



Enterprise Town Advisory Board

March 15, 2023

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair TARDY Chris Caluya EXCUSED
Secretary:	Carmen Hayes 702-371-7991 chaves70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com 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.

Brady Bernhart, 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 March 1, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as amended for March 1, 2023

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

IV. Approval of Agenda for March 15, 2023 and Hold, Combine or Delete Any Items (For possible action)

Related applications to be heard together:

2. VS-23-0021-CHURCH SOUTHERN HILLS BAPTIST:
3. UC-23-0020-CHURCH SOUTHERN HILLS BAPTIST:
4. NZC-23-0053-WIGWAM-PARVIN LIMITED PARTNERSHIP:
5. VS-23-0054-GKT 4, LLC & BESUDEN, HENRY W. & CHARLOTTE:
9. ZC-23-0045-BLUE DIAMOND RESERVE HOLDINGS, LLC & DAMODICE HOLDINGS, LLC:
10. VS-23-0046-BLUE DIAMOND RESERVE HOLDINGS, LLC & DAMODICE HOLDINGS, LLC:

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

V. Informational Items

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

- **LVMPD/EAC BLOOD DRIVE**

Thursday, March 30, 2023

9:00 a.m. - 1:00 p.m.

Bloodmobile

6975 W. Windmill Lane (Enterprise Command Station)

Las Vegas, NV 89113

To make an appointment to save lives please log into www.donors.vitalant.org

Use Blood Drive Code: L1J66

Planning & Zoning

VI. Planning & Zoning

1. **DR-23-0039-ZMZS FAMILY TRUST & MALIK, UMER Z. TRS:**
AMENDED DESIGN REVIEW for a freestanding sign (previously notified as a monument sign) in conjunction with an approved retail center on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/sd/syp (For possible action) **03/21/23 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

2. **VS-23-0021-CHURCH SOUTHERN HILLS BAPTIST:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and between Torrey Pines Drive and El Camino Road, and a portion of right-of-way being Pebble Road located between Torrey Pines Drive and El Camino Road, and a portion of right-of-way being Torrey Pines Drive located between Pebble Road and Blue Diamond Road within Enterprise (description on file). JJ/lm/syp (For possible action) **03/22/23 BCC**

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

3. **UC-23-0020-CHURCH SOUTHERN HILLS BAPTIST:**
USE PERMITS for the following: **1)** expansion of a place of worship; and **2)** reduce front setback.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping; **2)** reduce parking; and **3)** modified commercial driveway standards.
DESIGN REVIEWS for the following: **1)** proposed building and expansion to parking area; **2)** alternative parking lot landscaping; and **3)** finished grade on 5.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Pebble Road and the east side of Torrey Pines Drive within Enterprise. JJ/lm/syp (For possible action) **03/22/23 BCC**

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

4. **NZC-23-0053-WIGWAM-PARVIN LIMITED PARTNERSHIP:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for a senior housing project.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** modified driveway design standards.
DESIGN REVIEWS for the following: **1)** senior housing project with associated structures and uses; and **2)** finished grade in the CMA Design Overlay District. Generally located on the north side of Arby Avenue and the west side of Torrey Pines Drive within Enterprise (description on file). MN/rk/syp (For possible action) **04/04/23 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

5. **VS-23-0054-GKT 4, LLC & BESUDEN, HENRY W. & CHARLOTTE:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Badura Avenue, and between Torrey Pines Drive and Redwood Street within Enterprise (description on file). MN/rk/syp (For possible action) **04/04/23 PC**

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

6. **UC-23-0056-BALAJI TRUST & MIRCHANDANI, ASHOK & SUPRIYA TRS:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** hookah lounge in conjunction with a restaurant on a portion of 4.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/sd/syp (For possible action) **04/04/23 PC**

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

7. **WS-23-0025-WHETSTONE, LARRY & BEVERLY:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for accessory structures in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Ford Avenue, 150 feet east of Haven Street within Enterprise. MN/sd/syp (For possible action) **04/04/23 PC**

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

8. **ET-23-400015 (NZN-19-0881)-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.
USE PERMIT to reduce the separation from a vehicle maintenance facility to a residential use.
DESIGN REVIEWS for the following: **1)** restaurant buildings with drive-thru lanes; **2)** retail building; and **3)** vehicle maintenance facility. Generally located on the south side of Silverado Ranch Boulevard, 320 feet west of Arville Street within Enterprise (description on file). JJ/jud/syp (For possible action) **04/05/23 BCC**

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

9. **ZC-23-0045-BLUE DIAMOND RESERVE HOLDINGS, LLC & DAMODICE HOLDINGS, LLC:**
ZONE CHANGE to reclassify 19.9 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMIT to allow loading spaces to not be screened from a public street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall/fence height; **2)** permit alternative street landscaping; and **3)** reduced driveway throat depth.
DESIGN REVIEWS for the following: **1)** a distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the northeast corner of Rainbow Boulevard and Richmar Avenue within Enterprise (description on file). JJ/al/syp (For possible action) **04/05/23 BCC**

Motion by Barris Kaiser

Action: **APPROVE:**

- Zone Change
- Waivers of Development Standards
- Design Reviews

DENY: Use Permit

ADD Current Planning Condition: Design Review as a Public Hearing for lighting and signage

Per staff if approved conditions

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

10. **VS-23-0046-BLUE DIAMOND RESERVE HOLDINGS, LLC & DAMODICE HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Richmar Avenue, and between Rainbow Boulevard and Redwood Street; and portions of rights-of-way being a portion of Rainbow Boulevard located between Serene Avenue and Richmar Avenue and a portion of Richmar Avenue located between Rainbow Boulevard and Redwood Street within Enterprise (description on file). JJ/al/syp (For possible action) **04/05/23 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

11. **UC-23-0048-MFE, INC:**
USE PERMIT for a proposed food cart not within an enclosed building.
DESIGN REVIEW for a proposed food cart in conjunction with an existing convenience store with gasoline sales on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. JJ/rk/syp (For possible action) **04/18/23 PC**

Motion by Justin Maffett

Action: **HOLD** to the Enterprise TAB meeting on March 29, 2023 due to applicant no show.

Motion **PASSED** (4-0) /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 March 29, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:21 p.m.

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