



# Enterprise Town Advisory Board

March 13, 2019

## MINUTES

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Board Members: Jenna Waltho, Chair - **PRESENT** Barris Kaiser, Vice Chair **PRESENT**  
Paul Nimsuwan **EXCUSED** David Chestnut **PRESENT**  
Kendal Weisenmiller **PRESENT**

Secretary: Carmen Hayes 702-371-7991 [chaves70@yahoo.com](mailto:chaves70@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.

Mark Donohue, 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 February 27, 2019 Minutes (For possible action)

Motion by: Jenna Waltho

Action: **APPROVE** minutes for February 27, 2019 as published

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

### IV. Approval of Agenda for March 13, 2019 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as amended.

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

Applicant requested holds:

2. WS-19-0022-JONES 215, LLC: Applicant has requested a HOLD to no date certain.
5. NZC-19-0137-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:

- Applicant has requested a HOLD to March 27, 2019 Enterprise TAB meeting.
6. TM-19-500044-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS; ET AL: Applicant has requested a HOLD to March 27, 2019 Enterprise TAB meeting.
  11. VS-19-0138-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS: TAB HOLD to March 27, 2019 Enterprise TAB meeting, 13. DR-19-0136-LEGACY TRADITIONAL SCHOOLS-NEVADA INC: Applicant has requested a HOLD to April 10, 2019 Enterprise TAB meeting.
  14. ET-19-400024 (NZA-0838-13)-L H VENTURES, LLC: Applicant has requested a HOLD to March 27, 2019 Enterprise TAB meeting.
  16. TM-19-500039-JAGGED EDGE L P & MICHL RON & CAROLYN: Applicant has requested a HOLD to April 10, 2019 Enterprise TAB meeting.
  21. WC-19-400025 (UC-0257-17)-LEGACY TRADITIONAL SCHOOLS-NEVADA INC: Applicant has requested a HOLD to April 10, 2019 Enterprise TAB meeting.
  25. ZC-19-0131-JAGGED EDGE L P & MICHL RON & CAROLYN: Applicant has requested a HOLD to April 10, 2019 Enterprise TAB meeting.

Related applications:

12. DR-19-0112-STATE OF NEVADA WATER, LLC:
15. TM-19-500032-STATE OF NEVADA WATER, LLC:
17. TM-19-500047-BADSM PARTNERS, LLC:
19. VS-19-0145-BADSM PARTNERS, LLC:
23. WS-19-0144-BADSM PARTNERS, LLC:
18. TM-19-500048-NEMANI, ALEX:
20. VS-19-0146-NEMANI, ALEX:
26. ZC-19-0147-NEMANI, ALEX:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
  - A. Representatives from Clark County Water Reclamation District gave information on upcoming sewer contraction projects in Enterprise. The Pyle & Valley View Project will begin in April and take about a year and a half.
    - . Work in Windmill, Arville and Wigwam will start in September and will last 2 years. Neighbor were encouraged to sign up to receive notifications. Additional information can be found at: [cleanwaterteam.com](http://cleanwaterteam.com)

VI. Planning & Zoning

1. **ET-18-400254 (NZA-0449-15)-HAFEN I, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

BOARD OF COUNTY COMMISSIONERS  
 MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair  
 LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM  
 YOLANDA KING, County Manager

1) reduced setback for proposed gates; and  
2) cross access and shared parking easements.  
**DESIGN REVIEW** for an outside storage yard. Generally located on the west side of Bronco Street, 300 feet south of Pebble Road within Enterprise (description on file). JJ/tk/dg/ja (For possible action) **03/06/19 BCC**

Motion by Jenna Waltho

Action: **APPROVE**

**ADD** Current Planning condition:

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

Per staff conditions.

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

2. **WS-19-0022-JONES 215, LLC:**

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

- 1) increase the height of a freestanding sign;
- 2) increase sign area for a freestanding sign; and
- 3) increase animation area for a freestanding sign.

**DESIGN REVIEW** for a proposed freestanding sign in conjunction with an existing vehicle sales facility (automobile dealership, Findlay Chevrolet) on a portion of 8.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Roy Horn Way and the west side of Torrey Pines Drive within Enterprise. MN/rk/ja (For possible action) **03/06/19 BCC**

Applicant has requested a **HOLD** to no date certain.

3. **WS-18-0918-S R MF TOWN SQUARE OWNER, LLC:**

**HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** to permit encroachment into airspace.

**DESIGN REVIEWS** for the following:

- 1) amend an approved comprehensive sign plan; and
  - 2) modifications to existing freestanding signs
- in conjunction with the Town Square shopping Center on 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Sunset Road within Enterprise. MN/al/ja (For possible action) **03/20/19 BCC**

Motion by Jenna Waltho

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

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

4. **ET-19-400027 (UC-0773-16)–BUELTEL, JOHN & DEBORA:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following:

- 1) increase the area of a proposed accessory structure;
- 2) allow an accessory structure that is not compatible with the proposed principal structure (single family residence); and
- 3) modified design standards.

