



## Enterprise Town Advisory Board

December 15, 2021

### MINUTES

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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 [chayes70@yahoo.com](mailto:chayes70@yahoo.com) **PRESENT**

County Liaison:

Tiffany Hesser 702-455-7388 [TLH@clarkcountynv.com](mailto:TLH@clarkcountynv.com) **PRESENT**

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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. Chairman Chestnut welcomed new TAB member Justin Maffett.

Jillee Opiniano-Rowland, 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.

A citizen spoke on items #21 & #22 on this agenda expressing concerns that affordable housing will bring down property values.

III. Approval of December 1, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for December 1, 2021

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

RECEIVED

DEC 29 2021

COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS  
MARILYN BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair  
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, County Manager

IV. Approval of Agenda for December 14, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

2. WC-21-400158 (ZC-18-0774)-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
3. VS-21-0586-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
4. WS-21-0585-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
5. TM-21-500161-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
7. VS-21-0664-SOUTH 80, LLC:
8. UC-21-0663-SOUTH 80, LLC:
9. NZC-21-0669-WATTOO FAMILY LP:
10. VS-21-0670-WATTOO FAMILY LP:
11. TM-21-500187-WATTOO FAMILY LP:
19. ET-21-400172 (NZC-0914-17)-PARAGON LOFTS, LLC:
20. ET-21-400173 (VS-0915-17)-PARAGON LOFTS, LLC:
21. VS-21-0666-ME 52 PARTNERS, LLC:
22. TM-21-500186-ME 52 PARTNERS, LLC:

V. Informational Items

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

**NONE**

VI. Planning & Zoning

1. **UC-21-0567-DIAMANTE CANYON, LLC:**

**HOLDOVER USE PERMITS** for the following: **1)** convenience store; **2)** gasoline station; **3)** vehicle wash; and **4)** restaurant.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** setbacks; **2)** alternative parking lot landscaping; **3)** reduce width of landscape finger islands; **4)** height setback ratio; **5)** talk box location; **6)** throat depth; **7)** approach distance; and **8)** departure distance.

**DESIGN REVIEWS** for the following: **1)** convenience store; **2)** restaurant; **3)** vehicle wash; and **4)** gasoline station on 2.6 acres in an H-2 (General Highway) Zone. Generally located on the southwest corner of Blue Diamond Road and Grand Canyon Drive within Enterprise. JJ/sd/jo (For possible action) **12/07/21 PC**

Motion by David Chestnut

Action: **APPROVE** Holdover Use Permits

**APPROVE** Waiver of Development Standards #s 1, 2, 3, 4, 6, 7 and 8;

**WITHDRAWN** by the Applicant Waiver of Development Standards # 5

**APPROVE** Design Reviews per plans presented to the Enterprise TAB on December 15, 2021.

**ADD** Current Planning Conditions:

- Design review as a public hearing for lighting and signage;
- Provide Pedestrian access to Oleta Ave.

Per staff if approved conditions.

Motion **PASSED** (3-2)/ Behm-Nay, Kaiser-Nay

2. **WC-21-400158 (ZC-18-0774)-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**

**AMENDED WAIVER OF CONDITIONS** of a zone change requiring pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive in conjunction with an approved single family residential development on 6.5 acres in an R-2 (Medium Density Residential) Zone (previously notified as an RUD (Residential Urban Density) Zone). Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action) **12/08/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

3. **VS-21-0586-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Torrey Pines Drive and Mann Street, and portions of rights-of-way being Cactus Avenue located between Torrey Pines Drive and Mann Street and Torrey Pines Drive located between Rush Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/jo (For possible action) **12/08/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

4. **WS-21-0585-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**

**AMENDED WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks.

**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on 6.5 acres in an R-2 (Medium Density Residential) Zone (previously notified as an RUD (Residential Urban Density) Zone). Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action) **12/08/21 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning Conditions:

- Every two driveways to be adjacent where possible.

Per staff conditions.

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

5. **TM-21-500161-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**

**AMENDED TENTATIVE MAP** consisting of 49 single family residential lots and common lots on 6.5 acres in an R-2 (Medium Density Residential) Zone (previously RUD (Residential Urban Density) Zone). Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action) **12/08/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

6. **WS-21-0642-WILLIAM LYON HOMES INC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) establish alternative yards; and 2) reduce setbacks.

**DESIGN REVIEW** for a single family residential development on 2.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise. MN/sd/jo (For possible action) **12/21/21 PC**

Motion by David Chestnut

Action: **HOLD** the application to the Enterprise Town Advisory Board meeting on December 29, 2021, due to applicant no show for 2<sup>nd</sup> time

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

7. **VS-21-0664-SOUTH 80, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Ensworth Street and Las Vegas Boulevard South, and between Pyle Avenue and Frias Avenue and a portion of a right-of-way being Pyle Avenue located between Ensworth Street and Las Vegas Boulevard South within Enterprise (description on file). MN/bb/jo (For possible action) **12/22/21 BCC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions

