



# Enterprise Town Advisory Board

October 26, 2022

## MINUTES

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|-----------------|---|---|
| Board Members   | David Chestnut, Chair <b>PRESENT</b><br>Tanya Behm <b>PRESENT</b><br>Justin Maffett <b>PRESENT</b>  | Barris Kaiser, Vice Chair <b>PRESENT</b><br>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 TLH@clarkcountynv.com <b>PRESENT</b>                                    |   |

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### 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.

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 Minutes for October 12, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for October 12, 2022

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

### IV. Approval of Agenda for October 26, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested holds:

9. WS-22-0523-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE: The applicant has requested a **HOLD** to Enterprise TAB meeting on November 9, 2022.

Related applications to be heard together:

1. ZC-22-0254-VAN 86 HOLDINGS TRUST:
2. VS-22-0255-VAN 86 HOLDINGS TRUST:
3. TM-22-500087-VAN 86 HOLDINGS TRUST:
  
13. VS-22-0529-LV RAINBOW, LLC:
14. UC-22-0528-LV RAINBOW, LLC:
15. TM-22-500179-LV RAINBOW, 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 I-15 SOUTH FROM SLOAN ROAD TO NORTH OF WARM SPRINGS ROAD PROJECT**

This meeting is designed for the community to learn about planned improvements along Interstate 15 (I-15) South from Sloan Road to north of Warm Springs Road in Southern Nevada. This project will aid in improving travel-time reliability, serve proposed growth in the area by increasing local mobility and access, and enhance I-15's operational efficiency.

    - In-person public meeting on November 2, 2022, from 4 p.m. to 7 p.m. with a formal presentation at 5:30 p.m.

Meeting Location  
Hyatt Place Las Vegas at Silverton Village  
8380 Dean Martin Drive, Las Vegas, NV 89139
    - The virtual meeting will be available through November 10, 2022, at 5 p.m. [i15southproject.com](http://i15southproject.com)
    - Click through the slides to learn more about the project
    - Unable to attend in person? The meeting presentation will be available on this website on November 2, 2022. [i15southproject.com](http://i15southproject.com)
  
  - **Clark County Parks & Rec and LVMPD Enterprise Area Command Trunk or Treat**

10/27/2022 5:00 PM to 9:00 PM  
The Crossing Church  
7950 W Windmill Lane

Come enjoy treats, games, fun, and family-friendly night out.

VI. Planning & Zoning

1. **NZC-22-0254-VAN 86 HOLDINGS TRUST:**  
**AMENDED HOLDOVER ZONE CHANGE** to reclassify 2.4 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone and to reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone (previously notified as 19.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; and **2)** reduce street intersection off-set.  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; and **2)** finished grade. Generally located on the northeast corner of Richmar Avenue and Hinson Street (alignment) within Enterprise (description on file). JJ/al/jo (For possible action) **11/01/22 PC**

Motion by David Chestnut

Action:

**APPROVE:** Amended Holdover Zone Change;

**APPROVE:** Waivers of Development Standards

**DENY:** Design Reviews

**ADD** Current Planning Conditions:

- Every two driveways to be adjacent where possible
- Increase fenestrations on elevations facing public roads

Per if approved conditions staff conditions

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

2. **VS-22-0255-VAN 86 HOLDINGS TRUST:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Hinson Street (alignment) and Valley View Boulevard, and between Richmar Avenue and Meranto Avenue (alignment) within Enterprise (description on file). JJ/al/jo (For possible action) **11/01/22 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

3. **TM-22-500087-VAN 86 HOLDINGS TRUST:**  
**AMENDED HOLDOVER TENTATIVE MAP** consisting of 87 single family residential lots and common lots on 11.8 acres in an R-1 (Single Family Residential) Zone and R-2 (Medium Density Residential) Zone (previously 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone). Generally located on the northeast corner of Richmar Avenue and Hinson Street (alignment) within Enterprise. JJ/al/jo (For possible action) **11/01/22 PC**

Motion by David Chestnut

Action: **DENY**

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

4. **UC-22-0544-LV CORONADO, LLC:**  
**USE PERMIT** to operate an on-premises consumption of alcohol use (service bar) in conjunction with a restaurant on a 0.8 acre portion of 3.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Maulding Avenue within Enterprise. MN/sd/syp (For possible action) **11/15/22 PC**

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

5. **UC-22-0549-BELTWAY BUSINESS PARK LLC & BELTWAY BUSINESS PARK WAREHOUSE NO 8 LLC (LEASE):**  
**USE PERMITS** for the following: **1)** a 230kV electric substation; and **2)** increased height.  
**DESIGN REVIEWS** for the following: **1)** a proposed 230kV substation with associated equipment; and **2)** proposed utility structures (200kV to 230kV transmission lines) on an 8.6 acre portion of 38.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue and the east side of Jones Boulevard within Enterprise. MN/sd/syp (For possible action) **11/15/22 PC**