**DESIGN REVIEW** for a proposed accessory structure in conjunction with a proposed single-family residence on

1.3 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the north side of Ford Avenue, 330 feet east of Arville Street within Enterprise. JJ/tk/ja (For possible action) **04/02/19 PC**

Motion by Jenna Waltho  
Action: **APPROVE**  
**CHANGE** Current Planning Bullet #1 to read:  
Until February 21, 2022 to complete.  
Motion **PASSED** (4-0) / Unanimous

5. **NZC-19-0137-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:**  
**ZONE CHANGE** to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:  
1) increase wall height; and  
2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEWS** for the following:  
1) a proposed single-family residential development; and  
2) increased finished grade on 17.8 acres  
in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the west side of Redwood Street and the north side of Torino Avenue within Enterprise (description on file). JJ/pb/ja (For possible action) **04/02/19 PC**

Applicant has requested a **HOLD** to March 27, 2019 Enterprise TAB meeting.

6. **TM-19-500044-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS; ET AL:**  
**TENTATIVE MAP** consisting of 104 single family residential lots and common lots on 17.8 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the west side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/pb/ja (For possible action) **04/02/19 PC**

Applicant has requested a **HOLD** to March 27, 2019 Enterprise TAB meeting.

7. **UC-19-0117-9555 PRIME, LLC & 9555 MDN, LLC:**  
**USE PERMIT** for a tattoo studio in conjunction with an existing commercial building on 3.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Gary Avenue within Enterprise. MN/sd/ja (For possible action) **04/02/19 PC**

Motion Kendal Weisenmiller  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) / Unanimous

8. **VS-19-0114-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #6**  
**LEASE:**  
**VACATE AND ABANDON** a portion of a right-of-way being Badura Avenue located between Edmond Street and Decatur Boulevard within Enterprise (description on file). MN/tk/ja (For possible action) **04/02/19 PC**

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

9. **VS-19-0124-VAG HOLDINGS II, LLC:**

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair  
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM  
YOLANDA KING, County Manager

**VACATE AND ABANDON** easements of interest to Clark County located between Redwood Street and Torrey Pines Drive, and between Maule Avenue and Badura Avenue within Enterprise. MN/tk/ja (For possible action) **04/02/19 PC**

Motion by Jenna Waltho  
Action: **APPROVE**  
Motion **PASSED** (4-0) / Unanimous

10. **VS-19-0125-HGA HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Redwood Street and Torrey Pines Drive, and between Maule Avenue and Badura Avenue within Enterprise. MN/tk/ja (For possible action) **04/02/19 PC**

Motion by Jenna Waltho  
Action: **APPROVE**  
Motion **PASSED** (4-0) / Unanimous

11. **VS-19-0138-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Torino Avenue and Cougar Avenue and a portion of a right-of-way being Ford Avenue located between Redwood Street and Rainbow Boulevard within Enterprise (description on file). JJ/pb/ja (For possible action) **04/02/19 PC**

Applicant has requested a **HOLD** to March 27, 2019 Enterprise TAB meeting.

12. **DR-19-0112-STATE OF NEVADA WATER, LLC:**  
**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. JJ/rk/ja (For possible action) **04/03/19 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
ADD Current Planning Condition:  
•Comply with Mountain's Edge architectural color palette, street lighting designs and landscape palette.  
Per staff conditions.  
Motion **PASSED** (4-0) / Unanimous

13. **DR-19-0136-LEGACY TRADITIONAL SCHOOLS-NEVADA INC:**  
**DESIGN REVIEW** for a building addition to a previously approved school on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Wigwam Avenue and Montessori Street (alignment) within Enterprise. JJ/pb/ja (For possible action) **04/03/19 BCC**

Applicant has requested a **HOLD** to April 10, 2019 Enterprise TAB meeting.

14. **ET-19-400024 (NZC-0838-13)-L H VENTURES, LLC:**  
**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 8.0 acres from C-2 (General

Commercial) to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District for a single-family residential development.

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

- 1) landscaping and screening; and
- 2) off- site improvements (sidewalks and streetlights).

Generally located on the southwest corner of Pebble Road and Rainbow Boulevard within Enterprise (description on file). JJ/tk/ja (For possible action) **04/03/19 BCC**

Applicant has requested a **HOLD** to March 27, 2019 Enterprise TAB meeting.

**15. TM-19-500032-STATE OF NEVADA WATER, LLC:**

**TENTATIVE MAP** consisting of 25 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. JJ/rk/ja (For possible action) **04/03/19 BCC**

Motion by David Chestnut

Action: **APPROVE** Per staff conditions.

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

**16. TM-19-500039-JAGGED EDGE L P & MICH'L RON & CAROLYN:**

**TENTATIVE MAP** consisting of 31 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 Erie Avenue, 950 feet east of Torrey Pines Drive within Enterprise. JJ/rk/xx (For possible action) **04/03/19 BCC**

Applicant has requested a **HOLD** to April 10, 2019 Enterprise TAB meeting.

