



Enterprise Town Advisory Board

September 13, 2023

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut EXCUSED 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 6:02 p.m.

Roxy Pais-Evia, Jillee Rowland, 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 August 30, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as amended for August 30, 2023.

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

IV. Approval of Agenda for September 13, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Applicant requested holds:

17. **ZC-23-0519-USA:** The applicant requested a **HOLD** to the Enterprise TAB meeting on September 27, 2023.
18. **ZC-23-0548-LV BARBARA, LLC:** The applicant requested a **HOLD** to the Enterprise TAB meeting on September 27, 2023.
19. **VS-23-0551-LV BARBARA, LLC :** The applicant requested a **HOLD** to the Enterprise TAB meeting on September 27, 2023.

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only) Please add in the ACP announcement you had on the agenda since Justin read that.

VI. Planning & Zoning

1. **TM-23-500105-WARMSPRINGS DEV, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard and the south side of Arby Avenue within Enterprise. MN/tpd/syp (For possible action) **09/19/23 PC**

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

2. **TM-23-500114-BD-WESTWIND LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the east side of Westwind Road and the south side of Blue Diamond Road within Enterprise. JJ/nai/syp (For possible action) **09/19/23 PC**

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

3. **DR-23-0507-ZMZS FAMILY TRUST & MALIK, UMER Z. TRS:**
DESIGN REVIEW for a lighting plan in conjunction with an approved retail center on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/sd/syp (For possible action) **09/20/23 BCC**

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

4. **ZC-23-0489-BELTWAY BUSINESS PARK, LLC:**
ZONE CHANGE to reclassify 6.2 acres from a C-2 (General Commercial) Zone and an M-1 (Light Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modifications to CMA Design Overlay District standards; **2)** allow modified driveway design standards; and **3)** allow reduced street landscaping and attached sidewalks.
DESIGN REVIEWS for the following: **1)** industrial center; and **2)** finished grade on 6.7 acres in the CMA Design Overlay District. Generally located on the east side of Edmond Street and the south side of Capovilla Avenue within Enterprise (description on file). MN/rr/ja (For possible action) **09/20/23 BCC**

Motion by Barris Kaiser

Action: **APPROVE** Zone Change

DENY Waivers of Development Standards #1

APPROVE Waivers of Development Standards #2

DENY Waivers of Development Standards #3

DENY Design Reviews #1 and #2

ADD Current Planning Condition: Design Review as a public hearing for signage

Per staff if approved conditions

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

5. **VS-23-0490-BELTWAY BUSINESS PARK, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Edmond Street, and between Warm Springs Road and Capovilla Avenue and a portion of right-of-way being Hauck Street located between Warm Springs Road and Capovilla Avenue within Enterprise (description on file). MN/rr/ja (For possible action) **09/20/23 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

6. **UC-23-0547-NV LAS DEC, LLC:**
USE PERMIT to allow an accessory structure prior to a principal use on 30.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Maule Avenue and the west side of Jones Boulevard within Enterprise. MN/tpd/syp (For possible action) **10/03/23 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

7. **WS-23-0537-RMA BICENTENNIAL, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate cross access; **2)** eliminate landscaping adjacent to a less intensive use; and **3)** reduce the height/setback ratio requirement adjacent to a single family residential use in conjunction with a previously approved restaurant with drive-thru and outside dining on 1.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Cactus Avenue, 380 feet west of Dean Martin Drive within Enterprise. JJ/md/syp (For possible action) **10/03/23 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

8. **ET-23-400120 (UC-19-0465)-CHURCH THE ROCK:**
USE PERMIT SECOND EXTENSION OF TIME for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** modified driveway design standards; and **3)** full off-site improvements.
DESIGN REVIEW for a proposed place of worship on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Pebble Road and the west side of Edmond Street within Enterprise. JJ/nai/syp (For possible action) **10/04/23 BCC**

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

9. **VS-23-0546-DBAC, LLC:**
VACATE AND ABANDON a portion of right-of-way being Valley View Boulevard located between Warm Springs Road and Eldorado Lane and a portion of right-of-way being Eldorado Lane located between Valley View Boulevard and Procyon Street (alignment) within Enterprise (description on file). MN/bb/syp (For possible action) **10/04/23 BCC**

