



Enterprise Town Advisory Board

May 11, 2022

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm EXCUSED Justin Maffett PRESENT	Barris Kaiser, Vice Chair PRESENT Joseph Throneberry EXCUSED
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.

Jared Tasko, 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.

A representative from the Southern Nevada Readiness Center made the following comments:

- The Nevada National Guard thanks the Enterprise TAB for their support for Army National Guard facility on Silverado Ranch Blvd.
- The national guard would favor commercial development around their base.
- Residential uses near the base should be discouraged.

III. Approval of Minutes for April 27, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for April 27, 2022

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

IV. Approval of Agenda for May 11, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended

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

Applicant requested hold:

5. NZC-22-0121-DOGWOOD HICKORY, LLC: Applicant has requested a **HOLD** to Enterprise TAB meeting on June 1, 2022.

Related applications to be heard together:

1. ZC-22-0168-SHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SHELL, WILLIAM A. TRS:
2. VS-22-0172-SHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SHELL, WILLIAM A. TRS:
3. TM-22-500060-SHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SHELL, WILLIAM A. TRS:

6. NZC-22-0222-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:
7. VS-22-0223-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:
8. TM-22-500076-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:

9. NZC-22-0229-PY PROPERTIES LLC & MTG LIVING TRUST:
10. VS-22-0233-PY PROPERTIES LLC & MTG LIVING TRUST:
11. TM-22-500079-PY PROPERTIES LLC & MTG LIVING TRUST:
25. ZC-22-0240-PY PROPERTIES, LLC & MTG LIVING TRUST:

12. VS-22-0210-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS, ET AL:
13. TM-22-500075-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS, ET AL:

16. VS-22-0217-A GRADING COMPANY:
17. WS-22-0216-A GRADING COMPANY:

22. ET-22-400055 (UC-20-0240)-MEQ-BD & D II, LLC:
23. ET-22-400056 (ZC-18-0118)-MEQ-BD & D II, LLC:

Items 12 and 13 will be heard first.

V. Informational Items

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

- **SILVERADO RANCH DOG PARK**

Renovation CELEBRATION

SATURDAY, MAY 21, 2022, 9A.M. - 11 A.M.

9855 Gilespe St.

Las Vegas, NV 891839

THE ANIMAL FOUNDATION PET ADOPTION

LVMPD K-9 TEAM

FOOD TRUCKS

LOCAL RETAILERS

- Saving for College - Financial Literacy Seminar**
 Join the office of Nevada State Treasurer Zach Conine and Clark County Commissioner Michael Naft, to learn about saving for your child's college education. Understand the differences between the Nevada College Kickstart program, NV529 Plans, Nevada Prepaid Tuition, and the Governor Guinn Millenium Scholarship. There will be a free raffle at the event, for participants opening accounts; eight winners will have \$250 deposited into their new account!

Thursday, May 19, 2022, 5:30pm - 7:00pm
 Enterprise Library Multipurpose Room
 8310 5 Las Vegas Blvd., Las Vegas, NV 89123

VI. Planning & Zoning

- ZC-22-0168-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:**
ZONE CHANGE to reclassify 9.9 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.
USE PERMITS for the following: **1)** a residential planned unit development (PUD); **2)** reduce the building setback from project perimeter; **3)** reduce communication tower setback to street; and **4)** communication tower separation to residential.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback from the street; and **2)** reduced off-set street intersection.
DESIGN REVIEWS for the following: **1)** a detached single family residential planned unit development; and **2)** finished grade. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise (description on file). JJ/bb/jo (For possible action) **05/18/22 BCC**

Motion by David Chestnut
 Action: **APPROVE** with Waiver of Development Standards #1 withdrawn by the applicant
 Per Staff if approved conditions
 Motion **PASSED** (3-0) /Unanimous

- VS-22-0172-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Le Baron Avenue alignment, and between Buffalo Drive and Tenaya Way within Enterprise (description on file). JJ/bb/jo (For possible action) **05/18/22 BCC**

