



## Enterprise Town Advisory Board

September 1, 2021

### MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Tanya Behm <b>EXCUSED</b> Joseph Throneberry <b>EXCUSED</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Crystal Bomar <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.

Mark Donohue, 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 August 11, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for August 11, 2021

Motion **PASSED** (3-0)/ Unanimous.

IV. Approval of Agenda for September 1, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (3-0) /Unanimous

RECEIVED  
NOV 23 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 – TUCK SEGERBLOM  
YOLANDA KING, County Manager

Applicant requested Hold:

6. ET-21-400120 (ZC-17-1086)-BLUE RAIN PARTNERS, LLC: Applicant requested a **HOLD** to the Enterprise Town Board Meeting on September 15, 2021.

Related applications to be heard together:

7. WC-21-400124 (UC-0477-16)-7680 SOUTH LAS VEGAS BLVD, LLC:
8. UC-21-0377-7680 SOUTH LAS VEGAS BLVD, LLC
10. WC-21-400122 (ZC-0851-04)-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE #10 LEASE:
11. WS-21-0398-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE #10 LEASE:
12. WS-21-0399-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK OFFICE # 2 LEASE:
13. ZC-21-0396-HAAR MARIA C REV LIV TR 2000 & HAAR MARIA CORAZON TRS:
14. VS-21-0397-HAAR MARIA C REV LIV TR 2000 & HAAR MARIA CORAZON TRS:

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-21-0404-REAL EQUITIES, LLC:**  
**USE PERMITS** for the following: **1)** theater; and **2)** alcohol, on-premises consumption (supper club) in conjunction with an existing shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/jvm/jd (For possible action) **09/21/21 PC**

Motion by Crystal Bomar

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

2. **VS-21-0394-PARSONS FAMILY REVOCABLE LIVING TRUST & PARSONS GARY & DEANNA F TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Camero Avenue and Shelbourne Avenue (alignment), and between Gagnier Boulevard (alignment) and Durango Drive within Enterprise (description on file). JJ/bb/jo (For possible action) **09/21/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

3. **VS-21-0395-DIAMOND VALLEY VIEW LTD:**

**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Blue Diamond Road and Mesa Verde Lane within Enterprise (description on file). MN/jgh/jo (For possible action). **09/21/21 PC**

Motion by Crystal Bomar

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

4. **VS-21-0405-COUNTY OF CLARK (PUBLIC WORKS):**

**VACATE AND ABANDON** a portion of a right-of-way being Jenson Street located between Ford Avenue and Torino Avenue and a portion of right-of-way being Torino Avenue located between Jenson Street and Conquistador Street (alignment) within Enterprise (description on file). JJ/jvm/jo (For possible action) **09/21/21 PC**

Motion by Crystal Bomar

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

5. **WS-21-0407-DIADEM, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce separation between freestanding signs; and 2) allow 3 freestanding signs on 1 street frontage.

**DESIGN REVIEW** for a proposed freestanding sign in conjunction with a proposed commercial complex on a portion of 2.0 acres in a C-2 (General Commercial) Zone. Generally located south of Blue Diamond Road and west of Decatur Boulevard within Enterprise. JJ/jgh/jo (For possible action) **09/21/21 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

6. **ET-21-400120 (ZC-17-1086)-BLUE RAIN PARTNERS, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 24.4 acres from R-E (Rural Estates Residential) PC (Planned Community Overlay District) and H-2 (General Highway Frontage) P-C (Planned Community Overlay District) Zones to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone and 5.6 acres from R-E (Rural Estates Residential) and H-2 (General Highway Frontage) Zones to C-2 (General Commercial) Zone.  
**DESIGN REVIEW** for a proposed shopping center in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road and the east and west sides of Tenaya Way within Enterprise (description on file). JJ/bb/jo (For possible action) **09/22/21 BCC**

Applicant requested a **HOLD** to the Enterprise Town Board Meeting on September 15, 2021.

