



# Enterprise Town Advisory Board

June 15, 2022

## MINUTES

Board Members	David Chestnut, Chair <b>PRESENT</b> Tanya Behm <b>PRESENT</b> Justin Maffett <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Joseph Throneberry <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>EXCUSED</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>EXCUSED</b> Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> <b>PRESENT</b>	

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.

**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.

A citizen made the following comments:

- **Supports development and conservation.**
- **The water supply from Lake Mead needs to be considered as planning constraint.**
- **New projects with higher densities, increase the need for additional water.**
- **There must be coordination between valley regional authorities for water and construction planning.**
- **Concern long time landowners in RE areas that have paid taxes for years are constrained from developing due to sewer requirements.**

III. Approval of Minutes for June 1, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for June 1, 2022.

Motion **PASSED** (5-0)/ Unanimous

RECEIVED

AUG 08 2023

COUNTY CLERK

IV. Approval of Agenda for June 15, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut  
Action: **APPROVE** as amended.  
Motion **PASSED** (5-0) /Unanimous

Related applications to be heard together:

1. NZC-22-0249-WATTOO FAMILY L P.
2. VS-22-0250-WATTOO FAMILY LP:
3. TM-22-500085-WATTOO FAMILY LP:
  
4. NZC-22-0254-VAN 86 HOLDINGS TRUST:
5. VS-22-0255-VAN 86 HOLDINGS TRUST:
6. TM-22-500087-VAN 86 HOLDINGS TRUST:
  
13. WC-22-400072 (ZC-1252-99)-WARMSPRINGS DEV, LLC:
14. VS-22-0293-WARMSPRINGS DEV, LLC:
15. UC-22-0292-WARMSPRINGS DEV, LLC:

V. Informational Items

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

- **Clark County's Title 30 Update is Underway!**  
**TITLE 30 UPDATE: INSTALLMENT 1**

**After adopting the Transform Clark County Master Plan in November, the County has been working to implement the community vision through updates to Title 30 (the Development Code). The first installment of the Draft Development Code deals with zoning districts and land use regulations. You can review and comment on both parts of this first installment until June 30, 2022.**

<https://transformclarkcounty.konveio.com/title-30-installment-1-districts>  
<https://transformclarkcounty.konveio.com/title-30-installment-1-uses>

- **Land use documents**

**The following documents can be found on the County website**

Use [Document Image Search Site](#) to access the following:

- **Land Use (Zoning) Pre-Meeting Applications to access documents for applications that are currently being processed by the department.**
- **Land Use (Zoning) Applications to access documents related to applications that are complete and no longer being processed by the department.**

- **Land Use (Zoning) Research to access documents such as agendas, ordinances, development agreements, minutes, and notice of final actions.**

VI. Planning & Zoning

1. **NZC-22-0249-WATTOO FAMILY L P:**  
**ZONE CHANGE** to reclassify 3.8 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEWS** for the following: 1) for a single family residential development; and 2) finished grade. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) **06/21/22 PC**

Motion by David Chestnut

Action: **APPROVE** Zone Change;

**APPROVE** Waiver of Development Standards

**DENY** Design Review #1

**APPROVED** Design Review #2

**ADD** Current Planning Conditions:

- Terrace and landscape any combination of retaining and wall over 9 ft adjacent to public right of way.
- Every two driveways to be adjacent where possible.
- Increase fenestrations on elevations facing public roads.

**ADD** Public Works - Development Review conditions.

- **ADD** an additional entrance/exit.

Per staff conditions

Motion **PASSED** (5-0) /Unanimous

2. **VS-22-0250-WATTOO FAMILY LP:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Mountains Edge Parkway and Haleh Avenue, and between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Mountains Edge Parkway located between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Buffalo Drive located between Mountains Edge Parkway and Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) **06/21/22 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (5-0) /Unanimous

3. **TM-22-500085-WATTOO FAMILY LP:**  
**TENTATIVE MAP** consisting of 30 single family residential lots and common lots on 3.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise. JJ/rk/jo (For possible action) **06/21/22 PC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (4-1) /Throneberry-Nay

4. **NZC-22-0254-VAN 86 HOLDINGS TRUST:**  
**ZONE CHANGE** to reclassify 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 northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise (description on file). JJ/al/jo (For possible action) **06/21/22 PC**

Motion by Tanya Behm  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

5. **VS-22-0255-VAN 86 HOLDINGS TRUST:**  
**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) **06/21/22 PC**

Motion by Tanya Behm  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

6. **TM-22-500087-VAN 86 HOLDINGS TRUST:**  
**TENTATIVE MAP** consisting of 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al/jo (For possible action) **06/21/22 PC**

