



Enterprise Town Advisory Board

February 9, 2022

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm PRESENT Justin Maffett PRESENT	Barris Kaiser, Vice Chair PRESENT Joseph Throneberry PRESENT
Secretary:	Carmen Hayes 702-371-7991 chaves70@yahoo.com PRESENT	
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.

Steven DeMerritt, 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 comment on the lack of notification for the commissioner meeting on Warm Springs Rd development.

III. Approval of Minutes for January 26, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for January 26, 2022.

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

IV. Approval of Agenda for February 9, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

RECEIVED

FEB 27 2022

COUNTY CLERK

Related applications to be heard together:

2. NZC-22-0001-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:
3. VS-22-0002-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:
4. TM-22-500001-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:

7. UC-22-0007-CRUZ FAMILY TRUST & CRUZ LEONDINO G. & NARCISA T. TRS:
8. VS-22-0008-CRUZ FAMILY TRUST & CRUZ LEONDINO G. & NARCISA T. TRS:
9. TM-22-500005-CRUZ FAMILY TRUST & CRUZ LEONDINO G. & NARCISA T. TRS:

10. UC-22-0012-BORISA ZEN CENTER, INC:
11. VS-22-0013-BORISA ZEN CENTER, INC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **NONE**

VI. Planning & Zoning

1. **ET-22-400002 (VS-19-0884)-MIYAMORI SEIKO & ETSUKO:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Bermuda Road and Fairfield Avenue, and between Mesa Verde Lane and Santoli Avenue (alignment), and portion of a right-of-way being Bermuda Road located between Mesa Verde Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/md/jo (For possible action) **03/01/22 PC**

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

2. **NZC-22-0001-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:**
ZONE CHANGE to reclassify 9.3 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** wall height; and **2)** full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the north side of Pebble Road, 570 feet west of Rosanna Street within Enterprise (description on file). JJ/rk/jo (For possible action) **03/01/22 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

3. **VS-22-0002-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Ford Avenue (alignment), and between Rosanna Street and Belcastro Street and portion of a right-of-way being Montessouri Street located between Pebble Road and Ford Avenue (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action) **03/01/22 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

4. **TM-22-500001-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:**
TENTATIVE MAP consisting of 30 single family residential lots and common lots on 9.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pebble Road, 570 feet west of Rosanna Street within Enterprise. JJ/rk/jo (For possible action) **03/01/22 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

5. **UC-22-0014-GARNER DAWN JANNETTE & JOHN:**
USE PERMIT to allow a proposed accessory structure not architecturally compatible to the principal residence.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of a proposed accessory structure in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Ebberston Street and the north side of Greyjoy Street within Enterprise. MN/jor/jo (For possible action) **03/01/22 PC**

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

6. **ET-22-400001 (VS-0813-17)-CEO DEVELOPMENT, LLC:**
VACATE AND ABANDON SECOND EXTENSION OF TIME of easements of interest to Clark County located between Silverado Ranch Boulevard and Great Duke Avenue (alignment), and between Walmer Castle Lane (alignment) and Gilespie Street and portions of a right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Great Duke Avenue (alignment) within Enterprise (description on file). MN/jvm/jo (For possible action) **03/02/22 BCC**

Motion by David Chestnut
Action: **HOLD** to Enterprise TAB meeting on February 23, 2022, due to applicant no show
Motion **PASSED** (5-0) /Unanimous

7. **UC-22-0007-CRUZ FAMILY TRUST & CRUZ LEONDINO G. & NARCISA T. TRS:**
USE PERMIT for a single family residential subdivision.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** finished grade on 2.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the northeast corner of Chieftain Street and Serene Avenue within Enterprise. JJ/jt/jo (For possible action) **03/02/22 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Condition:

- Increase fenestrations on the elevations abutting public right-of-way

Per staff conditions.

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

8. **VS-22-0008-CRUZ FAMILY TRUST & CRUZ LEONDINO G. & NARCISA T. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Chieftain Street, and between Blue Diamond Road and Serene Avenue within Enterprise (description on file). JJ/jt/jo (For possible action) **03/02/22 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

9. **TM-22-500005-CRUZ FAMILY TRUST & CRUZ LEONDINO G. & NARCISA T. TRS:**
TENTATIVE MAP consisting of 17 lots and common lots on 2.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the northeast corner of Chieftain Street and Serene Avenue within Enterprise. JJ/jt/jo (For possible action) **03/02/22 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

10. **UC-22-0012-BORISA ZEN CENTER, INC.:**
USE PERMITS for the following: **1)** place of worship (meditation room); and **2)** allow an existing carport to not be architecturally compatible to the main residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping adjacent to a less intensive use; **2)** allow alternative landscaping adjacent to an arterial street; **3)** allow alternative landscaping adjacent to a less intensive use; **4)** eliminate trash enclosure; **5)** reduce the gate setback; **6)** allow modified driveway geometrics; and **7)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW for a place of worship (meditation room) in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Warm Springs Road, 150 feet west of Cameron Street within Enterprise. MN/jor/jo (For possible action) **03/02/22 BCC**

Motion by David Chestnut

Action:

APPROVE: Use Permits

APPROVE: Waivers of Development Standards #s, 4, 6, 7;

DENY: Waivers of Development Standards #s 1, 2, 3, 5

DENY: Design review

ADD Current Planning Condition:

- Limited to one meeting per week not to exceed 15 people

Per staff if approved conditions

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

11. **VS-22-0013-BORISA ZEN CENTER, INC.:**

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Capovilla Avenue (alignment) and between Cameron Street and Ullom Drive (alignment) within Enterprise (description on file). MN/jor/jo (For possible action) **03/02/22 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

VII. General Business:

1. Discuss topics of concern in Enterprise to be prioritized for future meeting with Public Works. (For possible action)

The TAB will forward two topics to public works for discussion.

- Discuss using the RTC rural road designs for use in Enterprise Rural Estates areas.
- Discuss how to improve the east/ west traffic flow.

The TAB will request updates on selected projects in Enterprise by email correspondence.

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 citizen was seeking more information on the proposed Warm Springs Rd development.

IX. Next Meeting Date

The next regular meeting will be February 23, 2022 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut

Action: **ADJORN** meeting at 7:45 p.m.

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