



# Enterprise Town Advisory Board

February 26, 2020

## MINUTES

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Board Members: Jenna Waltho, Chair - **PRESENT** Barris Kaiser, Vice Chair **TARDY**  
Rachel Pinkston **PRESENT** David Chestnut **PRESENT**  
Kendal Weisenmiller **EXCUSED**

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

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

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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.

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 February 12, 2020 Minutes (For possible action)

Motion by Jenna Waltho

Action: **APPROVE**

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

IV. Approval of Agenda for February 26, 2020 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as amended.

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

Applicant requested holds:

3. VS-20-0081-KULAR, GULZAR SINGH: Applicant requested a HOLD to the March 11, 2020, Enterprise Town Advisory Board meeting.

5. WS-20-0080-KULAR GULZAR SINGH: Applicant requested a HOLD to the March 11, 2020, Enterprise Town Advisory Board meeting.
10. WS-20-0059-DECATUR COMMONS, LLC: Applicant requested a HOLD to the April 1, 2020, Enterprise Town Advisory Board meeting.

Related applications:

3. VS-20-0081-KULAR, GULZAR SINGH:
5. WS-20-0080-KULAR GULZAR SINGH:
  
6. TM-20-500025-L H VENTURES, LLC:
8. VS-20-0086-L H VENTURES, LLC:
14. ZC-20-0085-L H VENTURES, LLC:
  
7. VS-20-0069-SUNSET VIEW, LLC:
13. ZC-20-0068-SUNSET VIEW, LLC:
  
9. WC-20-400014 (ZC-0606-01) -JONES 215, LLC:
11. WS-20-0079-JONES 215, LLC:

Item # 1 is trailed to call of the chair.

#### V. Informational Items

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

Enterprise Land Use Plan Change Requests will be heard on the following dates:

**Enterprise TAB hearings – Windmill Library, 7060 W. Windmill Lane, Las Vegas, NV**

March 4, 2020 – 6 PM – All requests west of Decatur Boulevard

March 5, 2020 – 6 PM – All requests east of Decatur Boulevard

**Planning Commission hearings – Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV**

April 14, 2020 – 7 PM – All requests west of Decatur Boulevard

April 16, 2020 – 7 PM – All requests east of Decatur Boulevard

**Board of County Commissioners hearing – Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV**

May 13, 2020 – 9 AM – All requests

VI. Planning & Zoning

1. **NZC-20-0030-TESORI, LLC:**  
**ZONE CHANGE** to reclassify 3.2 acres from R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone to C-2 (General Commercial) Zone.  
**USE PERMIT** to reduce the separation from an on-premises consumption of alcohol establishment (tavern) to a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced driveway separation.  
**DESIGN REVIEWS** for the following: **1)** 2 commercial centers; and **2)** alternative landscaping. Generally located on the south side of Silverado Ranch Boulevard and the east and west sides of Schuster Street within Enterprise (description on file). JJ/pb/jd (For possible action) **03/03/20 PC**

Motion by David Chestnut

Action:

**APPROVE** Zone Change on the eastern parcel (APN:177-30-503-007) reduced to C-1

**DENY** Zone Change on the western parcel (APN: 177-30-503-009)

**DENY** Use Permit

**DENY** Waiver of Development Standards 1a

**APPROVED** Waiver of Development Standards 1b

**APPROVE** Design Reviews 1a and 2

**DENY** Design Review 1b

**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;
- Establish cross access and shared parking with properties to the south if compatible uses are established

Per staff if approved conditions

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

2. **SC-20-0097-MAJESTIC NV PPTY HOLDINGS, LLC:**  
**STREET NAME CHANGE** to name a private drive aisle Silverton Village Drive. Generally located on the south side of Blue Diamond Road, east of Dean Martin Drive within Enterprise. JJ/dm/ja (For possible action) **03/17/20 PC**

Motion by David Chestnut

Action: **APPROVE** Per staff if approved conditions

Motion **PASSED** (2-1) / Pinkston-Nay Kaiser- Not Present

3. **VS-20-0081-KULAR, GULZAR SINGH:**  
**VACATE AND ABANDON** an easement of interest to Clark County located between Blue Diamond Road and Agate Avenue (alignment) and between Rainbow Boulevard and Inspiration Drive (alignment) and a portion of right-of-way being Rainbow Boulevard located between Blue Diamond Road and Agate Avenue (alignment) and Agate Avenue (alignment) between Rainbow Boulevard and Inspiration Drive (alignment) within Enterprise (description on file). JJ/jor/ja (For possible action) **03/17/20 PC**

Applicant requested a **HOLD** to the March 11, 2020, Enterprise Town Advisory Board meeting

4. **WS-20-0064-HERITAGE 2, INC.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the building height of a single family residence.

