



Enterprise Town Advisory Board

April 26, 2023

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair ABSENT Chris Caluya 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.

Lorna Phegley, 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.

- One resident began to speak on items 8-10, but was advised he could speak when those items are presented and heard by the board.

III. Approval of Minutes for April 12, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for April 12, 2023.

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

IV. Approval of Agenda for April 26, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended

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

Applicant requested holds:

1. PA-23-700007-OLETA JONES 2.50, LLC: Applicant requested a **HOLD** to the Enterprise TAB meeting on May 10, 2023.
2. ZC-23-0149-OLETA JONES 2.50, LLC: Applicant requested a **HOLD** to the Enterprise TAB meeting on May 10, 2023.
3. VS-23-0150-OLETA JONES 2.50, LLC: Applicant requested a **HOLD** to the Enterprise TAB meeting on May 10, 2023.

Related applications to be heard together:

4. WS-23-0140-LJC PROPERTIES, LLC:
5. VS-23-0141-LJC PROPERTIES, LLC:
6. TM-23-500032-LJC PROPERTIES, LLC:

8. VS-23-0145- PN II, INC.:
9. WS-23-0144-PN II, INC.:
10. TM-23-500033-PN II, INC.:

11. ZC-23-0151-NV LAS DEC, LLC:
12. VS-23-0152-NV LAS DEC, LLC:
13. TM-23-500035-NV LAS DEC, LLC:

14. WS-23-0153-MOSAIC SEVEN LLC:
15. TM-23-500036-MOSAIC SEVEN LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Commissioner Michael Naft**
Presents Coffee and Conversation with special guest Assemblywoman Tracy Brown-May.

Lemon Tree Cafe and Market
April 29, 2023, 9:00 am to 10:00 am.
6111 S. Buffalo Drive, Suite 15,
Las Vegas, NV 89113

- **First Tuesday Pool Safety**
Las Vegas Metropolitan Police Department
Enterprise Area Command
May 2nd, 2023, 6pm-7pm
Windmill Library, 7060 W Windmill Ln
Las Vegas, NV 89113

- **Commissioner Michael Naft invites you to Sneak Peek of the Silverado Ranch Community Center**
SAMPLE SOME OF WHAT YOUR NEW SILVERADO RANCH COMMUNITY CENTER WILL OFFER.

Cooking Demonstrations • Dance • Sports Skills and Drills
Football, Basketball, and Volleyball • Town Services •
Arts + Crafts • Teen Activities • Live Music • Martial Arts

May 20, 2023, 10am-12pm
Silverado Ranch Park
9855 Gillespie St., Las Vegas 89183
For More Information: Call 702-455-6514

- **Nevada Child Care Fund**
Even if you've applied for financial assistance before, please try again. Eligibility for childcare financial assistance has expanded due to the Nevada Child Care Fund, so you might be eligible for support now.
Complete information is contained on the handout on the sign in table.
Learn More at NevadaChildCareFund.org
- Basin and Range National Monument to host Bioblitz June 2-3
ELY, Nev. – The Bureau of Land Management's Basin and Range National Monument seeks volunteers to participate in a plant and animal Bioblitz scheduled Friday and Saturday, June 2-3, 2023.

A Bioblitz is a citizen-science effort to record and identify plant and/or animal species within a designated area in a short time. Botanical and/or wildlife experience is not needed to participate. Scientist and Naturalist group leaders will be provided.

Monument Manager Alicia Styles said data collected this June will help in future planning actions. "It will help to focus inventory and monitoring efforts, refine habitat models, and ensure proper care and management of plant and animal species listed in the 2015 proclamation," Styles said.

Inventories will be conducted across different habitats within the northwestern portion of the Monument making a high clearance, four-wheel drive vehicle necessary. Water, food, and other supplies are the responsibility of the volunteer. There are no facilities, electrical hookups, or cell service within the Monument. For more information, go to <https://on.doi.gov/3TOYvoR>

VI. Planning & Zoning

1. **PA-23-700007-OLETA JONES 2.50, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 2.3 acres. Generally located on the south side of Oleta Avenue, 300 feet west of Jones Boulevard within Enterprise. JJ/gc (For possible action) **05/16/23 PC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on May 10, 2023.

2. **ZC-23-0149-OLETA JONES 2.50, LLC:**
ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) Zone to an M-1 (Light Manufacturing) Zone.
USE PERMIT to allow offices as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; and **2)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** office building; and **2)** warehouse building with outside storage yard. Generally located on the south side of Oleta Avenue, 300 feet west of Jones Boulevard within Enterprise (description on file). JJ/al/syp (For possible action) **05/16/23 PC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on May 10, 2023.

