



Enterprise Town Advisory Board

May 26, 2021

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm PRESENT Joseph Throneberry PRESENT	Barris Kaiser, Vice Chair PRESENT Gabriela Everett PRESENT
Secretary:	Carmen Hayes 702-371-7991 chaves70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcounty.gov PRESENT Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com EXCUSED	

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.

- The applicant's representative for WS-21-0150 apologized for missing two TAB meeting and stated it will not happen again.

III. Approval of May 12, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for May 12, 2021.

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

IV. Approval of Agenda for May 26, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

5. NZC-21-0199-COUNTY OF CLARK (AVIATION):
6. VS-21-0093-COUNTY OF CLARK (AVIATION):

7. NZC-21-0203-SCHIRLLS LLC:
8. VS-21-0202-SCHIRLLS LLC:
9. TM-21-500050-SCHIRLLS LLC:

10. NZC-21-0204-DAVID FAX OBER LLC & BUFFALO WING LLC:
11. VS-21-0205-DAVID FAX OBER LLC & BUFFALO WING LLC:
12. TM-21-500051-DAVID FAX OBER LLC & BUFFALO WING LLC:

13. PA-21-700002-PETERSON S & A 1997 TRUST ET AL & PETERSON N SCOTT & AVA TRS ET AL:
14. ZC-21-0191- PETERSON S & A 1997 TRUST ET AL:
15. VS-21-0190-PETERSON S & A 1997 TRUST ET AL:
16. TM-21-500047- PETERSON S & A 1997 TRUST ET AL:

18. ET-21-400066 (NZC-0872-16)-AMH NV8 DEVELOPMENT, LLC:
19. WS-21-0189-AMH NV8 DEVELOPMENT, LLC:
20. TM-21-500046-AMH NV8 DEVELOPMENT, LLC:

22. VS-21-0200-HAMILTON, BERNARD JR:
23. WS-21-0201-HAMILTON, BERNARD JR:
24. TM-21-500049-HAMILTON, BERNARD JR:

25. ZC-21-0186-REGIONAL CACTUS, LLC:
26. VS-21-0187-REGIONAL CACTUS, LLC:

27. ZC-21-0193-I-15 BIG 4 REAL ESTATE, LLC:
28. VS-21-0192-I-15 BIG 4 REAL ESTATE, LLC:

V. Informational Items

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

None

VI. Planning & Zoning

1. **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 David Chestnut

Action:

DENY Waiver of Development Standards

APPROVE the Design Review without a video electronic message unit.

Per if approved staff conditions.

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

2. **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 Joseph Throneberry

Action: **APPROVE** per staff conditions.

ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.

Per staff conditions.

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

3. **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) **06/02/21 BCC**

Motion by David Chestnut

Action: **APPROVE** Use Permit 1 noting Use Permits 2 and 3 are no longer needed.

Approve Waivers 2 and 3 noting Waiver 1 is no longer needed.

Approve Design Review

ADD Current Planning Conditions.

- Design review as a public hearing for lighting and signage.

Per staff if approved conditions.

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

4. **ET-21-400070 (VS-19-0401)-LSREF EXHIBITION INVEST, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Eldorado Lane and Mesa Verde Lane (alignment) and between Las Vegas Boulevard South and I-15 and portions of a right-of-way being Robindale Road located between Las Vegas Boulevard South and I-15, Moberly Avenue located between Las Vegas Boulevard South and I-15, Eldorado Lane located between I-15 and Las Vegas Boulevard South, and Ensworth Street located between Eldorado Lane and Robindale Road within Enterprise (description on file). MN/jgh/jo (For possible action) **06/15/21 PC**

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

5. **NZC-21-0199-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 16.5 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** a multiple family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the northeast corner of Decatur Boulevard and Rush Avenue within Enterprise (description on file). JJ/al/jd (For possible action) **06/15/21 PC**

Motion by Joseph Throneberry
Action: **APPROVE**
ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans

Per staff if approved conditions.
Motion **PASSED** (5-0) /Unanimous

6. **VS-21-0093-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of a right-of-way being Decatur Boulevard located between Frias Avenue and Rush Avenue within Enterprise (description on file). JJ/bb/jd (For possible action) **06/15/21 PC**

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

7. **NZC-21-0203-SCHIRLLS LLC:**
ZONE CHANGE to reclassify 22.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone and an R-E (RNP-I) Zone under Resolution of Intent to an R-2 (Medium Density Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive landscaping to a less intense use; and **2)** 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 Arville Street and Frias Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action) **06/15/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions.