Motion by Tanya Behm  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

7. **UC-22-0275-MALCOMB MATTHEW LIVING TRUST ET AL & MALCOMB MATTHEW C TRS:**  
**USE PERMIT** to increase the area of an accessory apartment in conjunction with an existing single family residence on 2.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard, 300 feet west of Schuster Street within Enterprise. JJ/jt/syp (For possible action) **06/21/22 PC**

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

8. **UC-22-0278-1263 SILVERADO, LLC:**  
**USE PERMIT** for on-premises consumption of alcohol in conjunction with a minor training facility in an existing shopping center on 3.1 acres in a C-2 (Commercial General) Zone. Generally located on the east side of Maryland Parkway, 1,000 feet south of Silverado Ranch Boulevard within Enterprise MN/nr/syp (For possible action) **06/21/22 PC**

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

9. **UC-22-0290-CARL FAMILY TRUST & CARL ROBERT S TRS:**  
**USE PERMITS** for the following: 1) increase the area of a proposed accessory structure; 2) allow accessory structures not architecturally compatible with the principal building; and 3) waive applicable design standards in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estate Residential) (RNP-I) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setback; and 2) reduced separation between structures. Generally located on the west side of Belcastro Street and the north side of Torino Avenue within Enterprise. JJ/md/syp (For possible action) **06/21/22 PC**

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

10. **WS-22-0274-EINARSSON HAROLD PAUL & TAMLYNN RAE:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) Increase height of a solid block wall in the front yard; and 2) Increase height of side and rear yard block walls in conjunction with a single family residence on 2.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Mullen Avenue and the west side of Rome Street within Enterprise. MN/bb/jo (For possible action) **06/21/22 PC**

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

11. **WS-22-0291-NEW WEST RESIDENTIAL 2, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEW** for a single family residential development on 2.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of La Cienega Street, 290 feet north of Wigwam Avenue within Enterprise. MN/md/jo (For possible action) **06/21/22 PC**

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

12. **DR-22-0297-AMH NV9 DEVELOPMENT, LLC:**  
**DESIGN REVIEW** for finished grade in conjunction with an approved single family residential development on 4.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise. JJ/rk/jo (For possible action) **06/22/22 BCC**

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

13. **WC-22-400072 (ZC-1252-99)-WARMSPRINGS DEV, LLC:**  
**WAIVERS OF CONDITIONS** of a zone change for the following: 1) B-1 landscaping (tree/shrub combination) along street frontages; and 2) recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements with adjacent properties if and when they develop as commercial or industrial to comply with Policy E8.5g of the Land Use Plan on 1.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Arby Avenue within Enterprise. MN/jor/syp (For possible action) **06/22/22 BCC**

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

14. **VS-22-0293-WARMSPRINGS DEV, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Jones Boulevard located between Arby Avenue and Warm Spring Road within Enterprise (description on file). MN/jor/syp (For possible action) **06/22/22 BCC**

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

15. **UC-22-0292-WARMSPRINGS DEV, LLC:**  
**USE PERMIT** to reduce the setback of a proposed gasoline station.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced driveway throat depth; and 2) reduced driveway departure distance.  
**DESIGN REVIEWS** for the following: 1) commercial center; 2) alternative parking lot landscaping; and 3) finished grade on 1.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Arby Avenue within Enterprise. MN/jor/syp (For possible action) **06/22/22 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
**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** (4-1) / Kaiser-Nay

16. **WS-22-0289-BLUE DIAMOND PB HOLDINGS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback.  
**DESIGN REVIEWS** for the following: 1) a restaurant with a drive-thru; and 2) finished grade on 0.9 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Blue Diamond Road and the west side of Schirlls Street (alignment) within Enterprise. JJ/jor/jo (For possible action) **06/22/22 BCC**

Motion by Barris Kaiser

Action: **APPROVE**

**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.
- Revise south elevation to be similar to the existing buildings, south and north of the application, in design characteristics and carry earthtone colors.

Per staff conditions

Motion **PASSED** (5-0) /Unanimous

17. **ZC-22-0300-DEAN, JERRY & DEANNA FAMILY TRUST-EXEMPTION TR ETAL & DEAN, DEANNA S. TRS:**  
**ZONE CHANGE** to reclassify 12.5 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone for a future industrial development. Generally located on the east side of Rainbow Boulevard and the south side of Richmar Avenue within Enterprise (description on file). JJ/md/syp (For possible action) **06/22/22 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (5-0) /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 June 29, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 9:10 p.m.

Motion **PASSED** (5-0) /Unanimous