3. **VS-23-0150-OLETA JONES 2.50, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Oleta Avenue and Serene Avenue (alignment), and between Jones Boulevard and El Camino Road within Enterprise (description on file). JJ/al/syp (For possible action) **05/16/23 PC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on May 10, 2023.

4. **WS-23-0140-LJC PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for street landscaping.
DESIGN REVIEW for a single family residential development on 4.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Buffalo Drive and the north side of Torino Avenue within Enterprise. JJ/md/syp (For possible action) **05/16/23 PC**

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

5. **VS-23-0141-LJC PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue, and between Buffalo Drive and Jerlyn Street; and a portion of right-of-way being Buffalo Drive located between Ford Avenue and Torino Avenue within Enterprise (description on file). JJ/md/syp (For possible action) **05/16/23 PC**

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

6. **TM-23-500032-LJC PROPERTIES, LLC:**
TENTATIVE MAP consisting of 8 lots and common lots on 4.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Buffalo Drive and the north side of Torino Avenue within Enterprise. JJ/md/syp (For possible action) **05/16/23 PC**

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

7. **WS-23-0078-BLUE DIAMOND RETAIL PARTNERS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the number of freestanding signs.
DESIGN REVIEW for a freestanding sign in conjunction with a proposed retail center on a portion of 4.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the east side of Durango Drive within Enterprise. JJ/hw/syp (For possible action) **05/16/23 PC**

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

8. **VS-23-0145- PN II, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Rogers Street and Schirlls Street within Enterprise (description on file). MN/md/syp (For possible action) **05/17/23 BCC**

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

9. **WS-23-0144-PN II, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping; and **2)** allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 9.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Warm Springs Road and the west side of Schirlls Street within Enterprise. MN/md/syp (For possible action) **05/17/23 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning Conditions:

- Terrace and landscape any combination of retaining and decorative wall over 9 ft adjacent to public right of way
- Decorative wall along Schirlls St to be 4 feet of block and 2 feet of wrought iron
- Add asphalt path along Schirlls St and Arby Ave

Per staff conditions.
Motion **PASSED** (3-1) / Caluya-Nay

10. **TM-23-500033-PN II, INC.:**
TENTATIVE MAP consisting of 16 lots and common lots on 9.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Warm Springs Road and the west side of Schirlls Street within Enterprise. MN/md/syp (For possible action) **05/17/23 BCC**

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

11. **ZC-23-0151-NV LAS DEC, LLC:**
ZONE CHANGE to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone.
USE PERMITS for the following: **1)** eliminate trash enclosure; and **2)** electric substation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a non-subdued exterior accent color; **2)** allow horizontal rooflines 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)** signage; and **8)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** modifications to a previously approved data center that included a communications tower; **2)** electric substation; **3)** signage; and **4)** finished grade on 30.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone and an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise (description on file). MN/md/syp (For possible action) **05/17/23 BCC**

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

12. **VS-23-0152-NV LAS DEC, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Torrey Pines Drive, and between Maule Avenue and Roy Horn Way; a portion of a right-of-way being Bronco Street located between Maule Avenue and Roy Horn Way; and a portion of right-of-way being Pama Lane located between Jones Boulevard and Torrey Pines Drive within Enterprise (description on file). MN/md/syp (For possible action) **05/17/23 BCC**

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

13. **TM-23-500035-NV LAS DEC, LLC:**
TENTATIVE MAP consisting of 1 industrial lot and common lots on 30.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone and an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise. MN/md/syp (For possible action) **05/17/23 BCC**

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

14. **WS-23-0153-MOSAIC SEVEN LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for finished grade in conjunction with an approved single family residential subdivision on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, approximately 275 feet west of Rainbow Boulevard within Enterprise. JJ/hw/syp (For possible action) **05/17/23 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- Terrace and landscape any combination of retaining and decorative wall over 9 ft adjacent to public right of way.
Lot 3 southern boundary retaining and decorative wall not to exceed 9 ft.

Per staff conditions

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

15. **TM-23-500036-MOSAIC SEVEN LLC:**
TENTATIVE MAP consisting of 13 single family residential lots and 1 common lot on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, approximately 275 feet west of Rainbow Boulevard within Enterprise. JJ/hw/syp (For possible action) **05/17/23 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

16. **WS-23-0134-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.
DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with an existing convenience store development on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Cactus Avenue within Enterprise. MN/hw/syp (For possible action) **05/17/23 BCC**

Motion by Chris Caluya

Action: **APPROVE** per staff conditions

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.

- A citizen commented on the following:
 - Appreciated that the TAB listened to the residents and their concerns.
 - Appreciated the TAB sought to mitigate a project's impact on the residents.

- A TAB member asked "How to Make a Motion" be brought as a general business item

IX. Next Meeting Date

The next regular meeting will be May 10, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:28 p.m.

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