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

- TM-22-500060-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:**
TENTATIVE MAP consisting of 30 residential lots and common lots on 9.9 acres in an R-D (Suburban Estates Residential) Zone. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise. JJ/bb/jo (For possible action) **05/18/22 BCC**

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

4. **WS-22-0241-JOBSITE HOSPITALITY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** parking lot landscaping; **3)** loading space design; and **4)** allow modified driveway design standards.
DESIGN REVIEW for a hotel on a portion of 7.7 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Gilespie Street, the south side of Carpenters Union Way, and 400 feet north of Hidden Well Road within Enterprise. MN/nr/ja (For possible action) **05/18/22 BCC**

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

- Design review as a public hearing for lighting and signage

Per staff conditions
Motion **PASSED** (3-0) /Unanimous

5. **NZC-22-0121-DOGWOOD HICKORY, LLC:**
ZONE CHANGE to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** increase wall height; **3)** allow nonstandard improvements in the right-of-way; **4)** waive street dedication; and **5)** waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: **1)** single family residential development; **2)** allow hammerhead turnarounds; and **3)** finished grade. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise (description on file). JJ/jt/jo (For possible action) **06/07/22 PC**

Applicant has requested a **HOLD** to Enterprise TAB meeting on June 1, 2022.

6. **NZC-22-0222-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:**
ZONE CHANGE to reclassify 10.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced lot area; **2)** increase site disturbance within a hillside area; and **3)** increase wall height.
DESIGN REVIEWS for the following: **1)** a single family residential development; **2)** allow a hammerhead street design; **3)** a single family residential development within a hillside area; and **4)** increased finished grade. Generally located on the north side of Pebble Road and the east side of Park Street (alignment) within Enterprise (description on file). JJ/al/jo (For possible action) **06/07/22 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

7. **VS-22-0223-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Park Street (alignment) and Fort Apache Road within Enterprise (description on file). JJ/al/jo (For possible action) **06/07/22 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

8. **TM-22-500076-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:**
TENTATIVE MAP consisting of 32 single family residential lots and common lots on 10.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Pebble Road and the east side of Park Street (alignment) within Enterprise. JJ/al/jo (For possible action) **06/07/22 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

9. **NZC-22-0229-PY PROPERTIES LLC & MTG LIVING TRUST:**
ZONE CHANGE to reclassify 8.6 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)** increase wall height; **2)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); **3)** alternative landscaping along Dean Martin Drive; and **4)** eliminate landscaping against a freeway.
DESIGN REVIEWS for the following: **1)** single family residential; and **2)** finished grade. Generally located on the east side of Dean Martin Drive approximately 215 feet south of Raven Avenue. within Enterprise (description on file). JJ/jvm/jo (For possible action) **06/07/22 PC**

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

- Single story homes on lots 1 thru 5, 28, 29 and 42 thru 46.
- Every two driveways to be adjacent where possible.
- Consider an asphalt path along Dean Martin Rd.

Per staff if approved conditions
Motion **PASSED** (3-0) /Unanimous

10. **VS-22-0233-PY PROPERTIES LLC & MTG LIVING TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and I-15 and between Raven Avenue and the Vicki Avenue (alignment) within Enterprise (description on file). JJ/jvm/jo (For possible action) **06/07/22 PC**

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

11. **TM-22-500079-PY PROPERTIES LLC & MTG LIVING TRUST:**
TENTATIVE MAP consisting of 46 single family residential lots and common lots on 8.6 acres in a R-2 (Medium Density Residential) Zone. Generally located on the east side of Dean Martin Drive approximately 215 feet south of Raven Avenue. within Enterprise (description on file). JJ/jvm/jo (For possible action) **06/07/22 PC**

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

12. **VS-22-0210-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue (alignment), and between Decatur Boulevard and Arville Street; and a portion of a right-of-way being Silverado Ranch Boulevard located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/gc/jo (For possible action) **06/07/22 PC**