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

10. **WS-23-0543-DBAC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** single family residential subdivision; **2)** finished grade; and **3)** hammerhead design cul-de-sacs on 7.1 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the east side of Valley View Boulevard and the north side of Eldorado Lane within Enterprise. MN/bb/syp (For possible action) **10/04/23 BCC**

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

11. **TM-23-500115-DBAC, LLC:**
TENTATIVE MAP consisting of 12 residential lots on 7.1 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the east side of Valley View Boulevard and the north side of Eldorado Lane within Enterprise. MN/bb/syp (For possible action) **10/04/23 BCC**

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

12. **VS-23-0555-NAMAZ, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and between Tenaya Way and Montessouri Street and a portion of right-of-way being Tenaya Way located between Blue Diamond Road and Meranto Avenue and a portion of right-of-way being Belcastro Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/jor/syp (For possible action) **10/04/23 BCC**

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

13. **UC-23-0554-NAMAZ, LLC:**
USE PERMITS for the following: **1)** allow retail sales and service; and **2)** allow restaurants.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate sidewalk and allow reduced street landscaping; and **2)** reduce the driveway throat depth.
DESIGN REVIEWS for the following: **1)** a shopping center; and **2)** finished grade on 3.7 acres in an H-2 (General Highway Frontage) Zone in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise. JJ/jor/syp (For possible action) **10/04/23 BCC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
ADD Current Planning condition: Design Review as a public hearing for lighting and signage
Motion **PASSED** (5-0) /Unanimous

14. **WS-23-0532-AMH NV 15 DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Big Park Avenue and Tee Pee Lane within Enterprise. JJ/jud/syp (For possible action) **10/04/23 BCC**

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

15. **WS-23-0534-DBAC, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate sidewalks and allow reduced street landscaping; **2)** allow access to a collector street; and **3)** waive full off-site improvements.
DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** finished grade on 1.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Hinson Street and Maule Avenue within Enterprise. MN/mh/syp (For possible action) **10/04/23 BCC**

Motion by Barris Kaiser

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

ADD Current Planning condition: include 15 foot landscaping wide on Hinson St and Maule

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

16. **ZC-23-0519-USA:**
ZONE CHANGE to reclassify 19.7 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway standards.
DESIGN REVIEWS for the following: **1)** school; and **2)** finished grade. Generally located on the south side of Starr Avenue and the west side of La Cienega Street within Enterprise (description on file). MN/lm/syp (For possible action) **10/04/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** Zone Change

DENY Waiver of Development Standards

DENY Design Reviews #1 and #2

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

17. **ZC-23-0548-LV BARBARA, LLC:**
ZONE CHANGE to reclassify 9.0 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)** reduce setbacks; and **2)** to allow non-standard improvements (landscaping) within a right-of-way.
DESIGN REVIEWS for the following: **1)** a multiple family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the northwest corner of Las Vegas Boulevard South and Barbara Lane (alignment) within Enterprise (description on file). MN/al/syp (For possible action) **10/04/23 BCC**

Applicant has requested a **HOLD** to the September 27, 2023, Enterprise TAB meeting.

18. **ZC-23-0550-LV BARBARA, LLC:**
ZONE CHANGE to reclassify 9.3 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)** reduce setbacks; and **2)** to allow non-standard improvements (landscaping) within a right-of-way.
DESIGN REVIEWS for the following: **1)** a multiple family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the southwest corner of Las Vegas Boulevard South and Barbara Lane (alignment) within Enterprise (description on file).
MN/al/syp (For possible action) **10/04/23 BCC**

Applicant has requested a **HOLD** to the September 27, 2023, Enterprise TAB meeting.

19. **VS-23-0551-LV BARBARA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Barbara Lane (alignment) and Desert Palm Drive (alignment), and between Parvin Street (alignment) and Las Vegas Boulevard South; and portions of rights-of-way being Barbara Lane located between Las Vegas Boulevard South and Parvin Street (alignment), and Gabriel Street located between Barbara Lane (alignment) and Desert Palm Drive (alignment) within Enterprise (description on file).
MN/al/syp (For possible action) **10/04/23 BCC**

Applicant has requested a **HOLD** to the September 27, 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.

- A few residents asked about items 17-19, which were held at the beginning of the meeting.

IX. Next Meeting Date

The next regular meeting will be September 27, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 8:54 p.m.

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