7. **WC-21-400124 (UC-0477-16)-7680 SOUTH LAS VEGAS BLVD, LLC:**  
**WAIVER OF CONDITIONS** of a use permit requiring the following: no more than 3 restaurants to be on the property and none of the restaurants to serve alcohol in conjunction with a proposed supper club within an existing commercial building on 5.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/jor/jo (For possible action) **09/22/21 BCC**

Motion by Crystal Bomar

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

8. **UC-21-0377-7680 SOUTH LAS VEGAS BLVD, LLC:**  
**USE PERMITS** for the following: 1) hookah lounge; and 2) on-premises consumption of alcohol (supper club) in conjunction with a proposed restaurant within an existing commercial building on 5.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/jor/jo (For possible action) **09/22/21 BCC**

Motion by Crystal Bomar

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

9. **WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:**  
**HOLDOVER WAIVER OF CONDITIONS** of a use permit to dedicate additional right-of-way for future dual left turn lanes per Standard Drawing 245.1 for a place of worship and school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jgh/jo (For possible action) **09/22/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

10. **WC-21-400122 (ZC-0851-04)-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE #10 LEASE:**

**WAIVER OF CONDITIONS** of a zone change requiring interior landscaping as shown on plans in conjunction with a proposed warehouse and distribution center complex and existing office complex on 24.2 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue, the south side of Roy Horn Way, the east side of Lindell Road, and the west side of Edmond Street within Enterprise. MN/jt/jo (For possible action) **09/22/21 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

11. **WS-21-0398-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE #10 LEASE:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping; 2) cross access; and 3) alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) warehouse and distribution center complex; and 2) finished grade on 15.9 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue, the south side of Roy Horn Way, the east side of Lindell Road, and the west side of Edmond Street within Enterprise. MN/jt/jo (For possible action) **09/22/21 BCC**

Motion by Barris Kaiser

Action:

**APPROVE** WAIVERS OF DEVELOPMENT STANDARDS #s 1, 2, 3a, 3b, 3c, 3d, 3e and 3f.

**DENY** WAIVERS OF DEVELOPMENT STANDARDS #s 3g, 3h and 3i.

**APPROVE** Design Reviews

Per if approved staff conditions.

Motion **PASSED** (3-0) /Unanimous

12. **WS-21-0399-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK OFFICE # 2 LEASE:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) parking lot landscaping; and 2) cross access.

**DESIGN REVIEWS** for the following: 1) parking lot expansion; and 2) finished grade in conjunction with an office complex on 8.3 acres a M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Edmond Street and Roy Horn Way within Enterprise. MN/jt/jo (For possible action) **09/22/21 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous



13. **ZC-21-0396-HAAR MARIA C REV LIV TR 2000 & HAAR MARIA CORAZON TRS:**  
**ZONE CHANGE** to reclassify 1.4 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setbacks; 2) reduce width of private street; and 3) allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) single family residential development; 2) hammerhead street design; and 3) finished grade. Generally located 350 feet east of Decatur Boulevard approximately 300 feet south of Ford Avenue within Enterprise (description on file). JJ/md/jo (For possible action) **09/22/21 BCC**

Motion by Barris Kaiser

Action:

**APPROVE** Zone Change

**DENY** WAIVERS OF DEVELOPMENT STANDARDS.

**DENY** Design reviews

Per staff if approved conditions.

Motion **PASSED** (3-0) /Unanimous

14. **VS-21-0397-HAAR MARIA C REV LIV TR 2000 & HAAR MARIA CORAZON TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Ford Avenue and Torino Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action) **09/22/21 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

VII. General Business:

1. Review and finalize next year's budget request(s) and take public input regarding the budget request(s). (For possible action)

Motion by David Chestnut

**APPROVE** the Enterprise TAB capital budget items for 2021-2022 dated 24 Aug 2021 for submittal to the County.

Motion **PASSED** (3-0) /Unanimous

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 September 15, 2021 at 6:00 p.m. at the Windmill Library

X. Adjournment:

Motion by David Chestnut

**ADJOURN** meeting at 7:26 p.m.

Motion **PASSED** (3-0) /Unanimous

***Enterprise's need for multiple County facilities***

*Enterprise requires multiple community centers, seniors' facilities, aquatic facilities, parks and trails due to rapidly increasing population, significant connectivity barriers and physical size.*

