street with a cul-de-sac at the proposed east end in conjunction with a single family residential development on 5.9 acres 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, 520 feet north of Southern Highlands Parkway within Enterprise (description on file). SB/rk/ja (For possible action) 12/06/17 BCC

Motion by Cheryl Wilson

Action: **APPROVE** Per staff conditions.

Motion **PASSED** (3-0) / Unanimous

41. **NZC-0600-17 (WC-0144-17) - ROOHANI, KHUSROW FAMILY TRUST, ET AL:**  
**WAIVER OF CONDITIONS** of a zone change requiring right-of-way dedication to include 40 feet for Tenaya Way, 30 feet for Agate Avenue, 60 feet for Monte Cristo Way with a cul-de-sac at the proposed north end, and associated spandrels in conjunction with a single family residential development on 18.8 acres in an R-2 (Medium Density Residential) Zone 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/pb/ja (For possible action) 12/06/17 BCC

**HELD** per applicant request to return to November 29, 2017 Enterprise TAB Meeting.

42. **VS-0601-17 (WC-0145-17) - ROOHANI, KHUSROW FAMILY TRUST, ET AL:**  
**WAIVER OF CONDITIONS** of a vacation and abandonment requiring right-of-way dedication to include 40 feet for Tenaya Way, 30 feet for Agate Avenue, 60 feet for Monte Cristo Way with a cul-de-sac at the proposed north end, and associated spandrels in conjunction with a single family residential development on 18.8 acres in an R-2 (Medium Density Residential) Zone 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/pb/ja (For possible action) 12/06/17 BCC

**HELD** per applicant request to return to November 29, 2017 Enterprise TAB Meeting.

43. **ZC-0905-17 – ALTO DESTINO LLC, ET AL:**  
**ZONE CHANGE** to reclassify 10.4 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**DESIGN REVIEWS** for the following:
- 1) a single family residential development; and
  - 2) increased finished grade on 10.4 acres.
- Generally located on the west side of Gilespie Street, 270 feet south of Starr Avenue within Enterprise (description on file). SS/lm/ja (For possible action) 12/06/17 BCC

Motion by Cheryl Wilson

Action: **APPROVE** Per staff conditions.

Motion **PASSED** (3-0) / Unanimous

44. **ZC-0920-17 – LH VENTURES, LLC:**  
**ZONE CHANGE** to reclassify 9.7 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:
- 1) increased wall height;
  - 2) reduced setback for egress gates; and
  - 3) modified street standards.

**DESIGN REVIEW** for a single family residential development. Generally located on the south side of Windmill Lane and the east side of Buffalo Drive within Enterprise (description on file). SB/gc/ja (For possible action) 12/06/17 BCC

Motion by Dave Chestnut

Action:

**APPROVE** Zone Change;

**APPROVE** Waiver of Development Standards;

**DENY** Design Review;

**ADD** Current Planning condition:

- Provide a 4ft wide sidewalk on one side of the private streets
- CHANGE** Public Works – Development Review Bullet # 4 to read:
- Right-of-way dedication to include 45 to 50 feet to back of curb for Windmill lane; 45 to back of curb for Buffalo Drive; 30 feet for Mistral Ave.
- Per staff if approved conditions  
Motion **PASSED** (3-0) / Unanimous

VII. General Business:

1. TAB to solicit and develop questions for a meeting with Clark County Public Works' managers.  
(For possible action)  
Motion by Dave Chestnut  
Action: **HOLD** to the November 29, 2017 Enterprise TAB meeting.  
Motion **PASSED** (3-0) / Unanimous

VIII. Comments by the General Public:

**NONE**

IX. Next Meeting Date

The next regular meeting will be November 29, 2017 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 9:33 p.m.