



meeting on August 12, 2020 to conduct a neighborhood meeting.

Related applications:

4. VS-20-0264-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #2 LEASE:
5. VS-20-0279-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #3 LEASE:
6. VS-20-0280-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #4 LEASE:
7. VS-20-0281-COUNTY OF CLARK (AVIATION) & SWITCH COMMUNICATIONS LEASE:
  
11. ET-20-400060 (UC-18-0193) -EAGLE PROMENADE, LLC:
12. ET-20-400062 (VS-18-0192) -EAGLE PROMENADE, LLC:
  
14. ZC-20-0286-EPIC MOUNTAINS EDGE, LLC:
15. VS-20-0287-EPIC MOUNTAINS EDGE, LLC:
16. TM-20-500095-EPIC MOUNTAINS EDGE, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
  - a) Clark County residents are asked to complete a vision and values survey as part of the efforts to rewrite Clark County's Master Plan and Development Code. Go to: [www.transformclarkcounty.com](http://www.transformclarkcounty.com). The survey will close at 11:59 pm, July 31, 2020.
  - b) The Board of County Commissioners approved the allocation of \$15,703,891 of appropriations within the Parks and Recreation Improvements Fund (4140) from the Park Projects/Renovations District A allocation to the Silverado Ranch Community Center project. This is the first step for a community center in Enterprise. The funding came from Parks bonds allocated in 2018.

VI. Planning & Zoning

1. **TM-20-500090-USA:**  
**TENTATIVE MAP** consisting of 84 single family residential lots and common lots on 10.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue, 350 feet west of Durango Drive within Enterprise. JJ/nrx/xx (For possible action) **08/04/20 PC**

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

2. **UC-20-0278-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE:**  
**USE PERMIT** for automobile brake repair and maintenance.  
**DESIGN REVIEW** for a proposed automobile brake repair and maintenance building in conjunction with a shopping center on a portion of 32.1 acres in a C-2 (General Commercial) Zone and P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/rk/jd (For possible action) **08/18/20 PC**

Motion by Jenna Waltho  
Action: **APPROVE** applicants agreement to **HOLD** to the Enterprise TAB meeting on August 12, 2020 due to no plans presented.  
Motion **PASSED** (4-0) /Unanimous

3. **VS-20-0263-KULAR, GURDEV SINGH:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and El Capitan Way and between Gomer Road and Meranto Avenue and a portion of right-of-way being Fort Apache Road located between Gomer Road and Furnace Gulch Avenue within Enterprise (description on file). JJ/sd/jd (For possible action) **08/18/20 PC**

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

4. **VS-20-0264-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #2 LEASE:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Edmond Street, and between Badura Avenue and Roy Horn Way within Enterprise (description on file). MN/lm/jd (For possible action) **08/18/20 PC**

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

5. **VS-20-0279-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #3 LEASE:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Decatur Boulevard, and between Badura Avenue and Warm Spring Road within Enterprise (description on file). MN/lm/jd (For possible action) **08/18/20 PC**

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

6. **VS-20-0280-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #4 LEASE:**

**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Jones Boulevard, and between Badura Avenue and Warm Springs Road within Enterprise (description on file). MN/lm/jd (For possible action) **08/18/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

7. **VS-20-0281-COUNTY OF CLARK (AVIATION) & SWITCH COMMUNICATIONS LEASE:**

**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Lindell Road, and between Warm Springs Road and Capovilla Avenue within Enterprise (description on file). MN/lm/jd (For possible action) **08/18/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

8. **ZC-20-0284-LH VENTURES, LLC:**

**ZONE CHANGE** to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.

**DESIGN REVIEWS** for the following: **1)** a proposed charter school site; and **2)** increase finished grade. Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/18/20 PC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on August 12, 2020 to conduct a neighborhood meeting.

9. **VS-20-0285-LH VENTURES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Tenaya Way and Montessori Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **08/18/20 PC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on August 12, 2020 to conduct a neighborhood meeting.

10. **DR-20-0298-CACTUS VILLAGE, LLC:**  
**DESIGN REVIEW** for lighting in conjunction with a previously approved convenience store and gasoline station on 1.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Cactus Avenue within Enterprise. MN/md/jd (For possible action) **08/19/20 BCC**

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

11. **ET-20-400060 (UC-18-0193) -EAGLE PROMENADE, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence the following: **1)** proposed convenience store; **2)** proposed gasoline station; and **3)** proposed vehicle wash.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced improvement standards (throat depth) where required per Uniform Standard Drawings.  
**DESIGN REVIEWS** for the following: **1)** proposed convenience store; **2)** proposed gasoline station; **3)** proposed vehicle wash; and **4)** proposed shopping center on 8.4 acres in a C-1 (Local Business) Zone. Generally located on the north side of Eldorado Lane and the west side of Rainbow Boulevard within Enterprise. MN/md/jd (For possible action) **08/19/20 BCC**

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

12. **ET-20-400062 (VS-18-0192) -EAGLE PROMENADE, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** to record a portion of a right-of-way being Rainbow Boulevard located between Eldorado Lane and Warm Springs Road within Enterprise (description on file). MN/md/jd (For possible action) **08/19/20 BCC**

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

13. **ET-20-400069 (VS-18-0408) -LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**VACATION AND ABANDONMENT FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Oleta Avenue and Blue Diamond Road and between Conquistador Street and Grand Canyon Drive within Enterprise (description on file). JJ/jor/jd (For possible action) **08/19/20 BCC**

Motion by Jenna Waltho  
Action: **HOLD** to the Enterprise TAB meeting on August 12, 2020 due to applicant no show.  
Motion **PASSED** (4-0) /Unanimous

14. **ZC-20-0286-EPIC MOUNTAINS EDGE, LLC:**  
**ZONE CHANGE** to reclassify 8.2 acres from R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** office/warehouse complex; and **2)** increase finished grade on 9.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Silverado Ranch Boulevard, 350 feet east of Ullom Drive within Enterprise (description on file). JJ/jt/jd (For possible action) **08/19/20 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning conditions:

- Design Review as a public hearing for significant changes to plans;
- Design Review as a public hearing for lighting and signage.

