



# Enterprise Town Advisory Board

September 26, 2018

## MINUTES

---

Board Members:	David Chestnut – Chair – <b>PRESENT</b> Cheryl Wilson – Vice Chair – <b>PRESENT</b> Frank Kapriva – <b>PRESENT</b>	Basil Raffa – <b>PRESENT</b> Jenna Waltho – <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:tlh@clarkcountynv.gov">tlh@clarkcountynv.gov</a>	

---

### 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.

Al Laird, 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 September 12, 2018 Minutes (For possible action)

Motion by: David Chestnut

Action: **APPROVE** minutes for September 12, 2018 as amended

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

### IV. Approval of Agenda for September 26, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested hold:

6. TM-18-500148-ROOHANI KHUSROW FAMILY TRUST: Applicant requested a hold to November 1, 2018 Enterprise TAB meeting.

Related applications:

3. WC-18-400195 (UC-0479-17)-ABS MOUNTAINS EDGE ENTERPRISE, LLC:
4. WS-18-0653-ABS MOUNTAINS EDGE ENTERPRISE, LLC:
  
5. TM-18-500147-LH VENTURES, LLC:
9. VS-18-0635-LH VENTURES, LLC:
10. WS-18-0634-LH VENTURES, LLC:
  
7. TM-18-500151-D B A C, LLC:
11. WS-18-0658-D B A C, LLC:
  
17. TM-18-500160-VERCHOTA, ROBERT J. & NANCY J. TR:
18. VS-18-0686-VERCHOTA, ROBERT J. & NANCY J. TR, ET AL:
20. ZC-18-0685-VERCHOTA, ROBERT J. & NANCY J. TR

V. Informational Items

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

a. Applications are available until Tuesday, November 13, 2018 for appointments by the Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year term beginning January 2019.

b. Clark County Commission De F candidates Democrat Justin Jones and Republican Tisha Black will face each other, and frank questions submitted by voters.

October 15, 2018 from 6 to 7:30 p.m.

Windmill Library Auditorium

7060 West Windmill Lane, Las Vegas, NV 89113

c. The TAB is seeking volunteers to represent Enterprise on the Community Development Advisory Committee (CDAC). It is anticipated that CDAC meetings will begin in January 2019 and consist of members reviewing applications, hearing presentations, visiting project sites, and making recommendations for all Home Investment Partnerships Program (HOME), Neighborhood Stabilization Program (NSP), and Emergency Solutions Grant (ESG) projects.

d. There is no First Tuesday at the Windmill Library next month. Instead LVMPD has put together National Night Out -on Tuesday, October 2nd, at 6:00 PM in the Mountain's Edge Marketplace and will offer food trucks, an incredible local school performance competition, touch-a-truck, over 30 vendors giving stuff away and so much more! National Night Out is all about building community camaraderie to make our neighborhoods safer, more caring places to live by enhancing relationships between law enforcement, community partners, and neighbors.

VI. Planning & Zoning

1. **TM-18-500154-PROSPECT RAINBOW, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 5.07 acres in a C-2 (General Commercial) zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Sunset Road and the east side of Rainbow Boulevard within Enterprise. SS/jor/ja (For possible action) **10/02/18 PC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) / Unanimous

2. **UC-18-0644-ABS DECATUR ENTERPRISE, LLC:**  
**USE PERMIT** to waive the minimum 48 inch wide pedestrian access around the perimeter of the outside dining area.  
**DESIGN REVIEW** for a proposed outside dining area and shade structure in conjunction with a previously approved tavern on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Warm Springs Road and the west side of Decatur Boulevard within Enterprise. SS/lm/ja (For possible action) **10/02/18 PC**

Motion by Basil Raffa

Action: **APPROVE** per plans presented at Enterprise TAB September 26, 2018  
Per staff if approved conditions.  
Motion **PASSED** (5-0) / Unanimous

3. **WC-18-400195 (UC-0479-17)-ABS MOUNTAINS EDGE ENTERPRISE, LLC:**  
**WAIVER OF CONDITIONS** of a use permit requiring development per revised plans submitted on July 18, 2017 on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Pyle Avenue within Enterprise. SB/rk/ja (For possible action) **10/02/18 PC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions.  
Motion **PASSED** (5-0) / Unanimous

