



Enterprise Town Advisory Board

April 13, 2022

MINUTES

Board Members	David Chestnut, Chair EXCUSED Tanya Behm PRESENT Justin Maffett EXCUSED	Barris Kaiser, Vice Chair PRESENT Joseph Throneberry PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@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 30, 2022 (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** Minutes as published for March 30, 2022

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

IV. Approval of Agenda for April 13, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** as amended.

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

Related applications to be heard together:

2. NZC-22-0137-RAD-FAR LTD
3. VS-22-0138-RAD-FAR LTD
4. TM-22-500045-RAD-FAR LTD

12. ZC-22-0143-LACONIC, LP

13. VS-22-0144-LACONIC, LP
14. ZC-22-0151-COUNTY OF CLARK (AVIATION)
15. VS-22-0152-COUNTY OF CLARK (AVIATION)
16. TM-22-500050-COUNTY OF CLARK(AVIATION)

V. Informational Items

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

VI. Planning & Zoning

1. **TM-22-500049-HAAR MARIA C REV LIV TR 2000 & HAAR MARIA CORAZON TRS: TENTATIVE MAP** consisting of 18 residential lots and common lots on 1.4 acres in an RUD (Residential Urban Density) Zone. Generally located 350 feet east of Decatur Boulevard approximately 300 feet south of Ford Avenue within Enterprise. JJ/md/xx (For possible action) **04/19/22 PC**

Motion by Joseph Throneberry
 Action: **APPROVE** per staff conditions
 Motion **PASSED** (3-0) /Unanimous

2. **NZC-22-0137-RAD-FAR LTD: ZONE CHANGE** to reclassify 7.0 acres from an R-E (Rural Estates Residential) Zone to an 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)** finished grade. Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise (description on file). JJ/al/jo (For possible action) **05/03/22 PC**

Motion by Barris Kaiser
 Action: **APPROVE** per staff conditions
ADD Current Planning Conditions

- every two driveways to be adjacent where possible
- Increase fenestrations on elevations facing public roads

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

3. **VS-22-0138-RAD-FAR LTD: VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Gagnier Boulevard (alignment), and between Agate Avenue and Raven Avenue (alignment), and a portion of a right-of-way being Durango Drive located between Agate Avenue

and Pebble Road, and a portion of Lisa Lane located between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/al/jo (For possible action) **05/03/22 PC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

4. **TM-22-500045-RAD-FAR LTD:**
TENTATIVE MAP consisting of 50 single family residential lots and common lots on 7.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise. JJ/al/jo (For possible action) **05/03/22 PC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
ADD Current Planning Conditions

- every two driveways to be adjacent where possible

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

5. **NZC-22-0149-DAF HOLDING, LLC:**
ZONE CHANGE to reclassify 3.3 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** alternative street landscaping; **3)** reduce throat depth; and **4)** allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: **1)** multiple family development; and **2)** alternative parking lot landscaping on 3.5 acres in an R-5 (Apartment Residential) Zone and H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway, 645 feet north of Bruner Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action) **05/03/22 PC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (2-1) /NAY - Throneberry

6. **UC-22-0153-4965 BLUE DIAMOND HOLDINGS, LLC:**
USE PERMITS for the following: **1)** an outside dining and drinking area; and **2)** eliminate the required minimum 48 inch wide pedestrian access around the perimeter of an outside dining area.
DESIGN REVIEW for an outside dining and drinking area in conjunction with an existing restaurant on a 1.0 acre portion of a 13.0 acre site in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road, 175 feet west of Decatur Boulevard within Enterprise. JJ/al/syp (For possible action) **05/03/22 PC**

Motion by Tanya Behm
Action: **APPROVE** per staff conditions
ADD Current Planning Condition

- Pedestrian access on south elevations

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

7. **VC-22-0122-HAGHI ALI A & KERRI:**
VARIANCE to reduce the front yard setback for a pool deck and associated structures in conjunction with a proposed single family residence on 0.7 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Olympia Canyon Way, 400 feet west of Augusta Canyon Way within Enterprise. JJ/rk/syp (For possible action) **05/03/22 PC**

