



BP/RD 6/23/2024 (7/14/2024)

# Enterprise Town Advisory Board

May 29, 2024

## MINUTES

|                 |   |   |
|-----------------|---|---|
| Board Members   | Justin Maffett, Chair <b>PRESENT</b><br>David Chestnut <b>PRESENT</b><br>Kaushal Shah <b>PRESENT</b>        | Barris Kaiser, Vice Chair <b>PRESENT</b><br>Chris Caluya <b>EXCUSED</b> |
| Secretary:      | Carmen Hayes 702-371-7991 <a href="mailto:chaves70@yahoo.com">chaves70@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> |   |

### 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.

- One Citizen requested items 2 through 4 to be heard separately to increase their allotted speaking time

### III. Approval of Minutes for May 15, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for May 15, 2024.

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

### IV. Approval of Agenda for May 29, 2024 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:

RECEIVED  
JUN 23 2024  
COUNTY CLERK

2. PA-24-700006-USA:
3. ZC-24-0169-USA:
4. WS-24-0170-USA:
5. TM-24-500044-USA:
  
6. SDR-24-0160-AMERICA FIRST FEDERAL CREDIT UNION:
7. WS-24-0159-AMERICA FIRST FEDERAL CREDIT UNION:
  
12. WS-24-0163-RUSSELL DAREL:
13. VS-24-0164-RUSSELL DAREL:

V. Informational Items

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

- Las Vegas Metro Police Department Enterprise Area Command will host their First Tuesday at the Silverado Ranch Community Center June 4.

VI. Planning & Zoning

1. **ET-24-400044 (NZC-21-0037)-LAS VEGAS SILVERADO RANCH ROGER, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 1.05 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce landscaping; **2)** reduce height/setback ratio; **3)** reduce parking; and **4)** alternative driveway geometrics.  
**DESIGN REVIEW** for a commercial complex. Generally located on the south side of Silverado Ranch Boulevard, 670 feet west of Arville Street within Enterprise (description on file). JJ/jm/ng (For possible action) **06/05/24 BCC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

2. **PA-24-700006-USA:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 7.50 acre portion of 32.50 acres. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/rk (For possible action) **06/18/24 PC**

Motion by Justin Maffett  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

3. **ZC-24-0169-USA:**  
**ZONE CHANGE** to reclassify a 7.50 acre portion of 32.50 acres from an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise (description on file). JJ/md (For possible

action) **06/18/24 PC**

Motion by Justin Maffett

Action: **DENY**

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

4. **WS-24-0170-USA:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) residential adjacency standards; and 2) increase wall height.

**DESIGN REVIEWS** for the following: 1) hillside development; 2) final grading plan; and 3) single-family residential development on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive and 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action) **06/18/24 PC**

Motion by Justin Maffett

Action: **DENY**

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

5. **TM-24-500044-USA:**

**TENTATIVE MAP** consisting of 25 lots and common lots on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action) **06/18/24 PC**

Motion by Justin Maffett

Action: **DENY**

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

6. **SDR-24-0160-AMERICA FIRST FEDERAL CREDIT UNION**

**SIGN DESIGN REVIEWS** for 1) increase wall sign area, and 2) a static electronic message unit in conjunction with a financial service on a 0.90 acre portion of 8.10 acres in a CG (Commercial General) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/ng (For possible action) **06/18/24 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

7. **WS-24-0159-AMERICA FIRST FEDERAL CREDIT UNION:**

**WAIVER OF DEVELOPMENT STANDARDS** for alternative street landscaping.

**DESIGN REVIEW** for a financial service in conjunction with a previously approved shopping center on 0.90 acre portion of 8.10 acres in the CG (Commercial General) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/ng (For possible action) **06/18/24 PC**

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

8. **UC-24-0167-YORK NEVADA MANAGEMENT SOUTH, LLC:**  
**USE PERMIT** to allow an avocational/vocational training facility within an existing office/warehouse complex on 8.24 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Wagon Trail Avenue and the west side of Valley View Boulevard within Enterprise. MN/jm/ng (For possible action) **06/18/24 PC**

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

9. **WS-24-0165-SIGNATURE LAND HOLDINGS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow an alternative yard in conjunction with a previously approved single-family residential subdivision on 5.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of Paradise Park Drive and the north side of Gomer Road within Enterprise. JJ/jor/ng (For possible action) **06/18/24 PC**

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

10. **WS-24-0171-AMH NV6 DEVELOPMENT, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase an accessory structure height. **DESIGN REVIEW** for an accessory structure in conjunction with an existing single family residential subdivision on 1.12 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the south side of Great Creek Trail and the west side of Bee Balm Street within Enterprise. JJ/lm/ng (For possible action) **06/18/24 PC**

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

11. **UC-24-0166-EARTH MOVING LLC:**  
**USE PERMIT** for outdoor storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate landscaping; 2) eliminate gate setback; 3) eliminate parking; 4) eliminate trash enclosure; and 5) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on 8.84 acres in an IL (Industrial Light) Zone. Generally located on the south side of Serene Avenue and the east side of Redwood Street within Enterprise. JJ/bb/ng (For possible action) **06/18/24 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD Comprehensive Planning conditions:**

- Replace unused gates with fence
- Review in 2 years

Per staff if approved conditions

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

12. **WS-24-0163-RUSSELL DAREL:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** non-decorative wall; and **3)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a proposed single family development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Eldorado Lane and the east side of Hinson Street within Enterprise. MN/dd/ng (For possible action) **06/18/24 BCC**

Motion by David Chestnut

Action: **DENY:** Waivers of Development Standards #s 1 and 2

**APPROVE:** Waivers of Development Standards # 3

**ADD Comprehensive Planning condition:**

- Provide a 4-foot-wide asphalt path along Eldorado Lane and Hinson Street

Per staff if approved conditions

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

13. **VS-24-0164-RUSSELL DAREL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Eldorado Lane and Mardon Avenue, and between Hinson Street and Schuster Street within Enterprise (description on file). MN/dd/ng (For possible action) **06/18/24 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.

- A TAB member requested the TAB consider reestablishing the meetings with Public Works. The discussion should be limited to 2 items for review.

IX. **Next Meeting Date**

The next regular meeting will be June 12, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

**X. Adjournment:**

**Motion by Justin Maffett**

**Action: ADJOURN meeting at 7:44 p.m.**

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