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

8. **UC-21-0663-SOUTH 80, LLC:**  
**USE PERMIT** for a public facility (K-9 operational center).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** parking lot landscaping; **2)** alternative driveway geometrics; **3)** reduce driveway approach distance; and **4)** full off-site improvements (curb, gutter, sidewalk, streetlights and partial paving).  
**DESIGN REVIEWS** for the following: **1)** public facility (K-9 operational center); and **2)** finished grade on a 2.0 acre portion of a 8.5 acre site in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Pyle Avenue and the west side of Parvin Street (alignment) within Enterprise. MN/bb/jo (For possible action) **12/22/21 BCC**

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

9. **NZC-21-0669-WATTOO FAMILY LP:**  
**ZONE CHANGE** to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for landscaping.  
**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** finished grade. Generally located on the south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise (description on file). JJ/rk/jo (For possible action) **01/04/22 PC**

Motion by Barris Kaiser  
Action: **APPROVE** Zone Change;  
**APPROVE** Waiver of Development Standards;  
**APPROVE** Design Review #1  
**DENY** Design review #2  
**ADD** Current Planning Conditions:

- Every two driveways to be adjacent where possible.

Per staff conditions  
Motion **PASSED** (5-0)/ Unanimous

10. **VS-21-0670-WATTOO FAMILY LP:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cactus Avenue (alignment) and Erie Avenue (alignment), and between Buffalo Drive and Cimarron Road (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action) **01/04/22 PC**

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

11. **TM-21-500187-WATTOO FAMILY LP:**  
**TENTATIVE MAP** consisting of 38 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise. JJ/rk/jo (For possible action) **01/04/22 PC**

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

12. **UC-21-0654-KRSHUL REBECCA & JAMES:**  
**USE PERMIT** to increase the size of an accessory structure (garage) in conjunction with a single family residence on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Rush Avenue and the east side of Fairfield Avenue within Enterprise. MN/nr/jo (For possible action) **01/04/22 PC**  
  
Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

13. **UC-21-0661-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:**  
**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within a retail complex on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Warm Springs Road within Enterprise. MN/bb/jo (For possible action) **01/04/22 PC**  
  
Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0)/ Unanimous

14. **UC-21-0667-SV LAND, LLC:**  
**USE PERMIT** for a major training facility  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking in conjunction with an existing commercial complex on 5.0 acres in an M-1 (Light Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Maule Avenue, 950 feet west of Jones Boulevard within Enterprise. MN/jor/jo (For possible action) **01/04/22 PC**  
  
Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0)/ Unanimous

15. **WS-21-0648-AMH NV8 DEVELOPMENT, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with a single family residential development on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located approximately 100 feet north of Oleta Avenue and 175 feet east of Hualapai Way within Enterprise. JJ/nr/jo (For possible action) **01/04/22 PC**  
  
Motion by Joseph Throneberry  
Action: **DENY**  
Motion **PASSED** (5-0)/ Unanimous

16. **WS-21-0649-GREYSTONE NEVADA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase residential driveway width.  
**DESIGN REVIEW** for single family residences on 10.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north and south sides of Gary Avenue, the east and west sides of Belcastro Street (alignment), and the north side of Gomer Road within Enterprise. JJ/jt/jo (For possible action) **01/04/22 PC**  
  
Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

17. **DR-21-0652-AVILA, JOSE:**  
**DESIGN REVIEW** for finished grade in conjunction with a future single family residential development on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Levi Avenue and the west side of Haven Street within Enterprise. MN/nr/jd (For possible action) **01/05/22 BCC**  
  
Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

18. **DR-21-0665-RIVERVIEW LVB DEVELOPMENT, LLC:**  
**DESIGN REVIEW** for finished grade in conjunction with a previously approved shopping center on a 7.5 acre portion of a 15.4 acre site in a C-2 (General Commercial) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise. MN/md/jd (For possible action) **01/05/22 BCC**  
  
Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0)/ Unanimous

19. **ET-21-400172 (NZC-0914-17)-PARAGON LOFTS, LLC:**  
**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to an H-1 (Limited Resort and Apartment) Zone.  
**USE PERMIT** for a proposed residential condominium development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** allow non-standard driveway geometrics per Clark County Improvement Standards.  
**DESIGN REVIEWS** for the following: **1)** proposed residential condominium development; and **2)** finished grade. Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jgh/jo (For possible action) **01/05/22 BCC**  
  
Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0)/ Unanimous

20. **ET-21-400173 (VS-0915-17)-PARAGON LOFTS, LLC:**  
**VACATE AND ABANDON SECOND EXTENSION OF TIME** for easements of interest to Clark County located between Ensworth Street and I-15, and between Ford Avenue (alignment) and Pebble Road (alignment). Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jgh/jo (For possible action) **01/05/22 BCC**  
  
Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0)/ Unanimous

21. **VS-21-0666-ME 52 PARTNERS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Montessouri Street (alignment), and between Erie Avenue and Levi Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) **01/05/22 BCC**

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

22. **TM-21-500186-ME 52 PARTNERS, LLC:**  
**TENTATIVE MAP** consisting of 106 single family residential lots and common lots on 8.6 acres in an RUD (Residential Urban Density) Zone and an RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Erie Avenue within Enterprise. JJ/rk/jo (For possible action) **01/05/22 BCC**

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

VII. General Business:

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 December 29, 2021 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut  
Action: **ADJOURN** meeting at 8:06 p.m.  
Motion **PASSED** (5-0) /Unanimous