



Enterprise Town Advisory Board

June 14, 2023

MINUTES

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

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 May 31, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for May 31, 2023.

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

IV. Approval of Agenda for June 14, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Applicant requested holds:

21. WS-23-0241-AMH NV14 DEVELOPMENT, LLC: The applicant has requested a **HOLD** to June 28, 2023, Enterprise TAB meeting.

Related applications to be heard together:

1. NZC-23-0239-CIRCLE Q RANCH II, LLC:
2. VS-23-0240-CIRCLE Q RANCH II, LLC:
3. TM-23-500068-CIRCLE Q RANCH II, LLC:

4. PA-23-700012-WIGWAM-PARVIN LIMITED PARTNERSHIP:
5. ZC-23-0233-DAISY MAE LAND HOLDINGS, LLC:
6. VS-23-0234-DAISY MAE LAND HOLDINGS, LLC:

13. VS-23-0222-LV TEE PEE ROAD ONE, LLC:
14. WS-23-0221-LV TEE PEE ROAD ONE, LLC:
15. TM-23-500064-LV TEE PEE ROAD ONE, LLC:

16. VS-23-0245-COUNTY OF CLARK (AVIATION:
17. WS-23-0244-COUNTY OF CLARK (AVIATION:
18. TM-23-500070-COUNTY OF CLARK (AVIATION:

19. ZC-23-0207-WINDMILL & PLACID, LLC:
20. VS-23-0208-WINDMILL & PLACID, LLC:

V. Informational Items

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

- The following item from Spring Valley is for informational purposes only and is being presented due to proximity to Enterprise. (For discussion only)
ZC-23-0223-CLARK COUNTY REAL PROPERTY MANAGEMENT:
ZONE CHANGE to reclassify 208.5 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone in the CMA Design Overlay District.
DESIGN REVIEW for a park expansion (trail) with ancillary amenities and structures on a portion of 381.6 acres in an R-E (Rural Estates Residential) Zone and a P-F (Public Facility) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north and south sides of Robindale Road within Spring Valley (description on file). MN/mc/syp (For discussion only) 06/21/23 BCC
- **Title 30: Full Code:**
Transform Clark County is Nearing Completion!
We invite your comment and participation at the upcoming meetings, and we thank you for the interest you have shown in the Transform Clark County process up to this point!

The full, updated version of Clark County's Title 30 is available on the [Transform Clark County](#) website, and the revised code will be an agenda item at the following upcoming public meetings:

Board of County Commissioners
June 21, 9 AM, Commission Chambers
Adoption Hearing
August 2, 9 am, Commission Chambers

VI. Planning & Zoning

1. **NZC-23-0239-CIRCLE Q RANCH II, LLC:**

ZONE CHANGES for the following: **1)** reclassify 4.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone; and **2)** reclassify 2.7 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** increase accessory structure height; **3)** alternative street landscaping; **4)** eliminate landscaping adjacent to a less intensive use; and **5)** off-site improvements (streetlights).

DESIGN REVIEWS for the following: **1)** single family residential development; **2)** hammerhead street design; and **3)** finished grade. Generally located on the east side of Grand Canyon Drive and the south side of Pebble Road within Enterprise (description on file). JJ/md/syp (For possible action) **06/20/23 PC**

Motion by David Chestnut

Action: **APPROVE:** Zone Change # 1:

DENY: Zone Change # 2.

DENY: Waivers of Development Standards #s 1 and 2

WITHDRAWN: Waivers of Development Standards # 3 withdrawn by the applicant

DENY: Waivers of Development Standards #s 4 and 5

DENY: Design Reviews

Per staff if approved conditions

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

2. **VS-23-0240-CIRCLE Q RANCH II, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue (alignment), and between Grand Canyon Drive and Blanco Vista Street (alignment); a portion of right-of-way being Park Street located between Pebble Road and Raven Avenue (alignment); and a portion of a right-of-way being Grand Canyon Drive located between Pebble Road and Raven Avenue (alignment) within Enterprise (description on file). JJ/md/syp (For possible action) **06/20/23 PC**