**17. TM-19-500047-BADSM PARTNERS, LLC:**

**TENTATIVE MAP** consisting of 8 single family residential lots and common lots on 4.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/ja (For possible action) **04/03/19 BCC**

Motion by David Chestnut

Action: **APPROVE** Per staff conditions.

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

**18. TM-19-500048-NEMANI, ALEX:**

**TENTATIVE MAP** consisting of 20 single family residential lots and common lots on 2.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Windmill Lane and approximately 605 feet east of Jones Boulevard within Enterprise. MN/sd/ja (For possible action) **04/03/19 BCC**

Motion by David Chestnut

Action: **APPROVE** Per staff conditions.

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

**19. VS-19-0145-BADSM PARTNERS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Chartan

Avenue and Terrill Avenue, and between Placid Street and Bermuda Road, and a portion of a right-of-way being Chartan Avenue located between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/ja (For possible action) **04/03/19 BCC**

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

20. **VS-19-0146-NEMANI, ALEX:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Santoli Avenue, and between Jones Boulevard and Duneville Street within Enterprise (description on file). MN/sd/ja (For possible action) **04/03/19 BCC**

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

21. **WC-19-400025 (UC-0257-17)-LEGACY TRADITIONAL SCHOOLS-NEVADA INC:**  
**WAIVERS OF CONDITIONS** for a use permit requiring the following:  
1) per revised plans dated October 1, 2017;  
2) cap student enrollment at 1,450 students;  
3) building shall not exceed 94,000 square feet; and  
4) landscaping per plans on file  
with a previously approved school on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Wigwam Avenue and Montessouri Street (alignment) within Enterprise. JJ/pb/ja (For possible action) **04/03/19 BCC**

Applicant has requested a **HOLD** to April 10, 2019 Enterprise TAB meeting.

22. **WS-19-0119-TERRA 215, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a roof sign.  
**DESIGN REVIEW** for a roof sign in conjunction with an approved restaurant on 0.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 260 feet south of George Crockett Road within Enterprise. MN/pb/ja (For possible action) **04/03/19 BCC**

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

23. **WS-19-0144-BADSM PARTNERS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:  
1) reduce the width of right-of-way dedication; and  
2) waive full off-site improvements.  
**DESIGN REVIEW** for a proposed single-family residential development on 4.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/ja (For possible action) **04/03/19 BCC**

Motion by David Chestnut

Action: **APPROVE** Per staff if approved conditions.  
Motion **PASSED** (4-0) / Unanimous

24. **ZC-19-0128-CALABRESE REVOCABLE LIVING TRUST & CALABRESE PAUL M & CHRISTINE TRS:**

**ZONE CHANGE** to reclassify 0.6 acres from R-E (Rural Estates Residential) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone. Generally located on the northeast corner of Warm Springs Road and Windy Street within Enterprise (description on file). MN/sd/ja (For possible action) **04/03/19 BCC**

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

25. **ZC-19-0131-JAGGED EDGE L P & MICH'L RON & CAROLYN:**

**ZONE CHANGE** to reclassify 5.0 acres from 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;
- 2) allow hammerhead street design; and
- 3) increased finished grade

in conjunction with a single-family residential development. Generally located on the north side of Erie Avenue, 950 feet east of Torrey Pines Drive within Enterprise (description on file).

JJ/rk/xx (For possible action) **04/03/19 BCC**

Applicant has requested a **HOLD** to April 10, 2019 Enterprise TAB meeting.

26. **ZC-19-0147-NEMANI, ALEX:**

**ZONE CHANGE** to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.

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

**DESIGN REVIEWS** for the following: 1) a single-family residential development; and

2) increase finished grade.

Generally located on the north side of Windmill Lane and approximately 605 feet east of Jones

Boulevard within Enterprise (description on file). MN/sd/ja (For possible action). **04/03/19 BCC**

Motion by David Chestnut  
Action:  
**APPROVE** Zone Change  
**DENY** Waiver of Development Standards;  
**APPROVE** Design Review #1  
**DENY** Design Review #2  
Per staff if approved conditions.  
Motion **PASSED** (4-0) / Unanimous

VII. General Business:

1. Discuss dates, times and format for hosting a meet and greet in Enterprise for Commissioner Naft and Commissioner Jones (for possible action).
  - County Liaison will coordinate a date and time in April or May with the Windmill



Library on a night other than a town board so more time can be permitted with the Commissioners (6pm-7:30pm)

There was general agreement the format should be a less formal mixer with perhaps an opening by each Commissioner on a topic important to Enterprise (to be determined in advance by TAB members).

2. The TAB will discuss guidelines for the formation of motions on Planning and Zoning items (for discussion).
  - County Liaison Tiffany handed out information on how to make a motion to give to Board members some directions.
  - Secretary Carmen suggested to pass the documents on to other town boards.

#### 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.

- Neighbors thanked the town board for doing a good job in Enterprise

#### IX. Next Meeting Date

The next regular meeting will be March 27, 2019 at 6:00 p.m.

#### X. Adjournment:

Motion by Jenna Waltho  
Adjourn meeting at 7:50 p.m.