



Enterprise Town Advisory Board

June 30, 2021

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm EXCUSED Joseph Throneberry PRESENT	Barris Kaiser, Vice Chair PRESENT Crystal Bomar 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 6:05 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.

- None.

III. Approval of June 9, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for June 9, 2021.

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

IV. Approval of Agenda for June 30, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

1. NZC-21-0209-LEXILAND, LLC, ETAL & ROOHANI KHUSROW FAMILY TRUST:
2. VS-21-0210-LEXILAND, LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:

6. NZC-21-0123-BADSM PARTNERS, LLC:
7. VS-21-0124-BADSM PARTNERS, LLC:
8. TM-21-500032-BADSM PARTNERS, LLC:

11. ET-21-400094 (VS-0133-17)-SACKLEY FAMILY TRUST & SACKLEY, STUART TRS:
12. ET-21-400095 (WS-19-0185)-SACKLEY FAMILY TRUST & SACKLEY, STUART TRS:
13. TM-21-500085-SACKLEY FAMILY TRUST & SACKLEY, STUART TRS:

14. WC-21-400091 (ZC-0606-01)-JONES 215, LLC:
15. UC-21-0261-JONES 215, LLC:

V. Informational Items

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

1. **www.BrandingClarkCounty.com**

Below is a link to a new community survey being conducted to support two county initiatives. The research and subsequent data from the survey will inform Clark County’s visioning for the future and Clark County’s messaging for economic development. The survey is anonymous and does not require residents to disclose their name or specific address. All data and information from the survey will be aggregated to understand general perceptions and views of the county. The survey should take no more than 15-20 minutes to complete, and it will be available until July 19th.

There are two ways to access the survey online. First, by visiting **www.BrandingClarkCounty.com** which is the dedicated web site for the economic development messaging initiative. The other option is to directly access the survey using this link

https://northstarideas.az1.qualtrics.com/jfe/form/SV_9LxaOhinmXXbpb0

We want (and need) as much participation from our residents as possible.

2. **Transform Clark County**

We have uploaded the Code Assessment and the Code Assessment Presentation on our project webpage; **<https://www.transformclarkcounty.com/documents>**

If you would like to send us (additional) feedback on the Development Code Assessment, please send your comments to **transformclarkcounty@clarkcountynv.gov** by July 15th . All comments received during the meetings and by separate cover will be reviewed and taken into consideration as we move through the process of rewriting the Development Code.

3. **James Regional Park**

Round 17 SNPLMA Trail - ADA public meeting
Windmill Library
7060 W Windmill Ln , Las Vegas, NV 89113
Mon 7 /19/2021 6:00 PM

This is the mandatory ADA public meeting for the trail around James Regional Park.

VI. Planning & Zoning

1. **NZC-21-0209-LEXILAND, LLC, ETAL & ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 13.7 acres from a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** building height; and **2)** parking.
DESIGN REVIEWS for the following: **1)** multiple family residential development; and **2)** finished grade in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road, the west side of Redwood Street, and the south side of Capovilla Avenue within Enterprise (description on file). MN/jt/jd (For possible action) **07/06/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Install passive amenities in the open areas.

ADD Public Works Development review condition.

- Provide for centerline barrier along Warm Springs or protected left turn from the main entrance.

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

2. **VS-21-0210-LEXILAND, LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Capovilla Avenue (alignment) and Warm Springs Road, and between Redwood Street and Rainbow Boulevard, and a portion of a right-of-way being Warm Springs Road located between Redwood Street and Rainbow Boulevard within Enterprise (description on file). MN/jt/jd (For possible action) **07/06/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

3. **TM-21-500063-BARTSAS MARY 10, LLC:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 5.1 acres in a C-2 (General Commercial) zone. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/jvm/jd (For possible action) **07/06/21 PC**

Motion by Joe Throneberry

Action: **APPROVE** per staff conditions.

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

4. **DR-21-0225-RAINBOW & BLUE DIAMOND SE, LLC:**
DESIGN REVIEW for a site lighting plan in conjunction with a previously approved shopping center and convenience store with gasoline pumps on 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/rk/jd (For possible action) **07/07/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

5. **DR-21-0241-BDA NORTH, LLC:**
DESIGN REVIEWS for the following: **1)** comprehensive sign plan; and **2)** lighting plan in conjunction with a convenience store and gasoline station currently under development on 3.1 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone. Generally located on the southeast corner of Blue Diamond Road and Arville Street within Enterprise. JJ/al/jd (For possible action) **07/07/21 BCC**

Motion by David Chestnut

Action: **APPROVE**.

ADD Current Planning Conditions:

- Freestanding sign not to exceed 25 ft.

