



Enterprise Town Advisory Board

February 28, 2024

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah TARDY	Barris Kaiser, Vice Chair PRESENT Chris Caluya EXCUSED
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com PRESENT Rachel Glaze Rachel.Glaze@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.

Judith M. Rodriguez, 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 Minutes for January 31, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as amended for January 31, 2024.

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

IV. Approval of Agenda for February 28, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Applicant requested holds:

20. WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC: Applicant has requested a HOLD to the Enterprise TAB meeting on May 15, 2024.
21. ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC: Applicant has requested a HOLD to the Enterprise TAB meeting on March 13, 2024.
22. VS-23-0922-CANKIDS INVESTMENTS 2012, LLC: Applicant has requested a HOLD to the Enterprise TAB meeting on March 13, 2024.
23. TM-23-500191-CANKIDS INVESTMENTS 2012, LLC: Applicant has requested a HOLD to the Enterprise TAB meeting on March 13, 2024

Related applications:

2. ZC-23-0928-BISMI SERIES HOLDINGS, LLC:
3. VS-23-0929-BISMI SERIES HOLDINGS, LLC:

4. NZC-23-0885-SIGNATURE LAND HOLDINGS LLC:
5. VS-23-0886-SIGNATURE LAND HOLDINGS, LLC:
6. TM-23-500188-SIGNATURE LAND HOLDINGS, LLC:

7. PA-23-700050-MOSAIC LAND 1 LLC & BALELO 2012 IRREVOCABLE TRUST:
8. ZC-24-0014-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:
9. VS-23-0866-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:
10. WS-23-0865-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:
11. TM-23-500183-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:

17. WC-23-400196 (ZC-1584-98)-DIAMOND RANCH II, LLC:
18. VS-23-0914-DIAMOND RANCH II, LLC:
19. WS-23-0912-DIAMOND RANCH II, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Silverado Ranch Community Center**
Beginning May 15, 2024 our Enterprise TAB meetings will be held at the Silverado Ranch Community Center – 9855 Gilespe St, Las Vegas NV 89183. Our last Enterprise TAB meeting at the Windmill Library will be May 1, 2024.
 - **First Tuesday**
LVMPD Enterprise Area Command:
Let's welcome Clark County Code Enforcement, to answer your code enforcement needs and get to know their department.
WHEN: March 5, 2024, at 6PM
WHERE: Windmill Library 7060 W Windmill Ln

VI. Planning & Zoning

1. **UC-23-0895-KIM HYUN SOOK:**
USE PERMITS for the following: 1) accessory structures architectural compatibility; and 2) accessory building size.
WAIVER OF DEVELOPMENT STANDARDS to reduce setback for accessory structures in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldorado Lane and the west side of Valley View Boulevard within Enterprise. MN/nai/ng (For possible action) **02/20/24 PC**

Motion by Justin Maffett

Action: **APPROVE:** Applicant's request for a **HOLD** to Enterprise TAB meeting on March 13, 2024.

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

2. **ZC-23-0928-BISMI SERIES HOLDINGS, LLC:**
ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT to allow a mini-warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce throat depth.
DESIGN REVIEWS for the following: 1) a proposed mini-warehouse establishment; and 2) finished grade. Generally located on the southeast corner of Windmill Lane and Rancho Destino Road within Enterprise (description on file). MN/jor/syp (For possible action) **02/21/24 BCC**

Motion by David Chestnut

Action: **APPROVE** Zone Change;

DENY: Use Permit

DENY: Waiver of Development Standards #1;

APPROVE: Waiver of Development Standards #2;

DENY: Design Reviews

ADD Comprehensive Planning conditions:

- Design review as a public hearing for lighting and signage
- Provide similar architectural features on all elevations
- Provide a detached sidewalk on Windmill Ln

Per staff if approved conditions

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

3. **VS-23-0929-BISMI SERIES HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Gilesie Street and a portion of right-of-way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise (description on file). MN/jor/syp (For possible action) **02/21/24 BCC**

Motion by David Chestnut

Action: **APPROVE:**

ADD Public Works - Development Review condition

- Provide a detached sidewalk on Windmill Ln

Per staff conditions

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

4. **NZC-23-0885-SIGNATURE LAND HOLDINGS LLC:**
ZONE CHANGE to reclassify 2.0 acres from an H-2 (General Highway Frontage) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for an attached single family residential (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** project acreage; **2)** required parking space dimensions; **3)** street setback; **4)** building setback to project perimeters; **5)** driveway geometrics; and **6)** residential private street design.
DESIGN REVIEW for an attached single family residential planned unit development. Generally located on the west side of Inspiration Drive, 160 feet north of Blue Diamond Road within Enterprise (description on file). JJ/hw/syp (For possible action) **03/05/24 PC**

