



BP/RD 8/31/2023 (9/19/2023)

# Enterprise Town Advisory Board

August 9, 2023

## MINUTES

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Board Members	Justin Maffett, Chair <b>EXCUSED</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>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>PRESENT</b>	

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### 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 DATE (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** Minutes with revisions read into the record for July 26, 2023

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

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

Motion by Barris Kaiser

Action: **APPROVE** as amended

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

Applicant requested hold:

14. **WS-23-0408-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:** The applicant requested a **HOLD** to the Enterprise TAB meeting on August 30, 2023

RECEIVED

AUG 31 2023

COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES- MARILYN KIRKPATRICK WILLIAM MCCURDY II ROSS MILLER MICHAEL NAFT TUCK SEGERBLOM

KEVIN SCHILLER County Manager

Related applications:

4. ET-23-400104 (VS-19-0401)-DESERTXPRESS ENTERPRISES, LLC:
5. ET-23-400105 (WS-19-0400)-DESERTXPRESS ENTERPRISES, LLC:
  
15. ZC-23-0415-GWEDA HOLDING LIMITED PARTNERSHIP:
16. VS-23-0416-GWEDA HOLDING LIMITED PARTNERSHIP:
  
17. ZC-23-0421-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:
18. VS-23-0422-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:
19. TM-23-500088-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:

V. Informational Items

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

- **GET CONNECTED TO DISCOUNTED HOME INTERNET**

The Affordable Connectivity-Program (ACP) is a federal government program that provides a benefit of up to \$30 per month toward home internet services, making certain plans FREE!

Saturday, October 7, 2023, 9:30am - 2:30pm

UNLV Student Union, Room 208

4505 S Maryland Parkway

NEED HELP GETTING STARTED?

VISIT: [www.clarkcountynv.gov/ACP](http://www.clarkcountynv.gov/ACP) to learn more.

- **Construction Begins on CC-215 Southern Beltway Project**

Work is under way on a major project to widen the Clark County 215 Bruce Woodbury Beltway between Interstate 15 and Jones Boulevard in the Southern Las Vegas Valley.

Starting Monday, Aug. 7, Valley View Boulevard from West Martin Avenue to West Maule Avenue in the southwest valley will be closed in both directions for about 6 months for work on the offramp for westbound CC-215 at Decatur. The bridge over Valley View Boulevard is being extended to the north to allow for realignment and widening of the Decatur offramp.

The bridge work and new offramp are part of an \$84.6 million project that is estimated to be complete in spring 2025. Work is expected to occur at various times of the day throughout the project. Work requiring lane restrictions on CC-215 is expected to occur between 9 p.m. to 5 a.m. to limit impacts to the traveling public.



VI. Planning & Zoning

1. **ZC-23-0378-VLV1 LLC ETAL & VLV2 LLC:**  
**ZONE CHANGE** to reclassify 40.1 acres from an R-T (Manufactured Home Residential) Zone to H-1 (Limited Resort and Apartment) Zone.  
**USE PERMITS** for the following: **1)** High Impact Project; **2)** multiple family development; and **3)** allow all commercial uses listed on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** building height; **2)** parking; **3)** setbacks; **4)** building separation; **5)** street landscaping; **6)** landscaping adjacent to a less intensive use; **7)** allow modified driveway design standards; and **8)** allow non-standard improvements within the right-of-way.  
**DESIGN REVIEWS** for the following: **1)** multiple family development (apartments); **2)** commercial uses and services; and **3)** alternative parking lot landscaping on 48.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Richmar Avenue within Enterprise (description on file). MN/rk/syp (For possible action) **08/15/23 PC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Comprehensive Planning condition:

- Design review as a public hearing for lighting and signage

Per staff if approved conditions

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

2. **ET-23-400097 (UC-21-0188)-REMINGTON UTE, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** convenience store; **2)** gasoline station; **3)** vehicle wash; **4)** reduce the separation from a proposed convenience store to a residential use; **5)** reduce the separation from a proposed gasoline station to a residential use; **6)** reduce the setback from a convenience store to a section line road; and **7)** reduce the setback from a gasoline station to a section line road.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative driveway geometrics; **2)** reduce driveway approach distances; **3)** reduce driveway departure distances; **4)** reduce vehicle wash separation from residential; and **5)** reduce trash enclosure setback from residential use.  
**DESIGN REVIEWS** for the following: **1)** convenience store; **2)** gasoline station (fuel canopy); **3)** vehicle wash; **4)** restaurant and drive-thru; **5)** retail buildings; **6)** finished grade; and **7)** alternative parking lot landscaping on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Decatur Boulevard and Windmill Lane within Enterprise. JJ/tpd/syp (For possible action) **08/16/23 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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



3. **ET-23-400101 (UC-21-0329)-MARUNDE BRISTOL:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) allow an accessory building (garage) to exceed one half the footprint of the principal dwelling; 2) allow cumulative area of accessory structures to exceed the footprint of the principal dwelling; and 3) alternative design standards.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow non-standard improvements (landscaping, driveway, and fence) within the right-of-way in conjunction with a single family residential home on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Rancho Destino Road and the north side of Mesa Verde Lane within Enterprise. MN/mh/syp (For possible action) **09/05/23 PC**

Motion by Barris Kaiser

Action: **APPROVE**: Request the application be returned to the Enterprise TAB on August 30, 2023 due to applicant no-show

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

4. **ET-23-400104 (VS-19-0401)-DESERTXPRESS ENTERPRISES, LLC:**  
**VACATE AND ABANDON SECOND EXTENSION OF TIME** easements of interest to Clark County located between Eldorado Lane and Mesa Verde Lane (alignment) and between Las Vegas Boulevard South and I-15 and portions of a right-of-way being Robindale Road located between Las Vegas Boulevard South and I-15, Moberly Avenue located between Las Vegas Boulevard South and I-15, Eldorado Lane located between I-15 and Las Vegas Boulevard South, and Ensworth Street located between Eldorado Lane and Robindale Road within Enterprise (description on file). MN/rp/syp (For possible action) **09/05/23 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

5. **ET-23-400105 (WS-19-0400)-DESERTXPRESS ENTERPRISES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) landscaping; and 2) allow non-standard improvements within the right-of-way in conjunction with future development on a portion of 110 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 and MUD-2 Overlay Districts. Generally located on the south side of Eldorado Lane and the west side of Las Vegas Boulevard South within Enterprise. MN/mh/syp (For possible action) **09/05/23 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

6. **UC-23-0395-RIVIERA SHOPPING CENTER LTD:**  
**USE PERMIT** for a service bar in conjunction with an existing restaurant within a shopping center on a portion of 3.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action) **09/05/23 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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



7. **UC-23-0414-SUERO ALVARO SCHNEIDER:**  
**USE PERMIT** for a daycare facility in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Bismuth Street, 88 feet south of Anitmony Avenue within Enterprise. MN/nai/syp (For possible action) **09/05/23 PC**

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

8. **UC-23-0428-MEQ-CACTUS & RAINBOW L L C:**  
**USE PERMIT** to allow for a kennel (dog daycare and boarding) within an existing retail building on a portion of 5.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Rainbow Boulevard, 320 feet north of Cactus Avenue within Enterprise. JJ/sd/syp (For possible action) **09/05/23 PC**

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

9. **VS-23-0382-MEQ-BD & D II, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Cimarron Road and between Blue Diamond Road and Agate Avenue (alignment) within Enterprise (description on file). JJ/jgh/syp (For possible action) **09/05/23 PC**

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

10. **VS-23-0392-S C T SILVERADO RANCH & ARVILLE L L C:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Hinson Street and Arville Street and between Gary Avenue (alignment) and Silverado Ranch Boulevard within Enterprise (description on file). JJ/nai/syp (For possible action) **09/05/23 PC**

