



# Enterprise Town Advisory Board

**November 14, 2018**

## **MINUTES**

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Board Members: David Chestnut – Chair – **PRESENT** Frank Kapriva – **EXCUSED**  
Cheryl Wilson – Vice Chair – **PRESENT** Jenna Waltho – **PRESENT**

Secretary: Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com)

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

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

The meeting was called to order at 6:00 p.m.

Dionicio Gordillo, Current Planning

II. Public Comment

This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

None.

III. Approval of November 1, 2018 Minutes (For possible action)

Motion by: David Chestnut

Action: **APPROVE** minutes for November 1, 2018 as published

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

IV. Approval of Agenda for November 14, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Withdrawn by the applicant:

9. ZC-18-0640-MEQ-BD & D II, LLC

Applicant requested **HOLDS**:

1. TM-18-500167-YI, SAM HEE: **HOLD** to Enterprise TAB meeting on November 28, 2018
2. TM-18-500168-ORENGIL, KIVANC: **HOLD** to Enterprise TAB meeting on November 28, 2018
3. VS-18-0696-YI, SAM HEE: **HOLD** to Enterprise TAB meeting on November 28, 2018
4. WS-18-0697-YI, SAM HEE: **HOLD** to Enterprise TAB meeting on November 28, 2018
5. WS-18-0698-ORENGIL, KIVANC: **HOLD** to Enterprise TAB meeting on November 28, 2018
6. ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS: **HOLD** to Enterprise TAB meeting on November 28, 2018
18. VS-17-0049-LV RAINBOW, LLC: **HOLD** to Enterprise TAB meeting on November 28, 2018.
27. ZC-18-0853-LV RAINBOW, LLC: **HOLD** to Enterprise TAB meeting on November 28, 2018.

**Related Applications:**

10. NZC-18-0836-MACKOVSKI, ALEXANDER:
13. VS-18-0839-MACKOVSKI, ALEXANDER:
16. TM-18-500190-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN; ET AL:
23. WS-18-0798-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN:
17. TM-18-500198-AMERICAN WEST DEVELOPMENT INC.:
20. VS-18-0834-AMERICAN WEST DEVELOPMENT INC:
25. ZC-18-0833-AMERICAN WEST DEVELOPMENT INC.:
19. VS-18-0799-ARBY JONES 402, LLC & RAINS 1992 TRUST:
22. WC-18-400231 (ZC-1252-99)-ARBY JONES 402, LLC & RAINS 1992 TRUST:
21. VS-18-0837-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
26. ZC-18-0835-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS ET AL:

**V. Informational Items**

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

1. None

**VI. Planning & Zoning**

1. **TM-18-500167-YI, SAM HEE:**  
**TENTATIVE MAP** consisting of 23 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner

of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action) **11/07/18 BCC**

The applicant has requested a **HOLD** to the November 28, 2018 Enterprise TAB meeting.

2. **TM-18-500168-ORENGIL, KIVANC:**  
**TENTATIVE MAP** consisting of 75 single family residential lots and common lots on 12.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action) **11/07/18 BCC**

The applicant has requested a **HOLD** to the November 28, 2018 Enterprise TAB meeting.

3. **VS-18-0696-YI, SAM HEE:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Levi Avenue and Cactus Avenue, and between Durango Drive (alignment) and Rich Sands Street (alignment) within Enterprise (description on file). SB/al/ja (For possible action) **11/07/18 BCC**

The applicant has requested a **HOLD** to the November 28, 2018 Enterprise TAB meeting.

4. **WS-18-0697-YI, SAM HEE:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEWS** for the following:  
1) single family residential development; and  
2) increase finished grade for lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action) **11/07/18 BCC**

The applicant has requested a **HOLD** to the November 28, 2018 Enterprise TAB meeting.

5. **WS-18-0698-ORENGIL, KIVANC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEWS** for the following:  
1) single family residential development; and  
2) increase finished grade on 12.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action) **11/07/18 BCC**

The applicant has requested a **HOLD** to the November 28, 2018 Enterprise TAB meeting.

6. **ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS:**  
**HOLDOVER ZONE CHANGE** to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in a MUD-3 Overlay District.  
**USE PERMITS** 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; and  
3) reduced separation from a vehicle wash to a residential use.  
**DESIGN REVIEWS** for the following:  
1) proposed convenience store;  
2) proposed gasoline station;  
3) proposed vehicle wash;

4) proposed retail building; and  
5) proposed restaurant with a drive-thru.  
Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise (description on file). SB/pb/ja (For possible action) 11/07/18 BCC

The applicant has requested a **HOLD** to the November 28, 2018 Enterprise TAB meeting.

