



# Enterprise Town Advisory Board

April 12, 2023

## MINUTES

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Board Members	Justin Maffett, Chair <b>PRESENT</b> David Chestnut <b>PRESENT</b> Kaushal Shah <b>TARDY</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Chris Caluya <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>PRESENT</b>	

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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.

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 29, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for March 29, 2023..

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

### IV. Approval of Agenda for April 12, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications:

3. NZC-23-0110-EPSTEIN, DIANE LEE R. FAM TR:
4. VS-23-0111-EPSTEIN, DIANE LEE R. FAM TR:

V. Informational Items

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

VI. Planning & Zoning

1. **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**

Item was trailed until after #3 when applicant arrived

Motion by Justin Maffett

Action: **APPROVE**

**ADD** current Planning Condition:

- Review as a public hearing on October 12, 2024.

Per staff conditions.

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

2. **ET-23-400019 (UC-20-0480)-ZL II, LLC:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** motion picture production studio; and **2)** on-premises consumption of alcohol in conjunction with an existing office/warehouse building on 8.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of El Camino Road and Rafael Rivera Way within Enterprise. MN/tpd/ja (For possible action) **05/02/23 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) /Unanimous, Shah not present.

3. **NZC-23-0110-EPSTEIN, DIANE LEE R. FAM TR:**

**ZONE CHANGE** to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.

**USE PERMITS** for the following: **1)** reduce separation from a convenience store to a residential use; **2)** reduce setback from a gasoline station to a residential use; and **3)** reduce the separation from a tavern to a residential use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a drive-thru talk box to face residential development; and **2)** allow modified street standards.

**DESIGN REVIEWS** for the following: **1)** tavern; **2)** convenience store; **3)** gasoline station (fueling canopy); **4)** restaurant with drive-thru; and **5)** finished grade. Generally located on the south side of Pebble Road and the east side of Fort Apache Road within Enterprise (description on file). JJ/md/syp (For possible action) **05/02/23 PC**

Motion by David Chestnut

Action: **DENY**

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

4. **VS-23-0111-EPSTEIN, DIANE LEE R. FAM TR:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Raven Avenue (alignment), and between Fort Apache Road and Quarterhorse Lane; a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue (alignment); and a portion of right-of-way being Pebble Road located between Fort Apache Road and Quarterhorse Lane within Enterprise (description on file). JJ/md/syp (For possible action) **05/02/23 PC**

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

5. **UC-23-0113-MDG LIVING TRUST, ET AL:**  
**USE PERMIT** to modify the modified development standards to reduce the setback of a proposed patio cover in conjunction with an existing single family residence on 0.2 acres in an R-3 (Multiple Family Residential) Zone within the Southern Highlands Master Planned Community. Generally located on the south side of New Providence Street, 190 feet west of Ringrose Street within Enterprise. JJ/jor/ja (For possible action) **05/02/23 PC**

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

6. **VS-23-0112-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:**  
**VACATE AND ABANDON** portions of easements located between Serene Avenue and Blue Diamond Road, and between Rainbow Boulevard and Santa Margarita Street within Enterprise (description on file). JJ/lm/syp (For possible action) **05/02/23 PC**

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

7. **UC-23-0126-HCI-CERBERUS 160 EAST FLAMINGO HOTEL OWNER L P, ET AL:**  
**USE PERMIT** for a monorail.  
**DESIGN REVIEW** for a monorail on approximately 302.0 acres in an H-1 (Limited Resort and Apartment) Zone, an M-1 (Light Manufacturing) Zone, an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone, an R-T (Manufactured Home Residential) Zone, an R-4 (Multiple Family Residential) – (High Density) (AE-60 & AE-65) Zone, a P-F (Public Facility) (AE-65 & AE-70) Zone, a C-1 (Local Business) (AE-70) Zone, and a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway Overlay District. Generally located between Sahara Avenue and Blue Diamond Road, and between Maryland Parkway and Decatur Boulevard within Winchester, Paradise, and Enterprise. MN/TS/JG/JJ/jor/syp (For possible action) **05/03/23 BCC**

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

8. **VS-23-0101-HAND PROPERTY HOLDING COMPANY:**  
**VACATE AND ABANDON** a portion of a right-of-way being Buffalo Drive between Cactus Avenue (alignment) and Erie Avenue (alignment); and a portion of right-of-way being Cactus Avenue (alignment) between Buffalo Drive and Durango Drive (alignment) within Enterprise (description on file). JJ/jud/ja (For possible action) **05/03/23 BCC**

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

- The liaison provided an update on the building progress for the Silverado Ranch Community Center. It is hoped the TAB meetings will be able to be held there early next year.

IX. Next Meeting Date

The next regular meeting will be April 26, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett  
Action: **ADJOURN** meeting at 7:09 p.m.  
Motion **PASSED** (5-0) /Unanimous