



Enterprise Town Advisory Board

November 15, 2023

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair EXCUSED 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 6:00 p.m.

Current Planning No Current Planner attended

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 November 1, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for November 1, 2023.

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

IV. Approval of Agenda for November 15, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications to be heard together:

4. VS-23-0698-SYA GROUP, LLC:
5. UC-23-0682-SYA GROUP, LLC:

6. WC-23-400156 (DR-1241-99)-RAINY DAY INVESTMENTS, LLC & MCMENEMY RON S CHARTERED:
7. DR-23-0716-RAINY DAY INVESTMENTS, LLC & MCMENEMY RON S CHARTERED:

9. VS-23-0696-GHANOLI HOLDINGS, LLC:
10. UC-23-0695-GHANOLI HOLDINGS, LLC:

13. ZC-23-0714-COUNTY OF CLARK (RPM):
14. VS-23-0715-COUNTY OF CLARK (RPM):

Items 13 and 14 will be heard first.

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

- **Clark County Development Code:**

Title 30 was adopted August 2023 and will take effect on January 1, 2024. The Department of Comprehensive Planning has scheduled two public training sessions for the newly adopted Title 30. There will be a presentation highlighting the re-organization of Title 30.

Session 1

Wednesday, November 29th, 2023, at 6:00 p.m.
Clark County Building Department
Presentation Room
4701 West Russell Road, Las Vegas, NV 89118

Session 2

Monday December 4th, 2023, at 6:00 p.m.
Clark County Government Center
Commission Chambers, First Floor
500 S. Grand Central Parkway, Las Vegas, NV 89115

VI. Planning & Zoning

1. **ET-23-400124 (WS-22-0342)-JM LEASING, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for setbacks in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ford Avenue, 288 feet west of Miller Lane within Enterprise. JJ/tpd/syp (For possible action) **12/05/23 PC**

Motion by Justin Maffett

Action: **REQUEST** return the application to the Enterprise TAB on November 29, 2023, due to applicant no show.

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

2. **VS-23-0689-CHURCH THE ROCK:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue, and between Edmond Street and Mohawk Street within Enterprise (description on file). JJ/mh/syp (For possible action) **12/05/23 PC**

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

3. **VS-23-0691-A & A REVOCABLE LIVING TRUST & A & A III, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Hauck Street, and between Silverado Ranch Boulevard and Gary Avenue, and a portion of a right-of-way being Decatur Boulevard located between Silverado Ranch Boulevard and Gary Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action) **12/05/23 PC**

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

4. **VS-23-0698-SYA GROUP, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive (alignment), and between Le Baron Avenue and Silverado Ranch Boulevard within Enterprise (description on file). JJ/lm/syp (For possible action) **12/05/23 PC**

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

5. **UC-23-0682-SYA GROUP, LLC:**
USE PERMIT for a daycare facility.
DESIGN REVIEW for a proposed daycare facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Le Baron Avenue, 125 feet east of Decatur Boulevard within Enterprise. JJ/lm/syp (For possible action) **12/05/23 PC**

Motion by David Chestnut
Action: **APPROVE**.
ADD Comprehensive Planning condition:
• Design review as a public hearing for lighting and signage
Per staff conditions
Motion **PASSED** (4-0) /Unanimous

6. **WC-23-400156 (DR-1241-99)-RAINY DAY INVESTMENTS, LLC & MCMENEMY RON S CHARTERED:**
WAIVER OF CONDITIONS of a design review of a shopping center requirement to have a similar architectural appearance throughout, including concrete tile roofs with stucco and stone or brick veneers and facades in conjunction with a new gasoline station on a 0.9 acre portion of 26.0 acres in a C-2 (General Commercial) Zone. Generally located 246 feet east of Maryland Parkway and 756 feet south of Silverado Ranch Boulevard within Enterprise. MN/rr/syp (For possible action) **12/05/23 PC**

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

7. **DR-23-0716-RAINY DAY INVESTMENTS, LLC & MCMENEMY RON S CHARTERED:**
DESIGN REVIEWS for the following: **1)** gasoline station; and **2)** lighting in conjunction with a new gasoline station on a 0.9 acre portion of 26.0 acres in a C-2 (General Commercial) Zone. Generally located 246 feet east of Maryland Parkway and 756 feet south of Silverado Ranch Boulevard within Enterprise. MN/rr/syp (For possible action) **12/05/23 PC**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition:
• Design review as a public hearing for signage
Per staff conditions
Motion **PASSED** (4-0) /Unanimous

8. **ET-23-400148 (VS-21-0397)-DIAMOND TORINO, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Ford Avenue and Torino Avenue (alignment) within Enterprise (description on file). JJ/jm/syp (For possible action) **12/06/23 BCC**

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

9. **VS-23-0696-GHANOLI HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Martin Avenue and Maule Avenue (alignment), and between Crystal Street and Dean Martin Drive within Enterprise (description on file). MN/rr/syp (For possible action) **12/06/23 BCC**

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

10. **UC-23-0695-GHANOLI HOLDINGS, LLC:**
USE PERMIT for a truck staging area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow reduced landscaping and attached sidewalk; **2)** allow modified driveway standards; and **3)** allow modified street standards.
DESIGN REVIEW for a truck staging area on 0.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/rr/syp (For possible action) **12/06/23 BCC**

Motion by Justin Maffett

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

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

11. **WS-23-0697-EAGLE PROMENADE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** a retail building (automobile parts) on a 2.0 acre portion of an 8.4 acre site in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Eldorado Lane within Enterprise. MN/md/syp (For possible action) **12/06/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

12. **WS-23-0708-EL CAMINO REAL INDUSTRIAL, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements in conjunction with an approved office/warehouse facility on 2.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Pebble Road and the east side of El Camino Road within Enterprise. JJ/lm/syp (For possible action) **12/06/23 BCC**

Motion by David Chestnut

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

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

13. **ZC-23-0714-COUNTY OF CLARK (RPM):**
ZONE CHANGE to reclassify 332.3 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
DESIGN REVIEW for a park (Southwest Ridge Bicycle Skills Park) on a 24.0 acre portion of the 316.0 acres. Generally located on the south side of Warm Springs Road and the west side of Fort Apache Road within Enterprise (description on file). JJ/lm/syp (For possible action) **12/06/23 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- Design review as a public hearing for lighting and signage

Per staff conditions

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

14. **VS-23-0715-COUNTY OF CLARK (RPM):**
VACATE AND ABANDON right-of-way (grant) located between Warm Springs Road and Robindale Road (alignment) within Enterprise (description on file). JJ/lm/syp (For possible action) **12/06/23 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.

- None.

IX. Next Meeting Date

The next regular meeting will be November 29, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett
Action: **ADJOURN** meeting at 7:27 p.m.
Motion **PASSED** (4-0) /Unanimous