**Rapidly Increasing Population**

- *There are 225,000+ citizens in Enterprise.*
  - *Enterprise population in 2000 was approximately 14,000*
  - *Enterprise population in 2010 was approximately 108,000*
- *Enterprise covers 67 sq. miles.*
- *Residential uses are increasing rapidly.*
  - *More higher density multifamily projects are being built or planned.*
  - *Lower density land use is being replaced with higher density land use.*

**Significant connectivity barriers**

- *Interstate 15 limits east/west access.*
- *4 Major Projects, 3 are active (Southern Highlands, Mountain's Edge and Rhodes Ranch), one failed (Pinnacle Peaks).*
  - *Arterial and collector roads have been removed from the transportation grid.*
  - *Enclosed subdivisions have vacated local roads for more homes.*
  - *Major projects' plans have not added sufficient facilities to serve the public.*
- *South of CC 215, only three east/west arterials are available, two are not fully built out from I-15 to Fort Apache Rd.*
  - *UPRR tracks block or inhibit arterial and collector road development.*
  - *Geographic features, 12% or greater slopes block arterial and collector road development.*
- *Local roads are being vacated to build enclosed subdivisions.*
- *The connectivity barriers significantly increase travel time to county facilities currently planned for western Enterprise.*
  - *The planned regional park facilities in Mountain's Edge are not centrally located in Enterprise.*
  - *Individuals east of I-15 most likely will not use those facilities.*

**Other factors**

- *If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.*
- *BLM reservations are being released and sold, significantly decreasing land available for needed county facilities.*



## Budget Requests by Category

The requested priority is listed within each category

### County Major Facilities

- **Priority #1: Enterprise Community Centers**
  - There are no recreational centers and/or aquatic facilities for the 214,000+ people living in Enterprise.
  - The recreational center and aquatic facility for Mountain's Edge should be moved up on the priority list and funded with a cost estimate of \$23,715,000.
  - Build a second community center and aquatic facility in eastern Enterprise.
  - Funding approved for Silverado Ranch Community Center.
  - Design Award scheduled October 2020
    - Construction Award scheduled March 2022
    - Completion scheduled end 2023
- **Priority #2: Enterprise Senior Centers**
  - Fund a senior center in Mountain's Edge Regional Park or other west Enterprise location.
  - Mountain's Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise.
    - Lack of effective public transportation.
    - Traffic density higher than seniors desire to drive in.
  - A senior center is needed east of I-15
    - Reserve property for a senior center east of I-15.
    - Add an eastern Enterprise senior center to CIP list and fund.
- **Priority #3: Aquatic Facilities**
  - There are no aquatic facilities for the 214,000+ people living in Enterprise.
  - Reserve property for two aquatic facilities
  - Add aquatic facilities to funding list.
  - Aquatic facilities are needed in Enterprise eastern and western locations.
  - Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
    - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
    - Lack of effective east/west public transportation will hinder use.
  - There is no second aquatic facility currently on the CIP list.
  - Identify and add to the CIP list for a second aquatic facility east of I-15.
  - Drive time is too long from east of I-15 for a western aquatic facility.

### Public Works

- **Priority #1: Connect Cactus Ave. from Buffalo Drive to Durango**
  - Design nearing completion, Construction 2022.
  - Two additional properties ROW needs to be acquired.
  - This project should be developed as rapidly as possible.
  - South of CC 215, there are only three roads that could provide full east/west travel routes.
  - Currently, only one east/west road, south of CC 215 is built out (Blue Diamond Rd).
  - South of CC 215, significant residential development west of Fort Apache Rd will require an alternate

route(s) to Blue Diamond Rd for east/west traffic flow.