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

13. **TM-22-500075-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS, ET AL:**
TENTATIVE MAP for a commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Silverado Ranch Boulevard, 320 feet west of Arville Street within Enterprise. JJ/gc/jo (For possible action) **06/07/22 PC**

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

14. **UC-22-0207-LDR PARTNERS:**
USE PERMIT to reduce the separation of a proposed supper club in conjunction with an existing restaurant on a 0.5 acre portion of an 8.0 acre shopping center in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. JJ/jor/syp (For possible action) **06/07/22 PC**

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

15. **UC-22-0236-REAL EQUITIES LLC:**
USE PERMIT for a hookah lounge in conjunction with an existing shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/bb/syp (For possible action) **06/07/22 PC**

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

16. **VS-22-0217-A GRADING COMPANY:**
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and the Union Pacific Railroad (UPRR), and between Redwood Street and UPRR within Enterprise (description on file). JJ/nr/jo (For possible action) **06/07/22 PC**

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

17. **WS-22-0216-A GRADING COMPANY:**
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements.
DESIGN REVIEWS for the following: **1)** alternative landscaping; and **2)** an outside storage facility on 2.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Gomer Road and 977 feet east of Redwood Street within Enterprise. JJ/nr/jo (For possible action) **06/07/22 PC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
18. **VS-22-0239-MOSAIC LAND 1 LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Chieftain Street (alignment), and between Meranto Avenue and Richmar Avenue (alignment); and a portion of right-of-way being Fort Apache Road located between Meranto Avenue and Richmar Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action) **06/07/22 PC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
19. **WS-22-0194-D R HORTON INC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residential development on 22.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise. JJ/nr/syp (For possible action) **06/07/22 PC**
- Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous
20. **DR-22-0193-SA-CAC-DM, LLC:**
DESIGN REVIEW for signs in conjunction with a previously approved vehicle maintenance facility on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cactus Avenue and the east side of Polaris Avenue within Enterprise. JJ/nr/jo (For possible action) **06/08/22 BCC**
- Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
21. **DR-22-0228-MEQ-CACTUS & RAINBOW, LLC:**
DESIGN REVIEW for a vehicle maintenance (smog testing) facility on a 0.1 acre portion of a 4.7 acre shopping center in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the northwest corner of Rainbow Boulevard and Cactus Avenue within Enterprise. JJ/bb/syp (For possible action) **06/08/22 BCC**

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

22. **ET-22-400055 (UC-20-0240)-MEQ-BD & D II, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** alcohol sales, liquor - packaged only (liquor store) not in conjunction with grocery store; **2)** convenience store; and **3)** gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback for a convenience store; **2)** reduce setback for a gasoline station; and **3)** alternative driveway geometrics.
DESIGN REVIEW for modifications to an approved shopping center on 3.8 acres in a C-1 (Limited Commercial) Zone. Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise. JJ/jgh/syp (For possible action) **06/08/22 BCC**

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

23. **ET-22-400056 (ZC-18-0118)-MEQ-BD & D II, LLC:**
DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: **1)** a proposed shopping center; and **2)** finished grade on 3.8 acres in a C-1 (Limited Commercial) Zone. Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise (description on file). JJ/jgh/syp (For possible action) **06/08/22 BCC**

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

24. **UC-22-0204-SOUTHERN NEVADA BEAGLE RESCUE FOUNDATION:**
USE PERMIT to allow additional household pets (dogs) in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Irvin Avenue, 150 feet west of Placid Street within Enterprise. MN/jgh/syp (For possible action) **06/08/22 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning Condition
• One year review as public hearing
Per staff conditions
Motion **PASSED** (3-0) /Unanimous

25. **ZC-22-0240-PY PROPERTIES, LLC & MTG LIVING TRUST:**
ZONE CHANGE to reclassify 5.7 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone. Generally located on the east side of Dean Martin Drive and the north side of Agate Avenue (alignment) within Enterprise (description on file). JJ/md/ja (For possible action) **06/22/22 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

VII. General Business:

- 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 June 1, 2022 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut

Action: **ADJORN** meeting at 8:26 p.m.

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