



Enterprise Town Advisory Board

March 11, 2020

MINUTES

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

Secretary: Carmen Hayes 702-371-7991 chayes70@yahoo.com **PRESENT**

County Liaison: Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov **PRESENT**

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.

Jennifer Ammerman, 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 26, 2020 Minutes (For possible action)

Motion by Jenna Waltho

Action: **HOLD** the February 26, 2020 Enterprise TAB minutes to the April 1, 2020 Enterprise TAB meeting.

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

IV. Approval of Agenda for March 11, 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 Hold:

1. UC-20-0022-FORD PARTNERSHIP, LLC: Applicant requested **HOLD** to the April 15, 2020 Enterprise Town Board Meeting.
2. VS-20-0023-FORD PARTNERSHIP, LLC: Applicant requested **HOLD** to the April 15, 2020 Enterprise Town Board Meeting.
12. TM-20-500026-COUNTY OF CLARK (AVIATION): Applicant requested **HOLD** to the April 1, 2020 Enterprise Town Board Meeting.
15. VS-20-0090-COUNTY OF CLARK (AVIATION): Applicant requested **HOLD** to the April 1, 2020 Enterprise Town Board Meeting.
21. ZC-20-0091-COUNTY OF CLARK (AVIATION): Applicant requested **HOLD** to the April 1, 2020 Enterprise Town Board Meeting.

Related applications:

3. VS-20-0081-KULAR, GULZAR SINGH:
4. WS-20-0080-KULAR GULZAR SINGH:

5. NZC-20-0108-USA:
6. TM-20-500030-USA:

7. TM-20-500037-CAC-POL DEV, LLC:
9. VS-20-0126-CAC-POL DEV, LLC:

8. TM-20-500040-LV CACTUS SCHIRLLS, LLC:
10. VS-20-0128-LV CACTUS SCHIRLLS, LLC:

13. TM-20-500033-LH VENTURES, LLC:
16. VS-20-0119-LH VENTURES, LLC:
23. ZC-20-0118-LH VENTURES, LLC:

14. TM-20-500042-ZSKSAIZM FAMILY TRUST:
17. VS-20-0138-ZSKSAIZM FAMILY TRUST ET AL:
20. WS-20-0137-ZSKSAIZM FAMILY TRUST ET AL:

18. WC-20-400021 (NZC-18-0283)-RICHMOND LIMITED PARTNERSHIP:
19. WS-20-0121-RICHMOND LIMITED PARTNERSHIP:

V. Informational Items

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

VI. Planning & Zoning

1. **UC-20-0022-FORD PARTNERSHIP, LLC:**
USE PERMIT to allow a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the allowed building height; 2) reduce setbacks; 3) eliminate landscaping adjacent to a freeway; 4) alternative driveway geometrics; and 5) non-standard improvements (landscaping in right-of-way).
DESIGN REVIEW for a proposed multiple family residential development on 4.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Ford Avenue and east and west sides of Ensworth Street within Enterprise. MN/sd/jd (For possible action) **03/03/20 PC**

Applicant requested **HOLD** to the April 15, 2020 Enterprise Town Board Meeting.

2. **VS-20-0023-FORD PARTNERSHIP, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Parvin Street and I-15 and between Ford Avenue and Wigwam Avenue within Enterprise (description on file). MN/sd/jd (For possible action) **03/03/20 PC**

Applicant requested **HOLD** to the April 15, 2020 Enterprise Town Board Meeting.

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**

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

4. **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**

Motion by David Chestnut
Action:
APPROVE Waiver of Development Standards 1a.
WITHDRAWN by applicant Wavier of Development Standards 1b.
APPROVE Design Review.
ADD Current Planning condition:

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

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

5. **NZC-20-0108-USA:**
ZONE CHANGE to reclassify 15.7 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) reduced setbacks; 3) establish alternative yards for residential lots; and 4) alternative residential driveway geometrics.
DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) increase the finished grade. Generally located on the south side of Pebble Road (alignment) and the east side of Park Street within Enterprise (description on file). JJ/pb/jd (For possible action) **04/07/20 PC**

Motion by David Chestnut

Action: **APPROVE**:

ADD Current Planning Condition:

- One-story homes along Park St. and side-loaded lots on Raven Ave.