Approve the Zone change and Denied the Waiver Development and Design Review with the right-of way dedication of an additional 30 feet for Schirlls and Haleh.

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

8. **VS-21-0202-SCHIRLLS LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Haleh Avenue and Frias Avenue (alignment), and between Arville Street and Schuster Street; and portions of a right-of-way being Haleh Avenue located between Arville Street and Schuster Street and a portion of Schirlls Street located between Haleh Avenue and Frias Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action) **06/15/21 PC**

Motion by David Chestnut

Action: APPROVE vacate and abandonment except for right-of way and alignment for Schirlls St and Haleh Ave.

ADD Public Works – Development Review condition:

Right-of-way dedication to included 30 feet for Schirlls St. and 30 feet for Haleh Ave.

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

9. **TM-21-500050-SCHIRLLS LLC:**

TENTATIVE MAP consisting of 173 residential lots and common lots on 22.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Arville Street and Frias Avenue (alignment) within Enterprise. JJ/al/jd (For possible action) **06/15/21 PC**

Motion by David Chestnut

Action: **DENY**

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

10. **NZC-21-0204-DAVID FAX OBER LLC & BUFFALO WING LLC:**

ZONE CHANGE to reclassify 16.1 acres from an R-E (Rural Estates Residential) Zone and a C-P (Office and Professional) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive landscaping to a less intense use; and **2)** increase wall height.

DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** finished grade. Generally located on the northwest corner of Decatur Boulevard and Gary Avenue within Enterprise (description on file). JJ/al/jd (For possible action) **06/15/21 PC**

Motion by David Chestnut

Action:

APPROVE Zone Change.

DENY Waiver of development standards.

DENY Design Review

ADD Current Planning condition.

- Establish a second entry/exit on Gary Ave.
- Any Wall over 9 feet next to right-of-way terraced of landscaped.
- 5200 sq ft lots adjacent to established large lot residential.

Motion **PASSED** (4-1) /Kaiser-Nay

11. **VS-21-0205-DAVID FAX OBER LLC & BUFFALO WING LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Edmond Street and Decatur Boulevard; and a portion of a right-of-way being Hauck Street located between Richmar Avenue and Gary Avenue within Enterprise (description on file). JJ/al/jd (For possible action) **06/15/21 PC**

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

12. **TM-21-500051-DAVID FAX OBER LLC & BUFFALO WING LLC:**
TENTATIVE MAP consisting of 118 residential lots and common lots on 16.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Decatur Boulevard and Gary Avenue within Enterprise. JJ/al/xx (For possible action) **06/15/21 PC**

Motion by David Chestnut
Action: **DENY.**
Motion **PASSED** (5-0) / Unanimous

13. **PA-21-700002-PETERSON S & A 1997 TRUST ET AL & PETERSON N SCOTT & AVA TRS ET AL:**
PLAN AMENDMENT to amend Map 1.3 of the Transportation Element of the Clark County Comprehensive Master Plan by removing a portion of an 80 foot right-of-way being Erie Avenue (alignment). Generally located on Erie Avenue (alignment) between Rainbow Boulevard and Torrey Pines Drive. JJ/pd (For possible action) **06/15/21 PC**

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

14. **ZC-21-0191- PETERSON S & A 1997 TRUST ET AL:**
ZONE CHANGE to reclassify 15 acres from an R-E (Rural Estates Residential) zone to an M-D (Designed Manufacturing) zone for an industrial complex.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** eliminate landscaping; **3)** increase retaining wall height; **4)** reduce parking; and **5)** reduce driveway throat depth.