Motion by Justin Maffett

Action: **APPROVE** Zone Change;

APPROVE: Use Permit;

APPROVE: Waiver of Development Standards #s 1, and 6

DENY: Waiver of Development Standards #s 2-5

DENY: Design Review

Per staff conditions

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

5. **VS-23-0886-SIGNATURE LAND HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Raven Avenue (alignment) and between Inspiration Drive and Rainbow Boulevard, and a portion of right-of-way being Inspiration Drive located between Blue Diamond Road and Raven Avenue (alignment) within Enterprise (description on file). JJ/hw/syp (For possible action) **03/05/24 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

6. **TM-23-500188-SIGNATURE LAND HOLDINGS, LLC:**
TENTATIVE MAP consisting of 31 attached single family residential lots and 6 common lots on 2.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the west side of Inspiration Drive, 160 feet north of Blue Diamond Road within Enterprise. JJ/hw/syp (For possible action) **03/05/24 PC**

Motion by Justin Maffett

Action: **DENY**

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

7. **PA-23-700050-MOSAIC LAND 1 LLC & BALELO 2012 IRREVOCABLE TRUST:**
PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Compact Neighborhood (CN) on 1.9 acres. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/rk (For possible action) **03/05/24 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

8. **ZC-24-0014-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:**
ZONE CHANGE to reclassify 1.9 acres from an RS20 (Residential Single Family 20) Zone to an RS3.3 (Residential Single Family 3.3) Zone for a proposed single family subdivision. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise (description on file). JJ/hw/ng (For possible action) **03/05/24 PC**

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

9. **VS-23-0866-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Lisa Lane and between Cactus Avenue and Levi Avenue, and a portion of right-of-way being Cactus Avenue located between Durango Drive and Lisa Lane within Enterprise (description on file). JJ/hw/syp (For possible action) **03/05/24 PC**

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

10. **WS-23-0865-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** street landscaping; **2)** wall height; **3)** reduce lot area; **4)** reduce setbacks; **5)** increase fill; **6)** sidewalks; and **7)** driveway geometrics.
DESIGN REVIEWS for the following: **1)** alternative building design standards; and **2)** a detached single family residential subdivision on 1.9 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/hw/syp (For possible action) **03/05/24 PC**

Motion by David Chestnut
Action: **WITHDRAWN** by the Applicant: Waivers of Development Standards #1;
APPROVE: Waivers of Development Standards #s 2 - 7;
APPROVE: Design Review
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

11. **TM-23-500183-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:**
TENTATIVE MAP consisting of 19 detached single family residential lots and 2 common lots on 1.9 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/hw/syp (For possible action) **03/05/24 PC**

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

12. **UC-23-0778-WINDMILL-91 LP:**
USE PERMIT for a proposed vehicle rental (U-Haul) in an existing shopping center on a portion of 4.5 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Windmill Lane within Enterprise. MN/sd/syp (For possible action) **03/05/24 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- No more than 4 U-Haul rental units at this location
- U-Hall rental units to be parked to the east of suite 109
- 2 years to review the number of allowed U-Haul rental units allowed on location

Per staff conditions

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

13. **ZC-23-0915-ROOHANI RAMAK:**
ZONE CHANGE to reclassify 4.8 acres from an R-E (Rural Estates Residential) (RNP-1) Zone and an H-2 (General Highway Frontage) Zone to an R-2 (Medium Density Residential) Zone for a future single family residential development. Generally located on the east side of Edmond Street and the north and south sides of Couger Avenue (alignment) within Enterprise (description on file). JJ/al/ng (For possible action) **03/06/24 BCC**

Motion by David Chestnut

Action: **APPROVE** Zone Change Reduced to R-D (RS10)

Per staff conditions

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

14. **UC-24-0010-CHELSEA LAS VEGAS HOLDINGS, LLC:**
USE PERMIT for a recreational/entertainment facility with an accessory commercial use (restaurant) in conjunction with an existing shopping center on a portion of 230.0 acres in a CR (Commercial Resort) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Warm Springs Road within Enterprise. MN/rp/ng (For possible action) **03/19/24 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

