



Enterprise Town Advisory Board

November 30, 2022

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm PRESENT Justin Maffett PRESENT	Barris Kaiser, Vice Chair EXCUSED Joseph Throneberry EXCUSED
Secretary:	Carmen Hayes 702-371-7991 chaves70@yahoo.com EXCUSED	
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.
No Planner present

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.

- One citizen had a question about the meaning of **12/20/22 PC**. It was explained, this is the BCC or PC hearing date for the agenda item and that the TAB is a recommending body.

III. Approval of Minutes for November 9, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for November 9, 2022.

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

IV. Approval of Agenda for November 30, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested hold:

5. UC-22-0469-DOSE, EDWARD ALLEN & REBECCA NOEL The applicant has requested a **HOLD** to Enterprise TAB meeting on 01-11-2023.

Related applications to be heard together:

3. VS-22-0596-SDMIBD, LLC:
4. TM-22-500202-SDMI BD, LLC:

10. VS-22-0614-6820 GARY LLC:
11. WS-22-0613-6820 GARY LLC:
12. TM-22-500203-6820 GARY LLC:

Note:

- Item #11 had pages missing from the information County website. Complete copies are available at the TAB meeting.
- Items: 10 and 11 APNs should read: 176-23-401-004, 176-23-401-020 through 176-23-401-022. However, the applicant, during their presentation, stated the Staff agenda sheet APNs are correct.

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **First Tuesday**
Las Vegas Metropolitan Police Department Enterprise Area Command will have First Tuesday K9 Presentation on Tuesday December 6, 2022, at the Windmill Library.
 - **Transform Clark County**
It has taken a while, but we are ready to discuss the second installment of the Transform Clark County Title 30 re-write. The draft will be online at www.TransformClarkCounty.com and will be available on Tuesday, November 29, 2022.

VI. Planning & Zoning

1. **AR-22-400121 (UC-0773-13)-VEGAS GROUP, LLC:**
USE PERMIT FOURTH APPLICATION FOR REVIEW for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking for a place of worship within an office complex on a portion of 8.0 acres within a C-P (Office & Professional) Zone. Generally located on the east side of Gilespie Street and the south side of Silverado Ranch Boulevard within Enterprise. MN/rk/syp (For possible action) **12/20/22 PC**

Motion by David Chestnut

Action: **APPROVE**

CHANGE Current Planning Bullet #1 to read:

- Until January 7, 2026, to review parking.

Per staff conditions.

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

2. **NZC-22-0607-AVILA, JOSE:**
ZONE CHANGE to reclassify 0.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving).
DESIGN REVIEW for a single family residential development. Generally located on southwest corner of Levi Avenue and Haven Street within Enterprise (description on file). MN/al/syp (For possible action) **12/20/22 PC**

Motion by David Chestnut
Action: **APPROVE** per staff if approved conditions.
Motion **PASSED** (3-0) /Unanimous

3. **VS-22-0596-SDMIBD, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Raven Avenue (alignment), and between Westwind Road and Lindell Road within Enterprise (description on file). JJ/jud/syp (For possible action) **12/20/22 PC**

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

4. **TM-22-500202-SDMI BD, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 2.7 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Blue Diamond Road and Lindell Road within Enterprise. JJ/sd/syp (For possible action) **12/20/22 PC**

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

5. **UC-22-0469-DOSE, EDWARD ALLEN & REBECCA NOEL:**
USE PERMIT to allow an existing carport not architecturally compatible with the principal structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; and 2) reduce setback in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Hinson Street and the north side of Warm Springs Road within Enterprise. MN/jgh/syp (For possible action) **12/20/22 PC**

The applicant requested a **HOLD** to Enterprise TAB meeting on 01-11-2023

6. **UC-22-0604-ARBY JONES 402, LLC & RAINS 1992 TRUST:**
USE PERMIT to increase the height of an existing communication tower on 0.1 acre in a C-2 (General Commercial) Zone. Generally located on the south side of Arby Avenue, 230 feet east of Jones Boulevard within Enterprise. MN/sd/syp (For possible action) **12/20/22 PC**

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

7. **VS-22-0598-ME 52 PARTNERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessouri Street (alignment), and between Erie Avenue and Levi Avenue and a portion of a right-of-way being Rainbow Boulevard located between Erie Avenue and Levi Avenue within Enterprise (description on file). JJ/rk/syp (For possible action) **12/20/22 PC**

Motion by Tanya Behm
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

8. **DR-22-0588-HARSCH INVESTMENT PROPERTIES, LLC:**
DESIGN REVIEW for finished grade on 19.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east and west sides of Westwind Road and the south side of Sunset Road within Enterprise. MN/bb/syp (For possible action) **12/21/22 BCC**

Motion by Tanya Behm
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

9. **ET-22-400120 (UC-18-0617)-BLUE DIAMOND RETAIL PARTNERS, LLC:**
USE PERMIT SECOND EXTENSION OF TIME to reduce the setback of a vehicle (automobile) wash from a residential use.
DESIGN REVIEWS for the following: **1)** retail building; **2)** restaurant with drive-thru; **3)** vehicle (automobile) wash; and **4)** water vending structure on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Blue Diamond Road and Durango Drive within Enterprise. JJ/dd/syp (For possible action) **12/21/22 BCC**

Motion by David Chestnut
Action: **APPROVE**
CHANGE Current Planning Bullet #1 to read:
• Until October 03, 2024, to commence.
Per staff conditions.
Motion **PASSED** (3-0) /Unanimous

10. **VS-22-0614-6820 GARY LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street, and between Gomer Road and Richmar Avenue within Enterprise (description on file). JJ/md/syp (For possible action) **12/21/22 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

11. **WS-22-0613-6820 GARY LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** eliminate cross access; **3)** allow modified driveway design standards; and **4)** allow modified street standards.
DESIGN REVIEWS for the following: **1)** distribution/warehouse complex; and **2)** finished grade on 14.8 acres in an M-D (Designed Manufacturing) Zone and M-1 (Light Manufacturing) Zone. Generally located on the northeast and southeast corners of Rainbow Boulevard and Gary Avenue within Enterprise. JJ/md/syp (For possible action) **12/21/22 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Condition:

- Design review as a public hearing for lighting and signage.

Per staff conditions.

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

12. **TM-22-500203-6820 GARY LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 12.4 acres in an M-D (Designed Manufacturing) Zone and M-1 (Light Manufacturing) Zone. Generally located on the north side of Gary Avenue and the east side of Rainbow Boulevard within Enterprise. JJ/mdn/syp (For possible action) **12/21/22 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /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 December 14, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:29 p.m.

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