Per staff conditions

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

6. **NZC-21-0123-BADSM PARTNERS, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 7.4 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone (previously not notified).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** waive perimeter landscaping along a local street; and **3)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEWS for the following: **1)** proposed single family residential development; and **2)** finished grade. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise (description on file). MN/rk/jd (For possible action) **07/20/21 PC**

Motion by David Chestnut

Action: **HOLD** per applicant's agreement to the Enterprise TAB meeting on 14 July 2021.

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

7. **VS-21-0124-BADSM PARTNERS, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jd (For possible action) **07/20/21 PC**

Motion by David Chestnut

Action: **HOLD** per applicant's agreement to the Enterprise TAB meeting on 14 July 2021.

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

8. **TM-21-500032-BADSM PARTNERS, LLC:**
AMENDED HOLDOVER TENTATIVE MAP consisting of 24 (previously notified as 22) single family residential lots and common lots on 7.4 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/jd (For possible action) **07/20/21 PC**

Motion by David Chestnut

Action: **HOLD** per applicant's agreement to the Enterprise TAB meeting on 14 July 2021.

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

9. **UC-21-0269-NEEDHAM, HOWARD J. & CHRISTINE S.:**
USE PERMIT to allow a stealth communication tower (monoelm).
DESIGN REVIEW for a stealth communication tower (monoelm) and ground equipment on a portion of 2.3 acres in an H-2 (General Highway Frontage) Zone. Generally located on the north side of Blue Diamond Road and the west side of Pioneer Way within Enterprise. JJ/jor/jo (For possible action) **07/20/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous, Throneberry - Abstained

10. **VS-21-0264-TRAJAN HOLDINGS LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street, and between Serene Avenue and Richmar Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action) **07/20/21 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

11. **ET-21-400094 (VS-0133-17)-SACKLEY FAMILY TRUST & SACKLEY, STUART TRS:**
VACATE AND ABANDON SECOND EXTENSION OF TIME for a portion of right-of-way being Rainbow Boulevard located between Capovilla Avenue and Arby Avenue (alignment) within Enterprise (description on file). MN/sd/jo (For possible action) **07/21/21 BCC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

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

12. **ET-21-400095 (WS-19-0185)-SACKLEY FAMILY TRUST & SACKLEY, STUART TRS:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST 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/sd/jo (For possible action) **07/21/21 BCC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

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

13. **TM-21-500085-SACKLEY FAMILY TRUST & SACKLEY, STUART TRS:**
TENTATIVE MAP for a commercial subdivision on 9.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise. MN/jgh/xx (For possible action) **07/21/21 BCC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

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

14. **WC-21-400091 (ZC-0606-01)-JONES 215, LLC:**
WAIVER OF CONDITIONS of a zone change requiring recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements if dealerships are individually owned and operated in conjunction with a previously approved zone change to reclassify 24.7 acres from an R-E (Rural Estates Residential) (AE-65) Zone to a C-2 (General Commercial) (AE-65) Zone for 2 automobile dealerships, future, and associated accessory service uses, and a use permit for automobile paint and body shops in the CMA Design Overlay District. Generally located on the south side of Roy Horn Way, 460 feet east of Torrey Pines Drive within Enterprise (description on file). MN/md/jo (For possible action) **07/21/21 BCC**

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

15. **UC-21-0261-JONES 215, LLC:**
USE PERMIT for a vehicle repair facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** eliminate cross access; **3)** modified CMA Design Overlay District Standards; **4)** eliminate the requirement for pedestrian walkways; **5)** increase wall height; and **6)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** vehicle maintenance facility; **2)** parking lot; and **3)** finished grade on 4.5 acres of a 14.1 acre site in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Roy Horn Way, 460 feet east of Torrey Pines Drive within Enterprise. MN/md/jo (For possible action) **07/21/21 BCC**

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

16. **VS-21-0268-FRIAS, PHYLLIS M. MANAGEMENT TRUST & FRIAS, PHYLLIS M. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Haleh Avenue and Frias Avenue (alignment), and between Schirlls Street (alignment) and Valley View Boulevard within Enterprise (description on file). JJ/jgh/jd (For possible action) **07/21/21 BCC**

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

17. **ZC-21-0262-DONEL DEVELOPMENT, LLC:**
ZONE CHANGE to reclassify 1.2 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** proposed office/warehouse building; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the south side of Meranto Avenue (alignment), 660 feet west of Hinson Street (alignment) within Enterprise (description on file). JJ/rk/jd (For possible action) **07/21/21 BCC**

Motion by Barris Kaiser
Action: **APPROVE** Zone Change.
DENY Waiver of Development Standards.
DENY Design Reviews
Per staff conditions.
Motion **PASSED** (4-0) /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 July 14, 2021 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut
ADJOURN meeting at 8:42 p.m.
Motion **PASSED** (4-0) /Unanimous