Per staff if approved conditions.

Motion **PASSED** (2-0) /Waltho abstained

6. **TM-20-500030-USA:**
TENTATIVE MAP consisting of 112 residential lots and common lots on 15.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road (alignment) and the east side of Park Street within Enterprise. JJ/pb/jd (For possible action) **04/07/20 PC**

Motion by David Chestnut

Action: **APPROVE**:

Per staff if approved conditions.

Motion **PASSED** (2-0) /Waltho abstained

7. **TM-20-500037-CAC-POL DEV, LLC:**
TENTATIVE MAP for a commercial subdivision on 2.5 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Polaris Avenue and Cactus Avenue within Enterprise. JJ /al/jd (For possible action) **04/07/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

8. **TM-20-500040-LV CACTUS SCHIRLLS, LLC:**
TENTATIVE MAP for a commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Cactus Avenue and Schirlls Street (alignment) within Enterprise. JJ/al/jd (For possible action) **04/07/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

9. **VS-20-0126-CAC-POL DEV, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between Rush Avenue (alignment) and Cactus Avenue, and between Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/al/jd (For possible action) **04/07/20 PC**

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

10. **VS-20-0128-LV CACTUS SCHIRLLS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Schirlls Street, and between Rush Avenue and Cactus Avenue, and a portion of a right-of-way being Cactus Avenue located between Arville Street and Schirlls Street within Enterprise (description on file). JJ/al/jd (For possible action) **04/07/20 PC**

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

11. **DR-20-0107-ARISTA WS ASSOCIATES LP:**
DESIGN REVIEWS for the following: **1)** proposed site lighting; and **2)** proposed signage in conjunction with an approved multiple family residential development on 9.8 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the south side of Starr Avenue between Fairfield Avenue and Bermuda Road within Enterprise. MN/pb/jd (For possible action) **04/08/20 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning condition:
• All building and pole mounted lighting to be fully shielded.
Per staff conditions.
Motion **PASSED** (3-0) /Unanimous

12. **TM-20-500026-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 1 lot on 14.5 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise. JJ/md/jd (For possible action) **04/08/20 BCC**

Applicant requested **HOLD** to the April 1, 2020 Enterprise Town Board Meeting.

13. **TM-20-500033-LH VENTURES, LLC:**
TENTATIVE MAP consisting of 38 lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Windmill Lane, 660 feet east of Buffalo Drive (alignment) within Enterprise. MN/al/jd (For possible action) **04/08/20 BCC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions.
Motion **PASSED** (2-1) /Kaiser-Nay

14. **TM-20-500042-ZSKSAIZM FAMILY TRUST:**
TENTATIVE MAP consisting of 188 lots and common lots on 33.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Frias Avenue and the east side of Arville Street within Enterprise. JJ/pb/jd (For possible action) **04/08/20 BCC**

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

15. **VS-20-0090-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Dean Martin Drive and I-15; and a portion of a right-of-way being Dean Martin Drive located between Wigwam Avenue and Ford Avenue; and a portion of right-of-way being Wigwam Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/md/jd (For possible action) **04/08/20 BCC**

Applicant requested **HOLD** to the April 1, 2020 Enterprise Town Board Meeting.