Motion by David Chestnut

Action: **DENY**

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

3. **TM-23-500068-CIRCLE Q RANCH II, LLC:**

TENTATIVE MAP consisting of 34 residential lots and common lots on 7.3 acres in an R-1 (Single Family Residential) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Pebble Road within Enterprise. JJ/md/syp (For possible action) **06/20/23 PC**

Motion by David Chestnut

Action: **DENY**

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

4. **PA-23-700012-WIGWAM-PARVIN LIMITED PARTNERSHIP:**
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 3.3 acres. Generally located on the east side of Southern Highlands Parkway, 350 feet south of Dancing Winds Place (alignment) within Enterprise. JJ/gc (For possible action) **06/20/23 PC**

Motion by Justin Maffett
Action: **ADOPT**
Motion **PASSED** (5-0) /Unanimous

5. **ZC-23-0233-DAISY MAE LAND HOLDINGS, LLC:**
ZONE CHANGE to reclassify 3.3 acres from an R-3 (Multiple Family Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce throat depth.
DESIGN REVIEWS for the following: **1)** multiple family residential development for senior housing; and **2)** alternative parking lot landscaping. Generally located on the east side of Southern Highlands Parkway, 350 feet south of Dancing Winds Place (alignment) within Enterprise. JJ/jor/syp (For possible action) **06/20/23 PC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

6. **VS-23-0234-DAISY MAE LAND HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Southern Highlands Parkway and I-15, and between Robert Trent Jones Lane and Dancing Winds Place, and a portion of a right-of-way being Southern Highlands Parkway located between Robert Trent Jones and Dancing Winds Place within Enterprise (description on file). JJ/jor/syp (For possible action) **06/20/23 PC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

7. **VS-23-0246-PEAR BLOSSOM PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue, between Jones Boulevard and the Union Pacific Railroad, and a portion of right-of-way being Jones Boulevard between Wigwam Avenue and Cougar Avenue within Enterprise (description on file). JJ/jgh/syp (For possible action) **06/20/23 PC**

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

8. **VS-23-0250-EINARSSON HAROLD PAUL & TAMLYNN RAE:**
VACATE AND ABANDON a portion of a right-of-way being Mullen Avenue located between Rome Street and Paradise Road within Enterprise (description on file). JJ/jgh/syp (For possible action) **06/20/23 PC**

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

9. **WS-23-0256-MARQUEZ FAMILY TRUST ETAL & MARQUEZ CHRISTIAN & GABRIELA TRS:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping; in conjunction with a proposed single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP I) Zone. Generally located on the east side of Placid Street and the south side of Eldorado Lane within Enterprise. MN/jgh/syp (For possible action) **06/20/23 PC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

10. **AR-23-400068 (UC-20-0456)-DURANGO PEBBLE PLAZA, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for the following: **1)** convenience store; **2)** gasoline station; **3)** packaged liquor sales; **4)** reduce the separation for a proposed convenience store to a residential use; and **5)** reduce separation for a proposed gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce departure distance; and **2)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** convenience store with gasoline station; and **2)** retail/restaurant with drive-thru on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/rp/syp (For possible action) **06/21/23 BCC**

Motion by Justin Maffett
Action: **APPROVE**
DELETE: Comprehensive Planning Conditions:
• Bullet #1
Per staff conditions
Motion **PASSED** (5-0) /Unanimous

11. **ET-23-400059 (VS-18-1029)-P N II, INC:**
VACATE AND ABANDON SECOND EXTENSION OF TIME for 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/rp/syp (For possible action) **06/21/23 BCC**

Motion by Chris Caluya
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

12. **ET-23-400065 (WS-19-0185)-RAINBOW 215 PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** allow alternative landscaping adjacent to a drive-thru lane along a public right-of-way (Rainbow Boulevard); and **2)** modified street standards.
DESIGN REVIEW for modifications to an approved shopping center on 9.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise. MN/rp/syp (For possible action) **06/21/23 BCC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