15. **ET-24-400010 (ZC-19-0877)-NV LAS DEC, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a non-subdued exterior accent color; **2)** allow a horizontal roofline without architectural articulation; **3)** increase wall height; **4)** allow monotonous block walls; **5)** allow ground mounted up-lighting; **6)** allow alternative street landscaping (no trees); **7)** waive parking lot landscaping; **8)** alternative trash enclosures; and **9)** signage.
DESIGN REVIEWS for the following: **1)** data center; **2)** signage; **3)** communication tower; and **4)** increase finished grade on 27.4 acres in an IP (Industrial Park) (AE-60) Zone. Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise. MN/tpd/ng (For possible action) **03/20/24 BCC**

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

16. **ET-24-400012 (NZC-21-0128)-PICERNE BERMUDA, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 12.2 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** alternative landscaping.
DESIGN REVIEWS for the following: **1)** a multiple family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the southwest corner of Neal Avenue and Bermuda Road within Enterprise (description on file)..MN/my/ng (For possible action) **03/20/24 BCC**

Motion by David Chestnut
Action: **APPROVE**
CHANGE: Comprehensive Planning Bullet #1 to Read:

- Until June 02, **2027**, to complete or the application will expire unless extended with approval of an extension of time

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

17. **WC-23-400196 (ZC-1584-98)-DIAMOND RANCH II, LLC:**
WAIVER OF CONDITIONS of a zone change requiring the following: **1)** on-site lighting consisting of low sodium, inward direct features to be included with each design review; **2)** A-1 landscaping along all major street frontages; and **3)** recording reciprocal, perpetual cross access, ingress/egress, and parking agreement in conjunction with a plant nursery on 10.5 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the east side of Lindell Road within Enterprise. JJ/jud/syp (For possible action) **03/20/24 BCC**

Motion by Justin Maffett
Action: **APPROVE** Waiver of Conditions # 1 and 2
WITHDRAWN by the Applicant: Waivers of Development Conditions #3
Per staff conditions
Motion **PASSED** (4-0) /Unanimous

18. **VS-23-0914-DIAMOND RANCH II, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Mohawk Street located between Ford Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jud/syp (For possible action) **03/20/24 BCC**

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

19. **WS-23-0912-DIAMOND RANCH II, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** alternative parking lot landscaping; and **3)** allow attached sidewalk.
DESIGN REVIEW for expansion of an existing plant nursery on 10.5 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the east side of Lindell Road within Enterprise. JJ/jud/syp (For possible action) **03/20/24 BCC**

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

20. **WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow attached sidewalk and alternative landscaping; **2)** increase wall height; **3)** eliminate parking lot landscaping; **4)** allow non-standard improvements; **5)** reduce departure distance; and **6)** reduce driveway width.
DESIGN REVIEWS for the following: **1)** modification to previously approved tavern; **2)** finished grade on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action) **03/20/24 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on May 15, 2024.

21. **ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:**
ZONE CHANGE to reclassify 2.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** net lot area; **2)** eliminate street landscaping; **3)** off-site improvements; and **4)** street configuration.
DESIGN REVIEW for a single family residential subdivision on 16.2 acres in an R-E (Rural Estates Residential) (RNP-I) zone and an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise (description on file). JJ/sd/syp (For possible action) **03/20/24 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on March 13, 2024.

22. **VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Gagnier Boulevard and Durango Drive, and between Ford Avenue and Wigwam Avenue; a portion of right-of-way being Wigwam Avenue located between Gagnier Boulevard and Durango Drive; a portion of right-of-way being Cougar Avenue between Gagnier Boulevard and Durango Drive; and a portion of an unnamed right-of-way located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action) **03/20/24 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on March 13, 2024.

23. **TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:**
TENTATIVE MAP consisting of the following: **1)** 25 lots in an R-E (Rural Estates Residential) (RNP-I) Zone; and **2)** 20 lots in an R-2 (Medium Density) Zone on 16.2 acres. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise. JJ/sd/syp (For possible action) **03/20/24 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on March 13, 2024.

24. **ZC-24-0023-LI & SHAO INC, ET AL:**
ZONE CHANGE to reclassify 1.0 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the southeast corner of Eldorado Lane and Decatur Boulevard within Enterprise (description on file). MN/gc/ng (For possible action) **03/20/24 BCC**

Motion by Justin Maffett

Action: **DENY**

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

I. General Business:

1. None.

II. 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.

- Several people were upset that items #21-23 had been held.

III. Next Meeting Date

The next regular meeting will be March 13, 2024 at 6:00 p.m. at the Windmill Library.

IV. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 8:22 p.m.

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