DESIGN REVIEWS for the following: **1)** alternative landscaping; **2)** an industrial complex; and **3)** finished grade. Generally located on the east side of Rainbow Boulevard and the north side of Erie Avenue (alignment) within Enterprise (description on file). JJ/jor/jd (For possible action) **06/15/21 PC**

Motion by Joseph Throneberry
Action: **APPROVE**
ADD Current Planning Conditions:
• Design review as a public hearing for lighting and signage.
• Design review as a public hearing for significant change to plans
Per staff conditions.
Motion **PASSED** (5-0) / Unanimous

15. **VS-21-0190-PETERSON S & A 1997 TRUST ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street (alignment) and between Erie Avenue (alignment) and Levi Avenue (alignment) within Enterprise (description on file). JJ/jor/jd (For possible action) **06/15/21 PC**

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

16. **TM-21-500047- PETERSON S & A 1997 TRUST ET AL:**
TENTATIVE MAP for a 1 lot commercial subdivision on 15 acres in an R-E (Rural Estates) Residential Zone. Generally located on the east side of Rainbow Boulevard and the north side of Erie Avenue (alignment) within Enterprise. JJ/jor/jd (For possible action) **06/15/21 PC**

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

17. **UC-21-0196-REAL EQUITIES, LLC:**
USE PERMITS for the following: **1)** billiard hall; and **2)** alcohol, on-premises consumption (service bar) 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/jt/jo (For possible action) **06/15/21 PC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions.
Motion **PASSED** 5-0) /Unanimous.

18. **ET-21-400066 (Nzc-0872-16)-AMH NV8 DEVELOPMENT, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 15.2 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone for a single family residential development.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** finished grade. Generally located on the south side of Agate Avenue and the east side of Hualapai Way within Enterprise (description on file). JJ/lm/jd (For possible action) **06/16/21 BCC**

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

19. **WS-21-0189-AMH NV8 DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the retaining wall height on 13.6 acres in conjunction with a single family residential development in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Agate Avenue and the east side of Hualapai Way within Enterprise. JJ/lm/jd (For possible action) **06/16/21 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.

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

20. **TM-21-500046-AMH NV8 DEVELOPMENT, LLC:**
TENTATIVE MAP consisting of 109 lots on 13.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Agate Avenue and the east side of Hualapai Way within Enterprise. JJ/lm/jd (For possible action) **06/16/21 BCC**

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

21. **UC-21-0188-UTE INDIAN TRIBE:**
USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; **3)** vehicle wash; **4)** reduce the separation from a proposed convenience store to a residential use; **5)** reduce the separation from a proposed gasoline station to a residential use; **6)** reduce the separation from a convenience store to a section line road; and **7)** reduce the separation from a gasoline station to a section line road.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative driveway geometrics; **2)** reduce driveway approach distances; **3)** reduce driveway departure distances; **4)** reduce vehicle wash separation from residential; **5)** reduce pedestrian walkway width; **6)** reduce height to setback ratio; **7)** reduce trash enclosure setback from residential use; **8)** alternative drive-thru talk box location; **9)** reduce number of loading zones; and **10)** modify area of landscape island fingers.
DESIGN REVIEWS for the following: **1)** convenience store; **2)** gasoline station (fuel canopy); **3)** vehicle wash; **4)** restaurant and drive-thru; **5)** retail buildings; **6)** finished grade; and **7)** alternative parking lot landscaping on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Decatur Boulevard and Windmill Lane within Enterprise. JJ/bb/jd (For possible action) **06/16/21 BCC**

Motion by Barris Kaiser
Action: **DENY**.
Motion **PASSED** (5-0) / Unanimous

22. **VS-21-0200-HAMILTON, BERNARD JR.:**
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Shelbourne Avenue (alignment) and between Tomsik Street and Gagnier Boulevard (alignment) and a portion of a right-of-way being Tomsik Street located between Camero Avenue and Shelbourne Avenue (alignment) within Enterprise (description on file). JJ/jvm/jd (For possible action) **06/16/21 BCC**

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

23. **WS-21-0201-HAMILTON, BERNARD JR.:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEWS for the following: **1)** finished grade; and **2)** single family residential subdivision on 5.1 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the north side of Camero Avenue and the west side of Tomsik Street within Enterprise. JJ/jvm/jd (For possible action) **06/16/21 BCC**

