



# Enterprise Town Advisory Board

September 28, 2022

## MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Tanya Behm <b>EXCUSED</b> Justin Maffett <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Joseph Throneberry <b>EXCUSED</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>PRESENT</b>	

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### I. Call to Order, Pledge of Allegiance, and Roll Call

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 September 14, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for September 14, 2022.

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

### IV. Approval of Agenda for September 28, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

1. PA-22-700003-CANKIDS INVESTMENTS 2012:
  2. WS-22-0456-LH VENTURES, LLC:
  3. VS-22-0457-CANKIDS INVESTMENTS 2012:
  4. TM-22-500163-CANKIDS INVESTMENTS 2012:
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8. WC-22-400105 (NZC-18-0006)-DOLLAR SELF STORAGE 22 LLC:
  9. DR-22-0500-DOLLAR SELF STORAGE 22 LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - Applications are available until November 15, 2022, for appointments by the Clark County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year (2-year) term beginning January 2023.
  - NDOT is reviewing State Routes 160 and 159 long-term needs and design considerations. The NDOT ideas can be review at the Virtual Public Meeting on [www.ndotsr160.com](http://www.ndotsr160.com). Also, comments can be submitted on the web site.
  - Commissioner Justin Jones and Clark County Parks & Rec invite you to:

Southwest Ridge Park Grand Opening  
Friday September 30, 3:30 pm to 5:30 pm  
Grand Canyon and Wigwam Ave  
Complimentary food trucks, Drinks, Farmers Market and Live Performances

VI. Planning & Zoning

1. **PA-22-700003-CANKIDS INVESTMENTS 2012:**  
**PLAN AMENDMENT** to amend the adopted Clark County Trail Map - Las Vegas Valley in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located between Gagnier Boulevard and Cimarron Road, and between Cougar Avenue and Ford Avenue within Enterprise. JJ/mc (For possible action) **10/04/22 PC**

Motion by David Chestnut

Action: **DENY**

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

2. **WS-22-0456-LH VENTURES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1) increase retaining wall**

height; and 2) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). **DESIGN REVIEWS** for the following: 1) single family residential subdivision; and 2) finished grade on 22.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/lm/syp (For possible action) **10/04/22 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (3-0) /Unanimous

3. **VS-22-0457-CANKIDS INVESTMENTS 2012:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Cimarron Road and Gagnier Boulevard; a portion of a right-of-way being Tomsik Street located between Cougar Avenue and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Tomsik Street and Gagnier Boulevard within Enterprise (description on file). JJ/lm/syp (For possible action) **10/04/22 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (3-0) /Unanimous

4. **TM-22-500163-CANKIDS INVESTMENTS 2012:**  
**TENTATIVE MAP** consisting of 42 single family residential lots and common lots on 22.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/lm/syp (For possible action) **10/04/22 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (3-0) /Unanimous

5. **UC-22-0488-SRMF TOWN SQUARE OWNER, LLC:**  
**USE PERMIT** for a hookah lounge in conjunction with a restaurant within an existing shopping center on a portion of 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Sunset Road within Enterprise. MN/gc/syp (For possible action) **10/18/22 PC**

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

6. **UC-22-0501-PRESTIGE PROPERTIES NEVADA, LLC:**  
**USE PERMIT** to allow for off-highway vehicle, recreational vehicle, and watercraft storage. **DESIGN REVIEWS** for the following: 1) mini-warehouse; and 2) off-highway vehicle, recreational vehicle, and watercraft storage on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Southern Highlands Parkway and the north side of Dancing Winds Place (alignment) within Enterprise. JJ/sd/syp (For possible action) **10/18/22 PC**

Motion by David Chestnut

Action: **APPROVE** per plans presented to the TAB

**DELETE** Current Planning Condition bullet #2:

**ADD** Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.

Per staff conditions.

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

7. **VS-22-0431-RIVERVIEW LVB DEVELOPMENT, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Erie Avenue and Chartan Avenue (alignment), and between Las Vegas Boulevard South and Parvin Street (alignment) within Enterprise (description on file). MN/md/syp (For possible action) **10/18/22 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

8. **WC-22-400105 (NZN-18-0006)-DOLLAR SELF STORAGE 22 LLC:**

**WAIVER OF CONDITIONS** of a zone change requiring the applicant to construct a north perimeter wall adjacent to the residential developments (APNs 176-14-401-045 & 046); the top course of the wall to be stucco to match adjacent wall; the wall height to be 7 feet tall as measured from APNs 176-14-401-045 & 046, respectively; and the wall to be constructed prior to the issuance of a certificate of occupancy or business license in conjunction with a mini-warehouse facility on 4.3 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/bb/syp (For possible action) **10/19/22 BCC**

Motion by Barris Kaiser

Action: **DENY**

Motion **PASSED** (2-1) / Chestnut - Nay

9. **DR-22-0500-DOLLAR SELF STORAGE 22 LLC:**

**DESIGN REVIEW** for lighting in conjunction with a min-warehouse facility on 4.3 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/bb/syp (For possible action) **10/19/22 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

10. **ET-22-400102 (WS-19-0816)-STONEGATE PROPERTY HOLDINGS LLC:**

**WAIVERS OF DEVELOPMENT STANDARD FIRST EXTENSION OF TIME** for the following: **1)** reduced driveway separation; and **2)** reduce throat depth for a driveway.

**DESIGN REVIEW** for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sr/syp (For possible action) **10/19/22 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

11. **UC-22-0494-RICHMOND LIMITED PARTNERSHIP:**  
**USE PERMITS** for the following: **1)** outdoor dining and drinking; and **2)** on-premises consumption of alcohol (supper club).  
**DESIGN REVIEW** for outside dining and seating areas in conjunction with a proposed restaurant within a shopping center on 7.2 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone. Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise. MN/jgh/syp (For possible action) **10/19/22 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning Conditions:

- Design Review as a public hearing for any lighting changes to the outside dining area;
- Outside dining area hours of operation to be 7:00 am to 6:00 pm.

Per staff conditions

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

VII. General Business:

1. Nominate a representative and alternate for the Community Development Advisory Committee (CDAC). (For possible action).

Motion by David Chestnut

Action: **APPOINT** Peter Sarles as primary representative and Justin Maffett as alternate representative to the Community Development Advisory Committee.

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

2. Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget (for discussion only).

The budget changes were discussed, and new items added. The update budget request will be presented at the October 12, 2022 Enterprise TAB meeting.

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 October 12, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut  
Action: **ADJOURN** meeting at 8:23 p.m.  
Motion **PASSED** (3-0) /Unanimous