



# Enterprise Town Advisory Board

May 12, 2021

## MINUTES

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Board Members	David Chestnut, Chair <b>EXCUSED</b> Tanya Behm <b>PRESENT</b> Joseph Throneberry <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Gabriela Everett <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chaves70@yahoo.com">chaves70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com <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.

Mark Donohue, 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 April 28, 2021 Minutes (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** Minutes as published for April 28, 2021 as amended to note Gabriela Everett was present.

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

IV. Approval of Agenda for May 12, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** as amended.

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

Related applications to be heard together:

1. PA-21-700001-LH VENTURES, LLC
2. NZC-21-0137-LH VENTURES, LLC
- 3 WC-21-400048 (ZC-18-0853)-LV RAINBOW, LLC
4. WC-21-400049 (VS-17-0049)-LV RAINBOW, LLC
5. VS-21-0136-LV RAINBOW, LLC
6. VS-21-0138-LH VENTURES, LLC
7. TM-21-500034-LH VENTURES, LLC

14. DR-21-0162-CHAUDHRY, SOHAIL & HUMA S
15. VS-21-0161-CHAUDHRY, SOHAIL & HUMA S

16. ET-21-400053 (VS-19-0063)-MOTOR HOLDINGS, LLC
17. ET-21-400032 (UC-19-0061)-MOTOR HOLDINGS, LLC
18. ET-21-400054 (UC-19-0076)-MOTOR HOLDINGS, LLC

V. Informational Items

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

None

VI. Planning & Zoning

1. **PA-21-700001-LH VENTURES, LLC:**  
**PLAN AMENDMENT** to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-E (Rural Estates Residential) (RNP-1) and an H-2 (General Highway Frontage) (RNP-1) Zone. Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc/xx (For possible action) **05/18/21 PC**

Motion by Barris Kaiser  
Action: **DENY**.  
Motion **PASSED** 4-0) /Unanimous

2. **NZC-21-0137-LH VENTURES, LLC:**  
**ZONE CHANGE** to reclassify 45.3 acres from R-E (Rural Estates Residential) (RNP-I) Zone, C-2 (General Commercial) Zone, and H-2 (General Highway Frontage) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** establish alternative yards for residential lots; **2)** increase wall height; **3)** reduce street intersection off-set; **4)** reduce right-of-way width; and **5)** waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).

**DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** finished grade. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action) **05/18/21 PC**

Motion by Barris Kaiser

Action: **DENY.**

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

3. **WC-21-400048 (ZC-18-0853)-LV RAINBOW, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring to rededicate 25 feet to the back of curb for Montessori Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessori Street and Raven Avenue, and a radius at the intersection of Montessori Street and Agate Avenue. Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise. JJ/jt/ja (For possible action) **05/18/21 PC**

**WITHDRAWAL** by applicant without prejudice

4. **WC-21-400049 (VS-17-0049)-LV RAINBOW, LLC:**  
**WAIVER OF CONDITIONS** of a vacation and abandonment requiring to rededicate 25 feet to the back of curb for Montessori Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessori Street and Raven Avenue, and a radius at the intersection of Montessori Street and Agate Avenue. Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise. JJ/jt/ja (For possible action) **05/18/21 PC**

**WITHDRAWAL** by applicant without prejudice

5. **VS-21-0136-LV RAINBOW, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Raven Avenue (alignment) and Agate Avenue (alignment), and between Rosanna Street and Belcastro Street and a portion of a right-of-way being Raven Avenue located between Rosanna Street (alignment) and Belcastro Street (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action) **05/18/21 PC**

**WITHDRAWAL** by applicant without prejudice

6. **VS-21-0138-LH VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Agate Avenue (alignment), and between Rainbow Boulevard and Tenaya Way and a portion of a right-of-way being Pebble Road located between Rainbow Boulevard and Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action) **05/18/21 PC**

Motion by Barris Kaiser

Action: **DENY.**

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

7. **TM-21-500034-LH VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 305 lots and common lots on 45.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise. JJ/jt/ja (For possible action) **05/18/21 PC**

Motion by Barris Kaiser  
Action: **DENY**.  
Motion **PASSED** 4-0) /Unanimous

8. **WS-21-0150-GREYSTONE NEVADA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase driveway width in conjunction with a previously approved single family residential development on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ford Avenue and the west side of El Camino Road (alignment) within Enterprise. JJ/sd/ja (For possible action) **05/18/21 PC**

Motion by Tanya Behm  
Action: **DENY** due to applicant no show at two Enterprise TAB Meetings  
**PASSED** (4-0) /Unanimous

9. **ET-21-400050 (NZC-18-0006)-THOMSON MANAGEMENT GROUP NV LP:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a proposed mini-warehouse facility.  
**USE PERMIT** for a mini-warehouse facility.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed mini-warehouse facility on 5.0 acres in the MUD-3 Overlay District. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/sd/jo (For possible action) **05/19/21 BCC**