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

11. **VS-23-0393-SOUTH 80, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ensworth Street and Las Vegas Boulevard South, and between Le Baron Avenue and Frias Avenue; and portions of a right-of-way being Pyle Avenue and Frias Avenue located between Ensworth Street and Las Vegas Boulevard South and Parvin Street located between Pyle Avenue and Frias Avenue within Enterprise (description on file). MN/jud/syp (For possible action) **09/05/23 PC**

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



12. **ET-23-400112 (ZC-20-0311)-BULL RUSH, LLC:**  
**USE PERMIT SECOND EXTENSION OF TIME** for off-highway vehicle, recreational vehicle, and watercraft storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate landscaping; and 2) allow second story clear windows.  
**DESIGN REVIEWS** for the following: 1) indoor off-highway vehicle, recreational vehicle, and watercraft storage buildings; and 2) finished grade on 2.5 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Cameron Street (alignment), 300 feet north of Cactus Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action) **09/06/23 BCC**

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

13. **WS-23-0396-MACKOVSKI, ALEXANDER:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping; and 2) off-site improvements in conjunction with a previously approved hotel and retail development on 2.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South, 430 feet south of Cactus Avenue within Enterprise. MN/hw/syp (For possible action) **09/06/23 BCC**

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

14. **WS-23-0408-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate street landscaping.  
**DESIGN REVIEWS** for the following: 1) restaurant; and 2) finished grade in conjunction with a previously approved shopping center on a portion of 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/syp (For possible action) **09/06/23 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on August 30, 2023

15. **ZC-23-0415-GWEDA HOLDING LIMITED PARTNERSHIP:**  
**ZONE CHANGE** to reclassify 4.0 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) driveway departure distance; and 3) driveway throat depth.  
**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; and 2) a shopping center. Generally located on the southwest corner of Rainbow Boulevard and Shelbourne Avenue within Enterprise. JJ/jor/syp (For possible action) **09/06/23 BCC**

Motion by Barris Kaiser  
Action: **APPROVE: Zone Change.**  
**APPROVE: WAIVERS OF DEVELOPMENT STANDARDS.**  
**DENY: Design review # 1;**  
**APPROVE: Design Review #2**  
**ADD Comprehensive Planning condition**

- Design review as a public hearing for lighting and signage
- Use trees rated 4 or 5 on the Southern Nevada Water Authority Region Plant List

Per staff conditions  
Motion **PASSED** (4-0) /Unanimous

16. **VS-23-0416-GWEDA HOLDING LIMITED PARTNERSHIP:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Shelbourne Avenue and Camero Avenue (alignment) and between Rainbow Boulevard and Montessouri Street and a portion of a right-of-way being Rainbow Boulevard located between Shelbourne Avenue and Camero Avenue (alignment) within Enterprise (description on file). JJ/jor/syp (For possible action) **09/06/23 BCC**

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

17. **ZC-23-0421-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:**  
**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**DESIGN REVIEW** for a single family residential development. Generally located on the south side of Windmill Lane, approximately 300 feet east of Cimarron Road within Enterprise (description on file). JJ/rr/syp (For possible action) **09/06/23 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Comprehensive Planning condition:  
• Every 2 driveways to be adjacent to each other  
Per staff conditions  
Motion **PASSED** (4-0) /Unanimous

18. **VS-23-0422-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Camero Avenue, and between Cimarron Road and Warbonnet Way within Enterprise (description on file). JJ/rr/syp (For possible action) **09/06/23 BCC**

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

19. **TM-23-500088-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:**  
**TENTATIVE MAP** consisting of 36 residential lots and 4 common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Windmill Lane, approximately 300 feet east of Cimarron Road within Enterprise (description on file). JJ/rr/syp (For possible action) **09/06/23 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 August 30, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Barris Kaiser

Action: **ADJOURN** meeting at 7:46 p.m.

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