7. **WS-18-0694-MOSAIC LAND 1 EXCHANGE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative residential driveway geometrics for a lot within an approved residential development on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Lisa Lane within Enterprise. SB/al/ja (For possible action) **11/20/18 PC**

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

8. **TM-18-500148-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**HOLDOVER TENTATIVE MAP** consisting of 18 single family residential lots and common lots on 2.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Neal Avenue and Gilespie Street within Enterprise. SS/al/ja (For possible action) **11/20/18 BCC**

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

9. **ZC-18-0640-MEQ-BD & D II, LLC:**  
**HOLDOVER ZONE CHANGE** to reclassify 3.8 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone in the MUD-4 Overlay District.  
**DESIGN REVIEWS** for the following:  
1) a proposed shopping center; and  
2) increase finished grade on 3.8 acres.  
Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise (description on file). SB/rk/ja (For possible action) **11/20/18 BCC**

**WITHDRAWN** by the applicant

10. **NZC-18-0836-MACKOVSKI, ALEXANDER:**  
**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the street intersection off-set.  
**DESIGN REVIEWS** for the following:  
1) proposed single family residential development; and  
2) hammerhead street design.  
Generally located on the west side of Jones Boulevard and the south side of Pyle Avenue within Enterprise (description on file). SB/dg/xx (For possible action) **12/04/18 PC**

Motion by David Chestnut  
Action: **APPROVE**.  
**ADD** Current Planning Condition:

- The hammerhead end lots to have driveways not less than 27 ft. width.  
Per staff if approved conditions.  
Motion **PASSED** (3-0) / Unanimous

11. **NZC-18-0840-MEDITERRANEAN OVERSEAS INVEST CO, ET AL:**  
**ZONE CHANGE** to reclassify 7.3 acres from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone.  
**DESIGN REVIEW** for a proposed single-family residential development. Generally located on the north side of Pyle Avenue between Gilesbie Street and Rancho Destino Road within Enterprise (description on file). SS/dg/ja (For possible action) **12/04/18 PC**

Motion by Jenna Waltho  
Action: **DENY**  
Motion **PASSED** (3-0) / Unanimous

12. **UC-18-0804-SRMF TOWN SQUARE OWNER, LLC:**  
**USE PERMIT** for a recreational facility in conjunction with an existing shopping center (Town Square) on a portion of 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 and AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. SS/jt/ja (For possible action) **12/04/18 PC**

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

13. **VS-18-0839-MACKOVSKI, ALEXANDER:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Haleh Avenue, and between Jones Boulevard and Sweet Woodruff Drive within Enterprise (description on file). SB/dg/xx (For possible action) **12/04/18 PC**

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

14. **WS-18-0827-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE #7 LEASE:**  
**WAIVER OF DEVELOPMENT STANDARDS** for non-standard driveways in conjunction with an approved distribution center on 13.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Decatur Boulevard and the north side of Badura Avenue within Enterprise. SS/pb/ja (For possible action) **12/04/18 PC**

Motion by Jenna Waltho  
Action: **APPROVE**  
**ADD** Current Planning condition:

- Clearly mark the entry/exit lanes on the driveway.

Per staff if approved conditions.  
Motion **PASSED** (3-0) / Unanimous

15. **DR-18-0801-MAJESTIC NV PPTY HOLDINGS, LLC, ET AL:**  
**DESIGN REVIEWS** for the following:  
1) comprehensive sign package;

2) increased freestanding sign area;  
3) revolving sign;  
4) increased animated sign area; and  
5) increase the number of animated signs  
in conjunction with an existing resort hotel (Silverton) on 92.4 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 between I-15 and Valley View Boulevard within Enterprise. SB/gc/ja (For possible action) **12/05/18 BCC**

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

16. **TM-18-500190-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN; ET AL:**  
**TENTATIVE MAP** consisting of 50 single family residential lots on 28.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Le Baron Avenue and the east and west sides of Tenaya Way within Enterprise. SB/rk/ja (For possible action) **12/05/18 BCC**

Motion by David Chestnut  
Action: **HOLD** to November 28, 2018 Enterprise TAB meeting per applicant request to hold a neighborhood meeting.  
Motion **PASSED** (3-0) / Unanimous

17. **TM-18-500198-AMERICAN WEST DEVELOPMENT INC.:**  
**TENTATIVE MAP** consisting of 22 lots on 2.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Jones Boulevard and the south side of Jo Rae Avenue within Enterprise. SB/rk/ja (For possible action) **12/05/18 BCC**

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (2-1) / (Chestnut – nay)

18. **VS-17-0049-LV RAINBOW, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Rainbow Boulevard and Montessouri Street (alignment) and a portion of right-of- way being Rosanna Street located between Raven Avenue and Agate Avenue (alignment) and a portion of right- of-way being Agate Avenue located between Rosanna Street (alignment) and Montessouri Street (alignment) within Enterprise (description on file). SB/dg/xx (For possible action) **12/05/18 BCC**

The applicant has requested a **HOLD** to the November 28, 2018 Enterprise TAB meeting

19. **VS-18-0799-ARBY JONES 402, LLC & RAINS 1992 TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Lindell Road and between Warm Springs Road and Arby Avenue within Enterprise (description on file). SS/sd/xx (For possible action) **12/05/18 BCC**

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

20. **VS-18-0834-AMERICAN WEST DEVELOPMENT INC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Duneville Street (alignment), and between Jo Rae Avenue and Pyle Avenue and portion of a right-of-way being Jones Boulevard located between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). SB/rk/ja (For possible action) **12/05/18 BCC**

