



# Enterprise Town Advisory Board

December 1, 2021

## MINUTES

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

Greg Cerven 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 October 14, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for October 14, 2021

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

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

Motion by David Chestnut

Action: **APPROVE** as amended.

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

The following holds have been requested:

1. UC-21-0567-DIAMANTE CANYON, LLC: The applicant has requested a **HOLD** to the Enterprise Town Board meeting on December 15, 2021.

RECEIVED

DEC 15 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

2. WC-21-400158 (ZC-18-0774)-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS: **HOLD** to the Enterprise Town Board meeting on December 15, 2021, due to staff error on the agenda sheet.
3. VS-21-0586-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS: **HOLD** to the Enterprise Town Board meeting on December 15, 2021, due to staff error on the agenda sheet.
4. WS-21-0585-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS: **HOLD** to the Enterprise Town Board meeting on December 15, 2021, due to staff error on the agenda sheet.
5. TM-21-500161-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS: **HOLD** to the Enterprise Town Board meeting on December 15, 2021, due to staff error on the agenda sheet.

Related applications:

6. NZC-21-0621-MCCURDY DIANA & BRUCE:
7. VS-21-0622-MCCURDY DIANA & BRUCE:
8. TM-21-500176-MCCURDY DIANA & BRUCE:
  
14. ET-21-400165 (VS-0929-17)-PARAGON ILLUSTRIA, LLC:
15. ET-21-400168 (NZC-0925-17)-PARAGON ILLUSTRIA, LLC:
16. ET-21-400167 (VS-19-0756)-PARAGON ILLUSTRIA, LLC:
  
18. WS-21-0553-ROOHANI, RAMAK:
19. TM-21-500177-ROOHANI RAMAK:

#### V. Informational Items

1. Receive information from the Regional Transportation Commission regarding the On Board comprehensive community mobility plan. (For discussion only)

The future of Southern Nevada transportation is happening now! **On Board** is our community's comprehensive mobility plan for Southern Nevada. Working together the past few years, you've told us what's important to you. A lot has changed since 2020 – and we want to reconnect! Take our **On Board** survey to tell us, where we should invest, and what types of projects are your top priorities as we work to advance our vision for the future: How you'll get to work, school, and play easier, faster and safer. As a thank you, we're giving away Vegas Golden Knights tickets!

More information about **On Board** is available at <https://onboardsnv.com/about-on-board/>

To take the RTC survey and a chance to win Golden Knight tickets go to the link below:

<https://live.metroquestsurvey.com/?u=u7l6f#!/?campaign=obw&p=web&pm=dynamic&s=1&popup=WTD>

2. Receive a presentation regarding the NDOT I-11 Planning and Environmental Linkages (PEL) Study. (For discussion only)

NDOT completed a 45-day public comment period on September 30, 2021. The data compiled from the various public outreach activities during this period are currently being documented and assessed. Based on all the valuable comments and input submitted during the public comment period, NDOT in cooperation with the Federal Highway Administration will review the feedback received. NDOT will incorporate the input as part of the PEL study, in addition to the results of technical and environmental analysis. To learn more about the next steps in the PEL process, please visit the Community Outreach page.

<https://i11nv.com/community-outreach/>

Learn more about the I-11 & Intermountain West Corridor Study at:

<https://i11nv.com/>

To read more about PEL studies visit the Federal Highway Administration website.

<https://www.fhwa.dot.gov/federal-aidessentials/catmod.cfm?id=122>

3. 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

The applicant requested a **HOLD** to the Enterprise Town Board meeting on December 15, 2021.

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

**HOLD** to the Enterprise Town Board meeting on December 15, 2021, due to staff error on the agenda sheet.

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 a 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**

**HOLD** to the Enterprise Town Board meeting on December 15, 2021, due to staff error on the agenda sheet.

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

**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 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**

**HOLD** to the Enterprise Town Board meeting on December 15, 2021, due to staff error on the agenda sheet.

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

**TENTATIVE MAP** consisting of 49 single family residential lots and common lots on 6.5 acres in 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**

**HOLD** to the Enterprise Town Board meeting on December 15, 2021, due to staff error on the agenda sheet.

6. **NZC-21-0621-MCCURDY DIANA & BRUCE:**

**ZONE CHANGE** to reclassify 1.0 acre from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

**DESIGN REVIEW** for a single family residential development on 16.1 acres. Generally located on the south side of Richmar Avenue, 300 feet west of Decatur Boulevard within Enterprise (description on file). JJ/rk/jo (For possible action) **12/21/21 PC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning Conditions:

- Every two driveways to be adjacent when possible.
- Add entry/exit on Richmar Ave.

Per staff conditions.