4. **WS-18-0653-ABS MOUNTAINS EDGE ENTERPRISE, LLC:**  
**AMENDED WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation for a proposed convenience store to a residential use (no longer needed).  
**DESIGN REVIEW** for revisions to a proposed convenience store with gasoline sales, car wash, and tavern in conjunction with an approved shopping center on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Pyle Avenue within Enterprise. SB/rk/ja (For possible action) **10/02/18 PC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions.  
Motion **PASSED** (5-0) / Unanimous

The TAB recommended the applicant remove the car wash from the project. Note, this request is not a condition.

5. **TM-18-500147-LH VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 9 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. SB/lm/ja (For possible action) **10/03/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) / Unanimous

6. **TM-18-500148-ROOHANI KHUSROW FAMILY TRUST:**  
**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) **10/03/18 BCC**

The applicant has requested a **HOLD** to the November 1, 2018 Enterprise TAB meeting

7. **TM-18-500151-D B A C, LLC:**  
**TENTATIVE MAP** consisting of 14 single family residential lots on 7.2 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the east side of Valley View Boulevard and the north side of Eldorado Lane within Enterprise. SS/lm/ja (For possible action) **10/03/18 BCC**

Motion by Basil Raffa

Action: **APPROVE** per staff conditions.

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

8. **TM-18-500153-MOSAIC LAND 1 EXCHANGE, LLC:**  
**TENTATIVE MAP** consisting of 19 single family residential lots and common lots 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) **10/03/18 BCC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions.

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

9. **VS-18-0635-LH VENTURES, LLC:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Redwood Street and Sorrel Street (alignment), and between Ford Avenue (alignment) and Torino Avenue within Enterprise (description on file). SB/jor/ja (For possible action) **10/03/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

10. **WS-18-0634-LH VENTURES, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase screen wall height.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** increase finish grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. SB/lm/ja (For possible action) **10/03/18 BCC**

Motion by David Chestnut

Action: **APPROVE**

CHANGE Current Planning Bullet # 1 to read:

- Stagger the front setbacks 10 feet along Redwood Street and Torino Avenue.

Per staff if approved conditions.

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

11. **WS-18-0658-D B A C, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** full off-sites (curb, gutter, sidewalks, and partial paving); **2)** increase retaining wall/screen wall height; and **3)** allow non-standard street sections in conjunction with a proposed single family residential development.  
**DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** increase finish grade on 7.2 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the east side of Valley View Boulevard and the north side of Eldorado Lane within Enterprise. SS/lm/ja (For possible action) **10/03/18 BCC**

Motion by Basil Raffa

Action:

**WITHDRAW** Waiver of Development Standards #1 by the applicant.

**APPROVE** Waiver of Development Standards #s 2 and 3;

**APPROVE** Design Reviews #s 1 and 2;

**ADD** Current Planning Condition:

- Design Review as a public hearing for significant changes to plans;

Per staff if approved conditions.

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

12. **DR-18-0676-RAINBOW ROBINDALE PLAZA, LLC:**  
**DESIGN REVIEW** for a proposed retail building with outside dining on a portion of 2.1 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard, 550 feet south of Robindale Road within Enterprise. SS/md/ja (For possible action) **10/16/18 PC**

Motion by Cheryl Wilson

Action: **APPROVE**

**ADD** Current Planning Conditions:

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

Per staff conditions.

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

13. **ET-18-400203 (UC-0506-16)-FRANCIS DEVELOPMENT INC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** allow office as a principal use; and **2)** allow retail sales as a principal use in conjunction with a proposed office/warehouse building.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** a trash enclosure in the front setback; **2)** reduce setbacks; **3)** allow alternate landscaping and screening in conjunction with a proposed office/warehouse building.  
**DESIGN REVIEWS** for the following: **1)** an office/warehouse building; and **2)** a lighting plan on 1.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the northeast corner of Dean Martin Drive and Arby Avenue (alignment) within Enterprise. SS/tk/ja (For possible action) **10/16/18 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