- **Priority #2: Complete the Bridge over the UPRR at Blue Diamond Rd.**
  - The plans are completed, and the ROW has been obtained.
  - The agreement with UPRR has not been completed.
  - UPRR cannot commit to a time to complete the agreement.
  - The Jones Blvd improvements south of Blue Diamond Rd have been completed.
  - The arterial north south route is needed to help relieve traffic on Rainbow Blvd.
  - The area south of Blue Diamond Rd has increasing residential density
- **Priority #3: Widen Warm Springs Rd from Dean Martin Dr. to Decatur Blvd.**
  - The project is under design.
  - Planned to be under construction 2022
  - Warm Springs Rd is a two-lane road from Dean Martin Dr. to Decatur Blvd.
  - South of CC 215, there are only three roads that could provide full east/west travel routes.
  - Traffic is significantly increasing on Warm Springs Rd.
  - Currently, only one east/west road south of CC 215 is built out.
  - South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.
  - Finish Western Trails Park by constructing a signalized horse crossing on Warm Springs Rd.
- **Priority #4: Increase the travel lanes on Blue Diamond Rd from 2 to 3 or 4 between Rainbow Blvd and Hualapai Way.**
  - Request NDOT to plan and fund the lane expansion.
  - Blue Diamond is the primary east west route south of CC 215.
  - The morning and evening rush hour traffic is rapidly increasing.
  - It is taking a vehicle 2 to 4 signal sequences to clear some intersections.
- **Priority #5: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.**
  - Traffic Management will draft up a concept.
  - Dean Martin Dr. has downgraded to collector road status.
  - Dean Martin Dr. is developed to rural standards south of the Silverton to Silverado Ranch Blvd.
  - The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
  - Valley View Blvd will serve as the area's arterial road.
  - As the Silverton Casino grows, traffic into the RNP-1 has increased.
  - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
  - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
  - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.
- **Priority #6: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**
  - Included on a list as a future project.
  - Additional ROW is needed.
  - We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
  - Needed to mitigate school traffic congestion.
  - Need to accommodate the traffic flow being generated by the high school and approved charter

school.

- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate peak traffic.

- **Priority #7: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**

- Included on a list as a future project.
- Additional ROW is needed.
- We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and approved charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate the peak traffic.

- **Priority #4: Increase the travel lanes on Blue Diamond Rd from 2 to 3 or 4 between Rainbow Blvd and Hualapai Way.**

- Request NDOT to plan and fund the lane expansion.
- Blue Diamond is the primary east west route south of CC 215.
- The morning and evening rush hour traffic is rapidly increasing.
- It is taking a vehicle 2 to 4 signal sequences to clear some intersections.

- **Priority #9: Study how to mitigate traffic on Dean Martin Dr. between the Silverton Casino and Silverado Ranch Blvd.**

- Study what traffic calming devices can be employed to mitigate traffic speed.
- Cut through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
- Dean Martin Dr. has downgraded to collector road status.
- Valley View Blvd will serve as the area's arterial road.
- As the Silverton Casino grows, the traffic into the RNP-1 has increased.

## Parks/RPM

- **Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr., Cactus Ave, Rainbow Blvd and Blue Diamond Rd.**

- Enterprise population is growing rapidly.
  - Enterprise and Spring Valley towns are combined into the Southwest park plan area.
  - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
- Current Enterprise population requires 836+ acres of developed parks (2.5 acres per 1000 residents).
- At a growth rate of 10,000 resident per year, 25 acres of new parks is needed to meet the County standard.
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Park District 4 parks identified on the Neighborhood Parks CIP list include:
  - Valley View and Pyle – 10 acres, \$12,399,940 estimate – ranked #13
  - Cactus and Torrey Pines – 10 acres, \$9,079,645 estimate – ranked #21
  - LeBaron & Rainbow: On Parks CIP Request List
- Add park at Agate and Jones to the funding list at APN 17624201045
- All projects are unfunded.
- Fund at least two parks.

- **Priority #2: Study and develop a plan to use electrical transmission easements for multi-modal trail system.**

- 60 to 100 ft electrical transmission easements exist throughout Enterprise.
- Many areas of Enterprise are connected via the electrical transmission easements.
- Identify funding sources for the multi-modal trail system.

## Administrative Services

- ◆ **Priority #1: Provide presentation system including audio for the Enterprise TAB meetings.**
  - Enterprise TAB meetings will be held at Silverado Ranch Community Center which has an estimated completion date by end of 2023. This facility is designed to have an overhead camera system.
  - Meeting audio is currently recorded by handheld digital recorder.
  - The plans and charts presented cannot be seen by the public or the board members.
  - The lack of presentation systems detracts from the public's ability to participate in the TAB hearings.
  - The number of individuals attending the TAB meetings is increasing.
  - The Enterprise TAB moved from the Enterprise Library to the Windmill Library to obtain a larger meeting room.
  - The meeting flow is often interrupted as individuals from the back of the room come forward to see what the applicant is presenting.