



BP/RD 08/18/2024 (09/03/2024)

# Enterprise Town Advisory Board

July 31, 2024

## MINUTES

Board Members	Justin Maffett, Chair <b>PRESENT</b> David Chestnut <b>PRESENT</b> Kaushal Shah <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Chris Caluya <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>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.

- None

### III. Approval of Minutes for July 10, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for July 10, 2024.

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

### IV. Approval of Agenda for July 31, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

RECEIVED

AUG 18 2024

COUNTY CLERK



Related applications to be heard together:

2. PA-24-700016-BDGC ANIMAL HOSPITAL, LLC:
3. ZC-24-0332-BDGC ANIMAL HOSPITAL, LLC:
4. WS-24-0333-B D G C ANIMAL HOSPITAL, LLC:
  
6. SDR-24-0331-LV DECATUR FRIAS, LLC:
7. WS-24-0330-LV DECATUR FRIAS, LLC:

V. Informational Items

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

- **COUNTY COMMISSIONER MICHAEL NAFT** at the Silverado Ranch Community Center  
Commissioner Naft will be at the center during the below days and times, to answer questions about Clark County, its departments, and agencies.

- Wednesday, August 14 - 3:00 p.m. to 4:30 p.m.

- Monday, August 29 - 10 a.m. to 11:30 a.m.

- **NOTICE OF ROAD CONSTRUCTION**

Clark County Department of Public Works (CCPW) is reaching out to inform you of upcoming construction activity on Jones Boulevard from CC 215 Beltway to Tropicana Avenue.

The project is located along Jones Boulevard from Clark County 215 (CC-215) to Tropicana Avenue. Improvements include road widening and pavement rehabilitation on Jones Boulevard. Additionally, there will be raised medians with left turn lanes at designated intersections, construction of ADA ramps, traffic signal modifications at existing signalized intersections, installation of ITS conduit and/or fiber optic, and utility adjustments.

Construction Start: July 22, 2024

Expected Contract Duration: 270 Calendar Days

Construction Hours: Monday - Friday, 9:00pm-6:00am on Jones Blvd from CC215 to

Ponderosa Way, & 7:00am-4:00pm on Jones Blvd from

- **FIRE STATION 39**

Groundbreaking Ceremony with Commissioner Justing Jone and Fire Chief John Steinbeck cordially invite you to commemorate the start of construction on Fire Station 39.

Wednesday, August 14, 2024

At 8:00-9:00am

6855 Raven Avenue

Las Vegas, NV 89178

- **LVMPD ENTERPRISE AREA COMMAND AND COMMISSIONER MICHAEL NAFT PRESENT**

**BRUNCH WITH BADGES**

LVMPD's Enterprise Area Command and Commissioner Michael Naft will be joining diners at Broken Yolk at

St. Rose to talk about Clark County, its departments, and its agencies.

Wednesday, August 14

10:00 AM. -11:00 A.M.

3458 St Rose Pkwy Ste. 10



VI. Planning & Zoning

1. **ET-24-400080 (UC-22-0312)-DIAMOND WINDMILL, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to increase the maximum combined area of all manager's units.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) office complex with a non-residential design; 2) balconies and clear windows above the first story; and 3) lighting on 0.92 acres in a C-P (Office and Professional) Zone and a CG (Commercial General) Zone. Generally located on the southwest corner of Windmill Lane and Gilespie Street within Enterprise. MN/rp/syp (For possible action) **08/20/24 PC**

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

2. **PA-24-700016-BDGC ANIMAL HOSPITAL, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) on 1.60 acres. Generally located on the south side of Blue Diamond Road, 350 feet east of Conquistador Street within Enterprise. JJ/gc (For possible action) **08/20/24 PC**

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

3. **ZC-24-0332-BDGC ANIMAL HOSPITAL, LLC:**  
**ZONE CHANGE** to reclassify 1.6 acres from H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and approximately 323 feet east of Conquistador Street within Enterprise. JJ/sd (For possible action) **08/20/24 PC**

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



4. **WS-24-0333-B D G C ANIMAL HOSPITAL, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) buffering and screening; 2) street landscaping; and 3) increase parking.  
**DESIGN REVIEWS** for the following: 1) alternative landscape plan; and 2) an animal hospital on 1.6 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and approximately 323 feet east of Conquistador Street within Enterprise. JJ/sd/syp (For possible action) **08/20/24 PC**

Motion by Barris Kaiser

Action: **APPROVE:** Waivers of Development Standards #s 1 and 3

**DENY:** Waivers of Development Standards #2.

**APPROVE:** Design Reviews

**ADD** Comprehensive Planning conditions:

- Add 4 additional landscapefingers and no more than 2 adjacent parking spaces on western property line.
- Provide cross access to the west if compatible uses are developed.
- Approve no more than 56 parking spaces

**DELETE:** Comprehensive Planning bullet #1

Per staff if approved conditions

Motion **PASSED** (4-1) /NAY - Caluya

5. **SDR-24-0342-ZUFFA TORREY PINES LANDCO, LLC**  
**SIGN DESIGN REVIEW** to allow super graphic signs for an existing recreational facility (UFC) on 14.77 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Rafael Rivera Way and Torrey Pines Drive within Enterprise. MN/jud/syp (For possible action) **08/20/24 PC**

Motion by David Chestnut

Action: **APPROVE**

**STRIKE** Comprehensive Planning Bullet #1

Per staff if approved conditions

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

6. **SDR-24-0331-LV DECATUR FRIAS, LLC**  
**SIGN DESIGN REVIEW** for a comprehensive sign plan in conjunction with a previously approved multi-family residential development on 13.82 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the southeast corner of Decatur Boulevard and Frias Avenue within Enterprise. JJ/jor/syp (For possible action) **08/21/24 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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



7. **WS-24-0330-LV DECATUR FRIAS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) residential adjacency standards; and 2) increased lighting brightness.  
**DESIGN REVIEW** for proposed lighting in conjunction with a multi-family development on 13.82 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the southeast corner of Decatur Boulevard and Frias Avenue within Enterprise. JJ/jor/syp (For possible action) **08/21/24 BCC**

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

8. **ZC-24-0317-SARAPUCHIELLO JOHN J TRUST & SARAPUCHIELLO JOHN J TRS:**  
**ZONE CHANGE** to reclassify 0.64 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building. Generally located on the south side of Blue Diamond Road, 125 feet west of Rainbow Boulevard within Enterprise (description on file). JJ/rk (For possible action) **08/21/24 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 August 14, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett  
Action: **ADJOURN** meeting at 7:08 p.m.  
Motion **PASSED** (5-0) /Unanimous