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) / (Unanimous)

21. **VS-18-0837-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment), and between Ford Avenue (alignment) and Torino Avenue (alignment) and a portion of right-of-way being Rainbow Boulevard between Ford Avenue (alignment) and Torino Avenue (alignment) within Enterprise (description on file). SB/rk/ja (For possible action) **12/05/18 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
**CHANGE** Public Works Development Review Bullet #1 to read:  
• Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard, 30 feet for Ford Avenue, 30 feet for Rosanna Street, 30 ft for Torino Avenue, and associated spandrels;  
Per staff conditions.  
Motion **PASSED** (3-0) / Unanimous

22. **WC-18-400231 (ZC-1252-99)-ARBY JONES 402, LLC & RAINS 1992 TRUST:**  
**WAIVER OF CONDITIONS** of a zone change requiring full off-sites to include paved legal access in conjunction with an approved shopping center on 1.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Arby Avenue within Enterprise. SS/gc/ja (For possible action) **12/05/18 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
**CHANGE** Public Works - Development Review bullet #1 to read:  
• Off-site improvements shall be required with Jones Ave./Blue Diamond Rd. intersection bridge completion.  
Per staff if approved conditions.  
Motion **PASSED** (3-0) / Unanimous

23. **WS-18-0798-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:  
1) modified landscape provisions specific to wall heights; and  
2) reduced street intersection off-set.  
**DESIGN REVIEWS** for the following:  
1) proposed single family residential subdivision; and  
2) increase the finish grade on 28.1 acres  
in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Le Baron Avenue and the east and west sides of Tenaya Way within Enterprise. SB/rk/ja (For possible action) **12/05/18 BCC**

Motion by David Chestnut

Action: **HOLD** to November 28, 2018 Enterprise TAB meeting per applicant request to hold a neighborhood meeting.

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

24. **WS-18-0816-SUNBURST 215, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) increase average letter height; and
- 2) alternative standards for an animated sign.

**DESIGN REVIEW** for wall signs in conjunction with an approved office/warehouse/showroom and distribution building on 2.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,800 feet east of Jones Boulevard and north of Rafael Rivera Way within Enterprise. SS/pb/ja (For possible action) **12/05/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions.

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

25. **ZC-18-0833-AMERICAN WEST DEVELOPMENT INC.:**  
**ZONE CHANGE** to reclassify 2.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

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

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

**DESIGN REVIEWS** for the following:

- 1) proposed single family residential development; and
- 2) hammerhead street design

in conjunction with a single-family residential development. Generally located on the east side of Jones Boulevard and the south side of Jo Rae Avenue within Enterprise (description on file). SB/rk/ja (For possible action) **12/05/18 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

Motion **PASSED** (2-1) / (Chestnut – nay)

26. **ZC-18-0835-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS ET AL:**

**ZONE CHANGE** to reclassify 9.8 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to reduced street intersection off-set.

**DESIGN REVIEWS** for the following:

- 1) proposed single family residential subdivision; and
- 2) increase the finish grade.

Generally located on the west side of Rainbow Boulevard and the south side of Ford Avenue (alignment) within Enterprise (description on file). SB/rk/ja (For possible action) **12/05/18 BCC**

Motion by David Chestnut

Action: **APPROVE**

**CHANGE** Current Planning Bullet #2 to read:

- Lots along Rosanna St. to be a minimum of 10,000 Sq. ft.



**ADD** Current Planning condition:

- Design Review as a public hearing for lighting.

**CHANGE** Public Works - Development Review bullet #4 to read:

- Full off-site improvements *except Rosanna St.*

**CHANGE** Public Works Development Review Bullet #5 to read:

- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard, 30 feet for Ford Avenue, 30 feet for Rosanna Street, 30 ft for Torino Avenue, and associated spandrels;

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

- Rosanna St. to be developed to non-urban road standards.

Per staff if approved conditions.

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

**27. ZC-18-0853-LV RAINBOW, LLC:**

**ZONE CHANGE** to reclassify 22.3 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (RNP-I) Zone, H-2 (General Highway Frontage) Zone, and H-2 (General Highway Frontage) (RNP-Zone to C-2 (General Commercial) Zone with a portion of the site within the MUD-4 Overlay District.

**USE PERMIT** for a mixed-use development.

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

- 1) allow commercial access to a residential local street; and
- 2) reduce throat depth.

**DESIGN REVIEW** for a proposed mixed-use development. Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise (description on file). SB/jt/dg/xx (For possible action) **12/05/18 BCC**

The applicant has requested a **HOLD** to the November 28, 2018 Enterprise TAB meeting

**VII. General Business:**

None

**VIII. Public Comment:**

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

Letter submitted by West Agate Homeowners (WAHA) was read into the record.

**IX. Next Meeting Date**

The next regular meeting will be November 28, 2018 at 6:00 p.m.

**X. Motion by Cheryl Wilson**

Adjourn meeting at 8:21 p.m.