Motion by Tanya Behm
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

8. **VS-22-0132-RICHMOND AMERICAN HOMES NEVADA INC:**
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Conquistador Street, and between Meranto Avenue and Iron Creek Avenue within Enterprise (description on file). JJ/lm/jo (For possible action) **05/03/22 PC**

Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

9. **VS-22-0145-DEAN DAVID & SARAH:**
VACATE AND ABANDON easements of interest to Clark County located between Mardon Avenue and Eldorado Lane and between and Valley View Boulevard within Enterprise (description on file). MN/jor/jo (For possible action) **05/03/22 PC**

Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

10. **WS-22-0142-D R HORTON INC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with single family residences on 0.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Oleta Avenue and east and west of Burrows Drive within Enterprise. JJ/jgh/syp (For possible action) **05/03/22 PC**

Motion by Tanya Behm
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

11. **ET-22-400023 (UC-0061-17)-ABC PARADISE, LLC:**
USE PERMITS THIRD EXTENSION OF TIME for the following: **1)** permit a proposed multiple family residential development; and **2)** increase building height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback; **2)** reduce side (corner) setback; **3)** reduce height/setback ratio adjacent to single family residential uses; **4)** allow balconies to overlook single family residential uses; and **5)** reduce height/setback ratio from an arterial street (Windmill Lane).
DESIGN REVIEW for a proposed multiple family residential development on 5.1 acres in an H-

1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Windmill Lane and Giles Street within Enterprise. MN/jud/syp (For possible action) **05/04/22 BCC**

Motion by Joseph Throneberry

Action: **DENY**

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

12. **ZC-22-0143-LACONIC, LP:**

ZONE CHANGE to reclassify 1.7 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduced height setback ratio; **3)** reduced driveway departure distance; and **4)** reduced driveway throat depth.

DESIGN REVIEWS for the following: **1)** a proposed retail center; and **2)** finished grade. Generally located on the north side of Cactus Avenue and the west side of Bermuda Road within Enterprise (description on file). MN/jor/jo (For possible action) **05/04/22 BCC**

Motion by Barris Kaiser

Action: **APPROVE** Zone Change

APPROVE Waivers of Development Standards

APPROVE Design Review #1

DENY Design Review #2

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
- Limit operating hours to daytime hours only

APPROVE per staff conditions.

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

13. **VS-22-0144-LACONIC, LP:**

VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Forest Sword Street and between Cactus Avenue and Rush Avenue (alignment) and portion of a right-of-way being Bermuda Road located between Cactus Avenue and Rush Avenue within Enterprise (description on file). MN/jor/jo (For possible action) **05/04/22 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

14. **ZC-22-0151-COUNTY OF CLARK (AVIATION):**

ZONE CHANGE to reclassify 18.7 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased retaining wall height; **2)** increased building height; and **3)** reduced residential driveway separation.

DESIGN REVIEWS for the following: **1)** a single family residential subdivision; and **2)** finished grade. Generally located on the east side of Pioneer Way (alignment) and the south side of Warm Springs Road within Enterprise (description on file). MN/jor/jo (For possible action) **05/04/22 BCC**

Motion by Barris Kaiser

Action: **APPROVE** Zone Change
APPROVE Waivers of Development Standards #1 and #2
APPROVE Design Reviews
DENY Waivers of Development Standard #3
ADD: Current Planning Conditions

- Increase rear and side fenestrations for elevations facing public right away

APPROVE per staff if approved
Motion **PASSED** (3-0) /Unanimous

15. **VS-22-0152-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way located between Warm Springs Road and Eldorado Lane (alignment) and between Pioneer Way (alignment) and Tenaya Way within Enterprise (description on file). MN/jor/jo (For possible action) **05/04/22 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

16. **TM-22-500050-COUNTY OF CLARK(AVIATION):**
TENTATIVE MAP consisting of 147 single family residential lots and 8 common lots on 18.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Pioneer Way (alignment) and the south side of Warm Springs Road within Enterprise. MN/jor/jo (For possible action) **05/04/22 BCC**

Motion by Barris Kaiser
Action: **DENY**
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 27, 2022 at 6:00 p.m.

X. Adjournment:

Motion by Barris Kaiser

ADJOURN meeting at 9:02 p.m.

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