14. **UC-18-0688-COMPONENT WEST LLC:**  
**USE PERMITS** for the following: **1)** wellness center; **2)** fitness center; **3)** sports massage; **4)** major training facility; and **5)** a day spa within an existing office warehouse building on 1.2 acres in an M-D (Designed Manufacturing) (AE-65) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking. Generally located on the southwest corner of Pilot Road and Orville Wright Court within Enterprise. SS/mk/ja (For possible action) **10/16/18 PC**

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

15. **UC-18-0702-LYMER, BRENT & ALFRED CHERYL MARIE:**  
**USE PERMITS** for the following: **1)** permit a home occupation (dog trainer) to be conducted outside; and **2)** allow more than one student at a time for a home occupation in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Torino Avenue, 250 feet west of Dean Martin Drive within Enterprise. SB/al/ja (For possible action) **10/16/18 PC**

Motion by David Chestnut  
Action: **APPROVE**  
**CHANGE** Current Planning Bullets #s 1 and 2 to read:  
• 1 Year for review  
• Maximum of 4 students at a time.  
Per staff conditions.  
Motion **PASSED** (5-0) / Unanimous

16. **VS-18-0641-EPIC MOUNTAINS EDGE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Le Baron Road (alignment) and Pyle Avenue (alignment), and between Grand Canyon Drive (alignment) and Fort Apache Road (alignment) within Enterprise (description on file). SB/ja/ja (For possible action) **10/16/18 PC**

Motion by Basil Raffa  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) / Unanimous

17. **TM-18-500160-VERCHOTA, ROBERT J. & NANCY J. TR:**  
**TENTATIVE MAP** consisting of 37 single family residential lots and 2 common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Shelbourne Avenue (alignment), and 685 feet west of Durango Drive within Enterprise. SB/md/ja (For possible action) **10/17/18 BCC**

Motion by David Chestnut  
Action: **HOLD** per applicant's agreement to October 10, 2018 Enterprise TAB meeting to provide elevations for related design review  
Motion **PASSED** (5-0) / Unanimous

18. **VS-18-0686-VERCHOTA, ROBERT J. & NANCY J. TR, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Riley Street (alignment), and between Wigwam Avenue (alignment) and Mistral Avenue (alignment) within Enterprise (description on file). SB/md/ja (For possible action)  
**10/17/18 BCC**

Motion by David Chestnut

Action: **HOLD** per applicant's agreement to October 10, 2018 Enterprise TAB meeting to provide elevations for related design review

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

19. **ZC-18-0660-P Y PROPERTIES, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 5.7 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the throat depth for the driveway.  
**DESIGN REVIEWS** for the following: **1)** proposed office/warehouse facility; and **2)** increased finished grade. Generally located on the northeast corner of Dean Martin Drive and Agate Avenue (alignment) within Enterprise (description on file). SB/pb/ja (For possible action)  
**10/17/18 BCC**

Motion by David Chestnut

Action: **DENY** Zone Change

**DENY** Waiver of Development Standards

**DENY** Design Review #1

**APPROVE** Design Review #2

Per staff if approved conditions.

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

20. **ZC-18-0685-VERCHOTA, ROBERT J. & NANCY J. TR**  
**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 increase the length of a dead-end street (cul-de-sac) with a County approved turnaround.  
**DESIGN REVIEWS** for the following: **1)** proposed single family residential development; and **2)** increased finished grade. Generally located on the south side of Shelbourne Avenue (alignment), 685 feet west of Durango Drive within Enterprise (description on file). SB/md/ja (For possible action) **10/17/18 BCC**

Motion by David Chestnut

Action: **HOLD** per applicant's agreement to October 10, 2018 Enterprise TAB meeting to provide elevations for design review

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

## VII. General Business:

1. Review FY 2017/2018 budget request(s) and take public input regarding suggestions for FY 2019/2020 budget request(s). (For possible action).

Chairman Chestnut provided some revisions to last year's submitted requests (see attached)

and requested other TAB members submit any suggested additions prior to the October 10 Enterprise TAB meeting when the requests will be finalized for submittal to the County.

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.

None

IX. Next Meeting Date

The next regular meeting will be October 10, 2018 at 6:00 p.m.

X. Adjournment

The meeting was adjourned 9:23pm