Per staff conditions.

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

15. **VS-20-0287-EPIC MOUNTAINS EDGE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard, and between Arville Street and Ullom Drive, and a portion of a right-of-way being Silverado Ranch Boulevard located between Arville Street and Ullom Drive within Enterprise (description on file). JJ/jt/jd (For possible action) **08/19/20 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

16. **TM-20-500095-EPIC MOUNTAINS EDGE, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 9.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Silverado Ranch Boulevard, 350 feet east of Ullom Drive within Enterprise. JJ/jt/jd (For possible action) **08/19/20 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

17. **UC-20-0288-CCC, LLC:**  
**USE PERMIT** for a marijuana establishment (retail marijuana store).  
**WAIVER OF DEVELOPMENT STANDARDS** to allow an attached sidewalk.  
**DESIGN REVIEW** for a retail building for a marijuana establishment on a portion 3.6 acres in a C-1 (Local Business) (AE-60) Zone. Generally located on the southeast corner of Haven Street and Warm Springs Road within Enterprise. MN/nr/jd (For possible action) **08/19/20 BCC**

Motion by David Chestnut

Action: **APPROVE**

Waiver of Development Standards no longer needed

**CHANGE** Current Planning bullet #1 to Read:

- Design Review as a public hearing for signage *and lighting*.

**ADD** Current Planning conditions:

- Design Review as a public hearing for significant changes to plans;
- Install intense landscape buffer on the southern boundary.

Per staff conditions.

Motion **PASSED** (3-1) / Kaiser-Nay

18. **ZC-20-0311-WALSH JOSEPH P & ROSELYN M:**

**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Residential Estates) Zone to C-2 (General Commercial) Zone.

**USE PERMIT** for off-highway vehicle, recreational vehicle, and watercraft storage.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate landscaping; **2)** modify commercial driveway geometrics; and **3)** allow second story clear windows.

**DESIGN REVIEWS** for the following: **1)** indoor off-highway vehicle, recreational vehicle, and watercraft storage buildings; and **2)** increased finished grade. Generally located on the west side of Cameron Street (alignment), 300 feet north of Cactus Avenue within Enterprise. JJ/bb/jd (For possible action) **08/19/20 BCC**

Motion by David Chestnut

Action:

**APPROVE** Zone Change.

**APPROVE** Use Permit.

**APPROVE** Waiver of Development Standards #s 1 and 3.

**NO RECOMMENDATION** Waiver of Development Standards # 2.

**APPROVE** Design Reviews

**DELETE** Current Planning Bullet #2.

**ADD** Current Planning conditions:

- Design Review as a public hearing for significant changes to plans;
- Design Review as a public hearing for lighting and signage.

Per staff if approved conditions.

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

VII. General Business:

1. Receive update on Master Plan and Development Code Rewrite from Enterprise TAB representative Dave Chestnut. See Attached document. (for discussion).

Dave Chestnut presented the following:

- Agenda of the Kick-Off Meeting for TABs & CACs.
- Discussed how the TAB can be involved.
- Initial thoughts on topics the TAB can pursue.

The TAB asked for this update to be a standing item on the Enterprise TAB agenda of the last meeting of each month.

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 August 12, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

**ADJOURN** meeting at 7:30 p.m.

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



## Thoughts on Master Plan and Development Code Rewrite For Enterprise TAB Information Provided by Dave Chestnut, Enterprise Town Board Member

- ❖ A County led, Community Plan Working Group (CPWP) was convened in 2014 to update goals and policy/land use categories. The project was undertaken by a diverse stakeholder group. The group met for two years. The goals and policies from 8 urban town advisory boards (TAB) were consolidated into the current County Master Plan, 10 Urban Specific Policies. Later, 5 specific policy sections were added including the Enterprise request to create the Arden business park.
- ❖ The staff has pushed urban development policies to the CPWP. Enterprise is suburban with a rural element. The rural element has been ignored in the goals/policies and development code. The Enterprise TAB in 2017 submitted suggested updates for Rural Neighborhood Preserve which have not been acted upon.
- ❖ A CPWP consensus could not be reached on new land use categories. The County staff could not answer the question of why we developed 23 land use categories. It is tough to create a solution if the history of how we got there is missing. Each of the unincorporated towns are at different stages of development. In addition, the tendency is to give the developer what they want. The land use plan and the development code requirements were generally ignored.
- ❖ The mixed-use-development (MUD) overlay was not thoroughly vetted when created and is exceedingly difficult to change. MUD was generated by the County staff to allow for more high-density housing. Projects were approved with as little as 1% commercial element. The projects built created more area traffic not less. Most were too small to be an effective MUD. Also, the mixed-use-development has been misused by applicant representatives as a scare tactic against established residents.
- ❖ MUD has stymied industrial economic development in Enterprise. The Arden area has been designated for a rail business park. The staff position is the MUD residential element is commercial not residential. However, the UPRR will not move forward until the MUD overlay with its residential element is removed due to safety and liability concerns. So far, all efforts to remove the MUD in Arden have failed with one minor exception.
- ❖ Enterprise is unique because the town has 4 land use plans. The three major projects have their own approved, self-generated land use plan. The remaining Enterprise area is under the County plan. The major project plans are not reviewed with the county land use plan updates. Their development code is locked at approval and cannot be updated.