



BP/RD 07/16/2024 (08/06/2024)

Enterprise Town Advisory Board

June 26, 2024

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya 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 6:02 p.m.

Judith M. Rodriguez, Jason Allswang, 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 June 12, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for June 12, 2024.

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

IV. Approval of Agenda for June 26, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications to be heard together:

5. VS-24-0233-SOUTH VALLEY INVESTORS, LLC:
6. UC-24-0232-SOUTH VALLEY INVESTORS, LLC:

RECEIVED

JUL 16 2024

COUNTY CLERK

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-24-400054 (WS-20-0080)-KULAR GULZAR SINGH:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for alternative driveway geometrics.
DESIGN REVIEW for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.22 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jm/ng (For possible action) **07/02/24 PC**

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

2. **VS-24-0208-DIAMANTE CANYON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Conquistador Street and Grand Canyon Drive, and between Blue Diamond Road and Oleta Avenue within Enterprise (description on file). JJ/dd/ng (For possible action) **07/02/24 PC**

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

3. **UC-24-0251-BLUE DIAMOND CP30 2013, LLC:**
USE PERMIT for a massage establishment in conjunction with an existing shopping center on 14.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Decatur Boulevard and the north side of Blue Diamond Road within Enterprise. JJ/md/ng (For possible action) **07/16/24 PC**

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

4. **VS-24-0229-VLV 1, LLC ETAL & VLV 2, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and the I-15, and between Serene Avenue and Richmar Avenue within Enterprise (description on file). MN/dd/ng (For possible action) **07/16/24 PC**

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

5. **VS-24-0233-SOUTH VALLEY INVESTORS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue (alignment) and Chartan Avenue (alignment) and between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/rr/ng (For possible action) **07/16/24 PC**

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

6. **UC-24-0232-SOUTH VALLEY INVESTORS, LLC:**
USE PERMIT for a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative buffering and screening; **2)** increase fence height; **3)** reduce parking spaces; and **4)** parking space dimensions.
DESIGN REVIEW for a multi-family residential development on 19.48 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Erie Avenue, 575 feet west of Las Vegas Boulevard South within Enterprise. MN/rr/ng (For possible action) **07/16/24 PC**

Motion by: David Chestnut
Action: **APPROVE**: Use Permit
APPROVE: Waivers of Development Standards #s 1, 2, and 4
DENY: Waivers of Development Standards #3
DENY: Design Review
ADD Comprehensive Planning condition:
• Western wall on project #1 to be a Sound Attenuation wall
Per staff conditions
Motion **PASSED** (5-0) /Unanimous

7. **WS-24-0224-KONG, DARREL A L JR. & MICHELLE R.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory building (detached garage) in conjunction with an existing single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Decatur Boulevard, 150 feet south of Agate Avenue within Enterprise. JJ/mh/ng (For possible action) **07/16/24 PC**

Motion by: Chris Caluya
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

8. **WS-24-0230-D.R. HORTON, INC.:**
WAIVER OF DEVELOPMENT STANDARDS for a reduced setback in conjunction with a single-family residential lot on 0.06 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Polaris Avenue, approximately 30 feet south of Rush Avenue within Enterprise. JJ/dd/ng (For possible action) **07/16/24 PC**

Motion by: Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-1)/NAY - Kaiser

9. **ET-24-400064 (ZC-20-0091)-YORK RANCH LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) office as a principal use; and 2) retail as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate freeway buffer wall; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) office/retail/warehouse complex; 2) alternative parking lot landscaping; and 3) increased finished grade on 13.5 acres in an IP (Industrial Park) Zone. Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise. JJ/bb/ng (For possible action) **07/17/24 BCC**

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

10. **WC-24-400060 (Nzc-22-0028)-AMH NV10 DEVELOPMENT, LLC:**
WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) in conjunction with a previously approved single family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise (description on file). JJ/rg/ng (For possible action) **07/17/24 BCC**

Motion by: Barris Kaiser
Action: **DENY**
Motion **PASSED** (5-0)/Unanimous

11. **WS-24-0207-JAT PEBBLE, LLC & JAT PEBBLE, 3 LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle capable and electric vehicle installed parking spaces; and 2) allow modified driveway design standards.
DESIGN REVIEW for building and site modifications to a previously approved commercial and multi-family development on 27.94 acres in a CR (Commercial Resort) Zoen and a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South, and the south side of Pebble Road within Enterprise. MN/jor/ng (For possible action) **07/17/24 BCC**

Motion by: Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-1)/NAY - Chestnut

12. **WS-24-0244-PEAR BLOSSOM PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) reduce buffering and screening; 3) reduce driveway departure distance; and 4) reduce driveway throat depth.
DESIGN REVIEW for a warehouse and distribution center on 2.12 acres in an IL (Industrial Light) Zone. Generally located on the northeast corner of Jones Boulevard and Cougar Avenue within Enterprise. JJ/jud/syp (For possible action) **07/17/24 BCC**

Motion by Justin Maffett

Action: **DENY**: Waiver of Development Standards 1a;

APPROVE: Waivers of Development Standards #s 1b, 2, 3, and 4

APPROVE: Design Review

ADD Comprehensive Planning conditions

- Add additional architectural features on west elevation
- Add additional architectural features on west elevation of any future development

Per staff if approved conditions

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

13. **ZC-24-0256-MOCA, LLC; ET AL:**
ZONE CHANGE to reclassify 12.05 acres from an H-2 (General Highway Frontage) Zone and an IL (Industrial Light) Zone to an IL (Industrial Light) Zone for future industrial development. Generally located on the north side of Blue Diamond Road between Jones Boulevard and El Camino Road (alignment) within Enterprise (description on file). JJ/gc (For possible action) **07/17/24 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

VII. General Business:

1. Select up to two Enterprise TAB members to meet with Public Works and topics they would like to discuss. (For possible action)

The TAB selected Kaushal Shah and David Chestnut to represent the TAB for proposed meeting with Public Works. Two topics selected for discussion are Rural Road Standards and advance planning for east/west arterial road expansion.

2. Discuss impacts of Early Voting during General Elections (October 19-November 1) which will be held at Silverado Ranch Community Center and determine alternative options for Enterprise TAB meeting scheduled for October 30, 2024. (For possible action)

The Chair directed the cancelation of the October 30, 2024, meeting due to early voting using the TAB meeting space. The TAB requests the agenda items for October 30, 2024, meeting be forwarded to the TAB meeting on November 13, 2024, meeting.

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 July 10, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:50 p.m.

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