Motion **PASSED** (3-1) Behm - Nay

Motion by David Chestnut  
Action: To **RECONSIDER** and clarify the motion.  
Action: **APPROVE**  
**ADD** Current Planning Conditions:

- Every two driveways to be adjacent when possible.
- Add entry/exit on Richmar Ave.

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

7. **VS-21-0622-MCCURDY DIANA & BRUCE:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue (alignment) and Gary Avenue (alignment), and between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/rk/jo (For possible action) **12/21/21 PC**

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

8. **TM-21-500176-MCCURDY DIANA & BRUCE:**  
**TENTATIVE MAP** consisting of 56 residential lots and common lots on a 6.6 acre portion of an approved single family residential development on 16.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Richmar Avenue, 300 feet west of Decatur Boulevard within Enterprise. JJ/rk/jo (For possible action) **12/21/21 PC**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Current Planning Condition:

- Add entry/exit on Richmar Ave.

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

9. **UC-21-0627-HPT TA PROPERTIES TRUST:**  
**USE PERMIT** for personal services (barber shop) in conjunction with an existing truck stop on a portion of a 12.1 acre parcel in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northeast corner of Blue Diamond Road and Dean Martin Drive within Enterprise. MN/al/jo (For possible action) **12/21/21 PC**

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

10. **VS-21-0628-BLUE DIAMOND INDUSTRIAL VENTURE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and La Costa Canyon Court, and between Lindell Road and Jones Boulevard (alignment) within Enterprise (description on file). JJ/bb/jo (For possible action) **12/21/21 PC**

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

11. **WS-21-0626-OZAWA LAURA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to permit a block wall within the front yard of a single family residence where a fence is permitted on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Placid Street, 440 feet south of Windmill Lane within Enterprise. MN/al/jo (For possible action) **12/21/21 PC**
- Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion PASSED (3-1)/ Throneberry-Ney
12. **WS-21-0640-KUHAR KELLY & BRIAN:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with an addition to an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Kennedy Hill Avenue and the west side of Monarch Grove Street within Enterprise. JJ/jgh/jo (For possible action) **12/21/21 PC**
- Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion PASSED (4-0)/ Unanimous
13. **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 15, 2021, due to applicant no show.  
Motion PASSED (4-0)/ Unanimous
14. **ET-21-400165 (VS-0929-17)-PARAGON ILLUSTRIA, LLC:**  
**VACATION AND ABANDONMENT SECOND EXTENSION OF TIME** for easements of interest to Clark County located between Ullom Drive and Cameron Street, and between Haleh Avenue and Frias Avenue and a portion of right-of-way being Haleh Avenue located between Cameron Street and Ullom Drive and a portion of Ullom Drive located between Haleh Avenue and Frias Avenue within Enterprise. (description on file). JJ/bb/jo (For possible action) **12/22/21 BCC**
- Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion PASSED (4-0)/ Unanimous

15. **ET-21-400168 (NZC-0925-17)-PARAGON ILLUSTRIA, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.7 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.  
**DESIGN REVIEWS** for the following: 1) proposed multiple family residential development; and 2) finished grade. Generally located on the south side of Haleh Avenue (alignment), the east side of Ullom Drive, and 500 feet east of Decatur Boulevard within Enterprise (description on file). Jj/sd/jo (For possible action) **12/22/21 BCC**

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

16. **ET-21-400167 (VS-19-0756)-PARAGON ILLUSTRIA, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/sd/jo (For possible action) **12/22/21 BCC**

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

17. **ET-21-400169 (UC-18-0780)-SOUTHERN HILLS MEDICAL CENTER, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for an emergency medical care facility.  
**DESIGN REVIEWS** for the following: 1) proposed emergency medical care facility; and 2) finished grade on a portion of an approved shopping center on 4.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. JJ/bb/jo (For possible action) **12/22/21 BCC**

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

18. **WS-21-0553-ROOHANI, RAMAK:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the retaining wall height.  
**DESIGN REVIEWS** for the following: 1) single family residences; and 2) finished grade in conjunction with a previously approved single family residential development on 5.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the east and west sides of Duneville Street and the north side of Oleta Avenue within Enterprise. JJ/jor/jo (For possible action) **12/22/21 BCC**

Motion by David Chestnut  
Action: **DENY** Waiver of Development Standards  
**APPROVE** Design Review # 1  
**DENY** Design Review # 2  
Per staff conditions  
Motion PASSED (4-0)/ Unanimous

19. **TM-21-500177-ROOHANI RAMAK:**  
**TENTATIVE MAP** consisting of 16 single family residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Duneville Street and the north side of Oleta Avenue within Enterprise. JJ/jor/jo (For possible action) **12/22/21 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 December 15, 2021 at 6:00 p.m at the Windmill Library.

X. Adjournment:

Motion by David Chestnut  
Action: **ADJORN** meeting at 8:32 p.m.  
Motion **PASSED** (4-0) /Unanimous