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

6. **UC-22-0550-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:**  
**USE PERMITS** for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** outside dining and drinking.  
**DESIGN REVIEW** for an outdoor dining and drinking area in conjunction with a proposed restaurant within an existing shopping center on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Rainbow Boulevard and Warm Springs Road within Enterprise. MN/sd/syp (For possible action) **11/15/22 PC**

Motion by Justin Maffett  
Action: **APPROVE** per plans presented  
**ADD** Current Planning Conditions:  
• Install bollards every four feet where outside dining is adjacent to parking places  
Per staff conditions  
Motion **PASSED** (4-0) /Unanimous

7. **VC-22-0532-ASO NEVADA, LLC:**  
**VARIANCE** to increase the height of a proposed accessory structure (shade structure) in conjunction with an existing private school on 4.4 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the northeast side of Southern Highlands Parkway and 625 feet north of Dean Martin Drive within Enterprise. JJ/md/syp (For possible action) **11/15/22 PC**

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

8. **WS-22-0510-MOSTASHARI MOE:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 480 feet south of Great Gable Drive and 845 feet east of Gilespie Street within Enterprise. MN/bb/syp (For possible action) **11/15/22 PC**

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

9. **WS-22-0523-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a roof sign.  
**DESIGN REVIEW** for a proposed roof sign in conjunction with an existing business within a shopping center on 13.9 acres in a C-2 (General Commercial) Zone. Generally located on the on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/rk/syp (For possible action) **11/15/22 PC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on November 9, 2022.

10. **WS-22-0531-AMH NV6 DEVELOPMENT, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an existing single family residential development on 1.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Bishops Cap Street and south side of Dwarf Chin Avenue within Enterprise. JJ/gc/syp (For possible action) **11/15/22 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

11. **WS-22-0541-CHEN, BILL CHE-CHANG & INGRID SHIH-YUN:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for an addition to an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the south side of Lailah Skye Avenue, 507 feet east of Arville Street within Enterprise. JJ/jgh/syp (For possible action) **11/15/22 PC**

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

12. **ET-22-400108 (UC-20-0288)-WTML WARM SPRINGS, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a cannabis establishment (retail cannabis store).  
**DESIGN REVIEW** for a retail building for a cannabis establishment on a portion of 1.0 acre in a C-1 (Local Business) (AE-60) Zone. Generally located on the south side of Warm Springs Road and the east side of Haven Street within Enterprise. MN/dd/syp (For possible action) **11/16/22 BCC**

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

13. **VS-22-0529-LV RAINBOW, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Montessori Street (alignment) and Rainbow Boulevard; and a portion of right-of-way being Raven Avenue located between Montessori Street and Rainbow Boulevard within Enterprise (description on file). JJ/gc/syp (For possible action) **11/16/22 BCC**

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

14. **UC-22-0528-LV RAINBOW, LLC:**  
**USE PERMITS** for the following: **1)** mixed-use development; **2)** establish density; and **3)** establish height.  
**WAIVER OF DEVELOPMENT STANDARDS** to waive cross access requirements.  
**DESIGN REVIEWS** for the following: **1)** mixed-use development; **2)** alternative parking lot landscaping; and **3)** finished grade on 19.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road, 300 feet west of Rainbow Boulevard within Enterprise. JJ/gc/syp (For possible action) **11/16/22 BCC**

Motion by David Chestnut  
Action:  
**APPROVE:** Use Permits  
**DENY:** Waiver of Development Standards  
**APPROVE:** Design Reviews:  
**ADD** Current Planning Conditions:  
• Provide for cross access with APN 17622501021 if compatible uses are developed.  
• Provide an exit only along Raven Ave.  
Per staff conditions  
Motion **PASSED** (4-0) /Unanimous

15. **TM-22-500179-LV RAINBOW, LLC:**  
**TENTATIVE MAP** for a mixed use project consisting of 2 commercial lots and 1 residential lot on 19.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road, 300 feet west of Rainbow Boulevard within Enterprise. JJ/gc/syp (For possible action) **11/16/22 BCC**

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

16. **WS-22-0547-JONES BOULEVARD PARTNERS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modified landscaping and screening; **2)** reduce approach and departure distances; and **3)** driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** expansion of an existing distribution facility; and **2)** finished grade on 26.6 acres in an M-D (Designed Manufacturing) Zone and an M-1 (Light Manufacturing) Zone. Generally located on the east side of Jones Boulevard and the north side of Wigwam Avenue within Enterprise. JJ/al/syp (For possible action) **11/16/22 BCC**

Motion by David Chestnut

Action: **APPROVE:** The applicants request to **HOLD** the application to the Enterprise TAB on November, 2022.

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.

- None.

IX. Next Meeting Date

The next regular meeting will be November 9, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:53 p.m.

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