**DESIGN REVIEW** for a single family residential development on 19.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Robindale Road and the east side of Duneville Street within Enterprise. MN/jor/ja (For possible action) **03/17/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

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

5. **WS-20-0080-KULAR GULZAR SINGH:**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEW** for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jor/ja (For possible action) **03/17/20 PC**

Applicant requested a **HOLD** to the March 11, 2020, Enterprise Town Advisory Board meeting

6. **TM-20-500025-L H VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 33 lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Jones Boulevard and the north side of Robindale Road within Enterprise (description on file). MN/lm/jd (For possible action) **03/18/20 BCC**

Motion by Jenna Waltho

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

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

7. **VS-20-0069-SUNSET VIEW, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Lindell Road and Westwind Road within Enterprise (description on file). MN/lm/ja (For possible action) **03/18/20 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

8. **VS-20-0086-L H VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Rustic Galleon Street, and between Robindale Road and Walker Valley Court (alignment) within Enterprise (description on file). MN/lm/jd (For possible action) **03/18/20 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

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

9. **WC-20-400014 (ZC-0606-01) -JONES 215, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements if dealerships are individually owned and operated in conjunction with a previously approved zone change to reclassify 24.7 acres from R-E (Rural Estates Residential) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone for 2 automobile dealerships, future, and associated accessory service uses, and a use permit for automobile paint and body shops in the CMA Design Overlay District. Generally located between Maule Avenue and CC 215, the east and west sides of Torrey Pines Drive and approximately 350 feet west of El Camino Road within Enterprise. MN/md/ja (For possible action) **03/18/20 BCC**

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

10. **WS-20-0059-DECATUR COMMONS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow encroachment into airspace; **2)** increase sign height; **3)** increase animated (electronic message unit) sign area; **4)** allow a freestanding sign along a freeway; and **5)** increase the maximum sign area.  
**DESIGN REVIEWS** for the following: **1)** lighting; and **2)** signage in conjunction with a commercial center on 5.6 acres in an M-D (Design Manufacturing) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the north side of CC 215 within Enterprise. MN/jor/jd (For possible action) **03/18/20 BCC**

Applicant requested a **HOLD** to the April 1, 2020, Enterprise Town Advisory Board meeting

11. **WS-20-0079-JONES 215, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking lot landscaping; **2)** eliminate cross access; **3)** waive applicable design standards per Table 30.56-2; **4)** modified CMA Design Overlay District standards; **5)** allow modified driveway design standards.  
**DESIGN REVIEW** for a vehicle sales (automobile) showroom facility with outside display areas and ancillary uses on a 4.0 acre portion of a 14.1 acre site in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Roy Horn Way, 650 feet east of Torrey Pines Drive within Enterprise. MN/md/jd (For possible action) **03/18/20 BCC**

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

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

Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

12. **WS-20-0096-COUNTY OF CLARK (AVIATION) & NEVADA POWER COMPANY LEASE:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; and **2)** reduce parking lot landscaping.  
**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; and **2)** expansion of parking lot including solar PV shade covers for a public utility distribution warehouse facility on 37.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road and the west side of Lindell Road within Enterprise. MN/lm/jd (For possible action) **03/18/20 BCC**

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

13. **ZC-20-0068-SUNSET VIEW, LLC:**  
**ZONE CHANGE** to reclassify 12.0 acres of a 14.3 acre site from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** increased finish grade; and **2)** distribution center on 14.3 acres in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the west side of Lindell Road within Enterprise (description on file). MN/lm/ja (For possible action) **03/18/20 BCC**

Motion by David Chestnut  
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** (3-0) /Unanimous

14. **ZC-20-0085-L H VENTURES, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** increase building height; **3)** allow alternative street landscaping; and **4)** reduce street intersection off-set.  
**DESIGN REVIEW** for a single family residential development. Generally located on the west side of Jones Boulevard and the north side of Robindale Road within Enterprise (description on file). MN/lm/jd (For possible action) **03/18/20 BCC**

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

15. **ZC-20-0101-LA BREA EQUITY VENTURE, LLC:**  
**ZONE CHANGE** to reclassify 13.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to H-1 (Limited Resort and Apartment) Zone.  
**USE PERMIT** for multiple family residential development.  
**WAIVER OF DEVELOPMENT STANDARDS** reduce throat depth for visitor call box.  
**DESIGN REVIEW** for a multiple family residential development. Generally located on the west side of Las Vegas Boulevard South, 470 feet south of Neal Avenue within Enterprise (description on file). MN/jt/jd (For possible action) **03/18/20 BCC**

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

VII. General Business:

1. Appoint one member as the Enterprise Town Advisory Board representative to be involved in the update of the county's Comprehensive Master Plan and Title 30 development code (For possible action)

Motion by Jenna Waltho

Action: **APPOINT** David Chestnut as the TAB representative to the Comprehensive Master Plan and Title 30 development code update Motion **PASSED** (4-0) /Unanimous

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.

A resident had questions about the 9 notices he received from the County regarding land use in his neighborhood.

IX. Next Meeting Date

March 4, 2020 at 6:00 p.m. - Enterprise Land Use Plan Update Requests West of Decatur

March 5, 2020 at 6:00 p.m. – Enterprise Land Use Plan Update Requests East of Decatur

March 11, 2020 at 6:00 p.m. – Regularly Scheduled Enterprise Town Advisory Board Meeting

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 7:25 p.m.

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