13. **VS-23-0222-LV TEE PEE ROAD ONE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue and Serene Avenue, and between Newbattle Street and Tee Pee Lane (alignment) within Enterprise (description on file). JJ/al/syp (For possible action) **06/21/23 BCC**

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

14. **WS-23-0221-LV TEE PEE ROAD ONE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** landscaping.
DESIGN REVIEWS for the following: **1)** a single family residential development; **2)** hammerhead turnaround; and **3)** finished grade on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Meranto Avenue and Tee Pee Lane (alignment) within Enterprise. JJ/al/syp (For possible action) **06/21/23 BCC**

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

15. **TM-23-500064-LV TEE PEE ROAD ONE, LLC:**
TENTATIVE MAP consisting of 20 single family residential lots and 1 common lot on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Meranto Avenue and Tee Pee Lane (alignment) within Enterprise. JJ/al/syp (For possible action) **06/21/23 BCC**

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

16. **VS-23-0245-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue, and between Cameron Street and Rodgers Street and a portion of right-of-way being Ullom Drive located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/rk/syp (For possible action) **06/21/23 BCC**

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

17. **WS-23-0244-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** allow alternative landscaping and attached sidewalks; **3)** reduce street intersection off-set; and **4)** waive street dedication.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 17.7 acres in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the east and west sides of Cameron Street and the south side of Arby Avenue within Enterprise. MN/rk/syp (For possible action) **06/21/23 BCC**

Motion by David Chestnut

Action: **APPROVE:** Waivers of Development Standards:

APPROVE: Design Review #1

DENY: Design Review # 2

ADD Comprehensive Planning conditions:

- Terrace and landscape any combination of retaining and decorative wall over 9 ft adjacent to public right of way.
- One story home abutting to established single story homes.
- Architectural features to be similar on all four building elevations.

Per staff conditions

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

18. **TM-23-500070-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 31 single family residential lots and common lots on 17.7 acres in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the east and west sides of Cameron Street and the south side of Arby Avenue within Enterprise. MN/rk/syp (For possible action) **06/21/23 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

19. **ZC-23-0207-WINDMILL & PLACID, LLC:**
ZONE CHANGE to reclassify 4.0 acres from a CRT (Commercial Residential Transition) Zone to a C-1 (Local Business) Zone.
USE PERMITS for the following: **1)** convenience store; **2)** reduce separation from a convenience store to a residential use; **3)** gasoline station; **4)** reduce setback from a gasoline station to a residential use; and **5)** allow alcohol sales, liquor - packaged only where not in conjunction with a grocery store.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** allow a drive-thru talk box to face residential development; **3)** allow modified street standards; and **4)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** convenience store; **2)** gasoline station; **3)** restaurants with drive-thru and outside dining; **4)** retail building; and **5)** lighting. Generally located on the north side of Windmill Lane and the east side of Placid Street within Enterprise (description on file). MN/md/syp (For possible action) **06/21/23 BCC**

Motion by David Chestnut

Action: **APPROVE:** Zone Change.

DENY: Use Permits.

APPROVE: Waivers of Development Standards.

DENY: Design Reviews #s 1 and 2;

APPROVE: Design Reviews #s 3, 4 and 5.

ADD Comprehensive Planning Conditions:

- Provide a 6-foot noise attenuation wall along the north and west sides of northwest building drive thru lane.
- Install bollards 4 feet apart where patios are adjacent to parking or drive aisle.
- Design Review as a public hearing for signage.
- The applicant to provide maximum allowable combination of retaining and decorative wall along the norther boundary.
- Business operating hours to be County daylight hours.
- Design Review as a public hearing for any additional buildings added.

Per staff if approved conditions

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

20. **VS-23-0208-WINDMILL & PLACID, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Placid Street and Fairfield Avenue, and between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/md/syp (For possible action) **06/21/23 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

21. **WS-23-0241-AMH NV14 DEVELOPMENT, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** non-standard improvements.

DESIGN REVIEW for finished grade on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file). JJ/sd/syp (For possible action) **06/21/23 BCC**

The applicant has requested a **HOLD** to June 28, 2023, Enterprise TAB meeting.

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 June 28, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 9:22 p.m.

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