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

24. **TM-21-500049-HAMILTON, BERNARD JR.:**
TENTATIVE MAP consisting of 9 lots and common lots on 5.1 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the north side of Camero Avenue and the west side of Tomsik Street within Enterprise. JJ/jvm/jd (For possible action) **06/16/21 BCC**

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

25. **ZC-21-0186-REGIONAL CACTUS, LLC:**
ZONE CHANGE to reclassify 1.7 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; and **3)** reduce the setback for a proposed convenience store to a section line street.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** convenience store with gasoline station within a proposed retail complex; and **2)** finished grade. Generally located on the south side of Cactus Avenue and the east side of Amigo Street within Enterprise (description on file). MN/lm/jd (For possible action) **06/16/21 BCC**

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

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.

Per staff conditions.
Motion **PASSED** (5-0) / Unanimous

26. **VS-21-0187-REGIONAL CACTUS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Amigo Street and Aphrodite Street, and between Cactus Avenue and Mystic Cliffs Avenue, and a portion of a right-of-way being Cactus Avenue located between Amigo Street and Aphrodite Street, and a portion of a right-of-way being Amigo Street located between Cactus Avenue and Mystic Cliffs Avenue within Enterprise (description on file). MN/lm/jd (For possible action) **06/16/21 BCC**

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

27. **ZC-21-0193-I-15 BIG 4 REAL ESTATE, LLC:**
ZONE CHANGE to reclassify 7.2 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** setback for decorative fence; **3)** increase wall height; and **4)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** multiple family residential development; and **2)** finished grade. Generally located on the north side of Bruner Avenue and the west side of Ensworth Street (alignment) within Enterprise (description on file). MN/jt/jd (For possible action) **06/16/21 BCC**

Motion by David Chestnut

Action:

APPROVE Zone Change;

APPROVE Use permit;

DENY Waiver of Development Standards;

DENY Design Review.

Per staff if approved conditions.

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

28. **VS-21-0192-I-15 BIG 4 REAL ESTATE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jonathan Drive (alignment) and Bruner Avenue, and between Ensworth Street (alignment) and I-15 within Enterprise (description on file). MN/jt/jd (For possible action) **06/16/21 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.

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, before 4:00 pm, May 25, 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 June 9, 2021 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut

ADJOURN meeting at 10:07 p.m.

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

Tiffany Hesser

From: [REDACTED]
Sent: Wednesday, May 26, 2021 3:44 PM
To: Tiffany Hesser
Cc: Paul Bobson
Subject: Enterprise Town Board Meeting 5/26/21 Comment

Paul B. Bobson
10384 Hardy Falls
Las Vegas, NV 89141

Agenda Items-
NZC-21-0199-COUNTY OF CLARK AVIATION – ZONE CHANGE
+
VS-21-0093-COUNTY OF CLARK AVIATION – VACATE AND ABANDON

Comment-

My name is Paul B. Bobson. I am a homeowner and taxpayer. I also am the president of the Cactus Hills Twilight HOA. I have lived at 10384 Hardy Falls since 2013. I live in the community that would be across the street from this project. Please do not allow ANOTHER high-density project to be approved in this area. Immediately across the street another developer is attempting to construct more than 18 buildings of high-density units. These type of high-density units were never intended for Enterprise.

This areas should remain Rural Estates Residential - R E .

The CLARK COUNTY DEPARTMENT OF AVIATION has acted in bad faith by not engaging the local community and residents on this project. Instead, they are attempting to sneak this in.

I am not against new development – but trying to sneak this through is not acceptable and not in the spirit of community partnership.

Please do not support this project until all interested parties have the opportunity to discuss their concerns and work together for an agreeable solution. I have reached out before and not heard back.

Finally, as a taxpayer why is Clark County advocating for giving away taxpayer dollars by abandoning property also at this address? There is a hard dollar value to that land and it should be paid for to ensure Clark County taxpayers are treated fairly.

Paul B. Bobson
10384 Hardy Falls
Las Vegas, NV 89141