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

10. **ET-21-400061 (VS-0059-17)-LEGACY BERMUDA, LLC:**  
**VACATE AND ABANDON SECOND EXTENSION OF TIME** for easements of interest to Clark County located between Erie Avenue and Siddall Avenue (alignment), and between Fairfield Avenue and Bermuda Road within Enterprise (description on file). MN/sd/jo (For possible action) **06/01/21 PC**

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

11. **UC-21-0169-DURANGO BOSECK, LP:**  
**USE PERMIT** to not provide pedestrian access around the perimeter of an outside dining area.  
**DESIGN REVIEW** for an outside dining area in conjunction with an existing tavern on 1.2 acres in a C-1 (Local Business) Zone. Generally located on the east side of Maryland Parkway, 700 feet south of Cactus Avenue within Enterprise. MN/sd/jo (For possible action) **06/01/21 PC**

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (3-1) /Behm **NAY**

12. **WS-21-0170-SOUTHERN HILLS MEDICAL CENTER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow an animated sign (video electronic message unit) where not permitted.  
**DESIGN REVIEW** for a freestanding sign with a video electronic message unit in conjunction with an emergency care facility on 3.7 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Las Vegas Boulevard South, 660 feet north of Erie Avenue within Enterprise. MN/jt/jo (For possible action) **06/01/21 PC**

Motion by Barris Kaiser  
Action: **HOLD** to Enterprise TAB Meeting on May 26, 2021 due to applicant being a no show.  
Motion **PASSED** 4-0 /Unanimous

13. **DR-21-0156-BRANDO HOLDINGS, LLC:**  
**DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** retail cannabis expansion on 0.6 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Blue Diamond Road, 300 feet east of Hinson Street within Enterprise. JJ/bb/jd (For possible action) **06/02/21 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** the applicant's request to **HOLD** to Enterprise TAB meeting on May 26, 2021 to provide cross-sections and information on landscaping.  
Motion **PASSED** (4-0)/Unanimous

14. **DR-21-0162-CHAUDHRY, SOHAIL & HUMA S.:**  
**DESIGN REVIEW** for finished grade in conjunction with a future single family development on 2.5 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the east side of Edmond Street and the north side of Agate Avenue within Enterprise. JJ/nr/jo (For possible action) **06/02/21 BCC**

Motion by Tanya Behm  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

15. **VS-21-0161-CHAUDHRY, SOHAIL & HUMA S.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Edmond Street and Decatur Boulevard, and between Raven Avenue and Agate Avenue within Enterprise (description on file). JJ/nr/jo (For possible action) **06/02/21 BCC**

Motion by Tanya Behm  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

16. **ET-21-400053 (VS-19-0063)-MOTOR HOLDINGS, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Warm Springs Road and Capovilla Avenue, and between Windy Street and I-15 within Enterprise (description on file). MN/jgh/jo (For possible action) **06/02/21 BCC**

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

17. **ET-21-400032 (UC-19-0061)-MOTOR HOLDINGS, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a cannabis establishment (cultivation) in conjunction with a proposed office/warehouse building on a 1.0 acre portion of a 2.1 acre parcel in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 145 feet west of Windy Street within Enterprise. MN/nr/jo (For possible action) **06/02/21 BCC**

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

18. **ET-21-400054 (UC-19-0076)-MOTOR HOLDINGS, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a cannabis establishment (production) in conjunction with a proposed office/warehouse building on a 1.0 acre portion of a 2.1 acre parcel in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 145 feet west of Windy Street within Enterprise. MN/jgh/jo (For possible action) **06/02/21 BCC**

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

19. **ET-21-400060 (VS-18-1029)-CFT LANDS, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Starr Avenue and Terrill Avenue and between La Cienega Street and Fairfield Avenue (alignment), and portions of rights-of-way being Terrill Avenue located between La Cienega Street and Fairfield Avenue (alignment) and Fairfield Avenue located between Terrill Avenue and Starr Avenue within Enterprise (description on file). MN/lm/jo (For possible action) **06/02/21 BCC**

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

20. **UC-20-0338-SANG, TJIE GIOK:**  
**AMENDED HOLDOVER USE PERMITS** for the following: **1)** place of worship; **2)** increased height of a place of worship; and **3)** increased height of a freestanding sign (no longer needed).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** driveway geometrics; **3)** departure distance; and **4)** increased signage (previously not notified).  
**DESIGN REVIEW** for a place of worship on 5.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nr/jd (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** the applicant's request to **HOLD** to Enterprise TAB meeting on May 26, 2021 to revise plans.

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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to [TLH@clarkcountynv.gov](mailto:TLH@clarkcountynv.gov), before 4:00 pm, May 12, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- None

IX. Next Meeting Date

The next regular meeting will be May 26, 2021 at 6:00 p.m.

X. Adjournment:

Motion by Barris Kaiser

**ADJOURN** meeting at 8:29 p.m.

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