



Enterprise Town Advisory Board

July 26, 2023

MINUTES

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

Barris Kaiser arrived before planning item #3. Jillee Opiniano-Rowland and Dane Detommaso, 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 July 12, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for July 12, 2023.

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

IV. Approval of Agenda for July 26, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Requested Hold:

5. ET-23-400097 (UC-21-0188)-REMINGTON UTE, LLC: Applicant has requested a **HOLD** to the August 9, 2023, Enterprise TAB meeting.

Related applications:

7. ZC-23-0334-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:
8. VS-23-0335-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:
9. TM-23-500074-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:

10. ZC-23-0360-CFT LANDS, LLC:
11. VS-23-0361-CFT LANDS, LLC:
12. TM-23-500080-CFT LANDS, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **TITLE 30 ADOPTION VERSION**

The County has collected and compiled comments received since the introduction of the rewrite of Title 30 and has posted them to the Transform Clark County website along with responses to comments.
Please visit <https://www.transformclarkcounty.com/documents> to review the adoption version of the Title 30 rewrite, recent presentations, and comments received and responses to comments.
The Department of Comprehensive Planning thanks you for your participation during this 3.5 year long effort and as we move forward to the adoption hearing scheduled for August 2, 2023.
 - **LVMPD ENTERPRISE AREA COMMAND PRESENTS:**

First Tuesday
Speaker LVMPD RAID Enforcement Team
TUESDAY, AUGUST 1st AT 6PM
Windmill Library
7060 W. Windmill Lane

VI. Planning & Zoning

1. **VS-23-0343-MOORE DOLLETTE T REV TRUST & MOORE ERIC M & DOLLETTE T TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Decatur Boulevard, and between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/mh/syp (For possible action) **08/15/23 PC**

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

2. **VS-23-0346-NEVADA INVESTMENT ASSN GRP, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Arby Avenue (alignment), and between La Cienega Street and Gilespe Street within Enterprise (description on file). MN/mh/syp (For possible action) **08/15/23 PC**

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

3. **VS-23-0352-ALBERT JOHN J:**
VACATE AND ABANDON easement of interest to Clark County located between Dean Martin Drive and I 15, and between Agate Avenue (alignment) and Vicki Avenue within Enterprise (description on file). JJ/rp/syp (For possible action) **08/15/23 PC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

4. **WS-23-0345-PLASENCIA ZUBIN:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side street corner setback in conjunction with an accessory apartment on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northwest corner of Peachy Court and Rancho Destino Road within Enterprise. MN/nai/syp (For possible action) **08/15/23 PC**

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

5. **ET-23-400097 (UC-21-0188)-REMINGTON UTE, LLC:**
USE PERMITS FIRST EXTENSION OF TIME 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 setback from a convenience store to a section line road; and **7)** reduce the setback 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; and **5)** reduce trash enclosure setback from residential use.

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/tpd/syp (For possible action) **08/16/23 BCC**

Applicant has requested a **HOLD** to the August 9, 2023, Enterprise TAB meeting.

6. **UC-23-0331-SILVERADO INDUSTRIAL, LLC:**
USE PERMIT to allow vehicle (automobile) paint/body shop.
WAIVER OF DEVELOPMENT STANDARDS to allow a vehicle (automobile) paint/body shop not accessory to vehicle sales in conjunction with an existing office/warehouse complex on a portion of 9.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Silverado Ranch Boulevard, 800 feet east of Decatur Boulevard within Enterprise. JJ/dd/syp (For possible action) **08/16/23 BCC**

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

7. **ZC-23-0334-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:**
ZONE CHANGE to reclassify 4.6 acres in an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase screen wall height; **2)** off-site improvements (curb, gutter, and streetlights); and **3)** street configuration.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the west side of Polaris Avenue and the north side of Frias Avenue within Enterprise (description on file). JJ/rr/syp (For possible action) **08/16/23 BCC**

Motion by David Chestnut
Action: **APPROVE:** Zone Change.
APPROVE: Waivers of Development Standards #s 1 and 3.
DENY: Waivers of Development Standards # 1
APPROVE: Design Review # 1
DENY: Design Review # 2
ADD Public Works – Development Review Condition:

- Extend Signie St to Frias Ave to establish a second entry/exit.

Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

8. **VS-23-0335-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Haleh Avenue and Frias Avenue, and between Valley View Boulevard and Polaris Avenue within Enterprise (description on file). JJ/rr/syp (For possible action) **08/16/23 BCC**

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

9. **TM-23-500074-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:**
TENTATIVE MAP consisting of 21 residential lots and 2 common lots on 4.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Polaris Avenue and the north side of Frias Avenue within Enterprise. JJ/rr/syp (For possible action) **08/16/23 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

10. **ZC-23-0360-CFT LANDS, LLC:**
ZONE CHANGE to reclassify 5.1 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to permit an alternative street design.
DESIGN REVIEW for a single family residential development. Generally located on the southwest corner of Le Baron Avenue (alignment) and Valley View Boulevard within Enterprise (description on file). JJ/al/syp (For possible action) **08/16/23 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current planning condition:

- Every 2 driveways to be adjacent to each other

Per staff conditions

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

11. **VS-23-0361-CFT LANDS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue (alignment) and Jo Rae Avenue (alignment), and between Valley View Boulevard and Schuster Street (alignment) within Enterprise (description on file). JJ/al/syp (For possible action) **08/16/23 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

12. **TM-23-500080-CFT LANDS, LLC:**
TENTATIVE MAP consisting of 31 single family residential lots and common lots on 5.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Le Baron Avenue (alignment) and Valley View Boulevard within Enterprise. JJ/al/syp (For possible action) **08/16/23 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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.

- A citizen is concerned with the RNP transition to higher density land uses. His opinion is the TAB has not adequately protected the established residents.

IX. Next Meeting Date

The next regular meeting will be August 9, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:32p.m.

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