16. **VS-20-0119-LH VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pioneer Ranch Avenue and Windmill Lane, and between Buffalo Drive (alignment) and Mesquite Ranch Street within Enterprise (description on file). MN/al/jd (For possible action) **04/08/20 BCC**

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

17. **VS-20-0138-ZSKSAIZM FAMILY TRUST ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Pyle Avenue, and between Arville Street and Schuster Street and a portion of a right-of-way being Haleh Avenue located between Arville Street and Schuster Street within Enterprise (description on file). JJ/pb/jd (For possible action) **04/08/20 BCC**

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

18. **WC-20-400021 (NZC-18-0283)-RICHMOND LIMITED PARTNERSHIP:**
WAIVER OF CONDITIONS of a zone change to provide an intense landscape buffer per Figure 30.64-12, adjacent to the existing single family residential development to the north and west of a previously approved shopping center on 6.2 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone. Generally located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise. MN/bb/jd (For possible action) **04/08/20 BCC**

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

19. **WS-20-0121-RICHMOND LIMITED PARTNERSHIP:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping coterminous with a drainage easement in conjunction with a commercial shopping center.
DESIGN REVIEWS for the following: **1)** a shopping center; and **2)** a lighting plan on 6.2 acres in the C-2 (General Commercial) (AE-60 & AE-65) Zone. Generally located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise. MN/bb/jd (For possible action) **04/08/20 BCC**

Motion by David Chestnut

Action:

APPROVE: Waiver of Development Standards per landscape plans shown to the TAB between the fire access road and the drainage easement.

APPROVE: Design Reviews

ADD Current Planning condition:

- All lighting on building F to be shielded.

Per staff if approved conditions.

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

20. **WS-20-0137-ZSKSAIZM FAMILY TRUST ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finished grade on 33.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Frias Avenue and the east side of Arville Street within Enterprise. JJ/pb/jd (For possible action) **04/08/20 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Condition:

- Any combination of retaining and decorative wall/fence over 9 ft. adjacent a public/private street to be terraced and landscaped:
- Single story homes on lots 55 thru 66.

Per staff conditions.

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

21. **ZC-20-0091-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 14.5 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMITS for the following: **1)** offices as a principal use; and **2)** retail as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate freeway buffer wall; and **2)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** office/retail/warehouse complex; **2)** alternative parking lot andscaping; and **3)** increase finished grade on 14.5 acres. Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise (description on file). JJ/md/xx (For possible action) **04/08/20 BCC**

Applicant requested **HOLD** to the April 1, 2020 Enterprise Town Board Meeting.

22. **ZC-20-0105-AINSWORTH GAME TECHNOLOGY, INC:**
ZONE CHANGE to reclassify 2.3 acres from R-E (Rural Estates Residential) (AE-60) Zone to

M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District for future industrial development. Generally located on the west side of Westwind Road, 600 feet south of Sunset Road within Enterprise (description on file). MN/pb/jd (For possible action) **04/08/20 BCC**

Motion by Jenna Waltho

Action: **APPROVE**

ADD Current Planning conditions:

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

Per staff conditions.

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

23. **ZC-20-0118-LH VENTURES, LLC:**

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 wall height.

DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finished grade. Generally located on the north side of Windmill Lane, 660 feet east of Buffalo Drive (alignment) within Enterprise (description on file). MN/al/jd (For possible action) **04/08/20 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning conditions:

- On lots under 4000 Sq. Ft. place driveways on adjacent property line to create addition street parking;
- Homes adjacent to eastern and northern border limited to two stories;
- Increase fenestration on home elevations facing any public/private street.

Per staff conditions.

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

24. **ZC-20-0141-CLIFFSIDE HOLDINGS CO LP:**

ZONE CHANGE to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to R-5 (Apartment Residential District) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced guest parking; **2)** eliminate trash enclosure; **3)** reduced approach distance; and **4)** alternative driveway geometrics.

DESIGN REVIEW for a multiple family residential development. Generally located on the northwest corner of Ford Avenue and Parvin Street within Enterprise (description on file).

MN/jvm/jd (For possible action) **04/08/20 BCC**

Motion by Jenna Waltho

Action: **Hold** to the Enterprise TAB meeting on April 1, 2020. The applicant was a **no show**.

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

VII. General Business:

1. 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.

- None

IX. Next Meeting Date

The next regular meeting will be April 1, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho
Adjourn meeting at 7:52 p.m.
Motion **PASSED** (3-0) / Unanimous