



BP/RD 9/11/2022 (9/20/2022)

Enterprise Town Advisory Board

August 10, 2022

MINUTES

Board Members

David Chestnut, Chair **PRESENT**
Tanya Behm **PRESENT**
Justin Maffett **PRESENT**

Barris Kaiser, Vice Chair **PRESENT**
Joseph Throneberry **EXCUSED**

Secretary:

Carmen Hayes 702-371-7991 chayes70@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.

Lorna Phegley, 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 July 27, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for July 27, 2022.

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

IV. Approval of Agenda for August 10, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant has **WITHDRAWN** the applications:

2. NZC-22-0385-BECKER ERNEST A IV & KATHLEEN C FAMILY TRUST & BECKER ERNEST A IV & KATHLEEN C TRS:
4. UC-22-0398-DIAMOND SANDS APARTMENTS, LLC:

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair

MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

YOLANDA T. KING, County Manager

RECEIVED
SEP 01 2022
COUNTY CLERK

Applicant requested hold:

5. UC-22-0402-AFFILIATE INVESTMENTS, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on August 31, 2022.

Related applications to be heard together:

9. VS-22-0396-MAGNUS VEGAS, LLC:
10. TM-22-500141-MAGNUS VEGAS, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Tiffany Hesser, introduced Elliana Heller who is interning with Commissioner Naft's office.

VI. Planning & Zoning

1. **DR-22-0400-CHURCH HOPE BAPTIST LAS VEGAS INC:**
DESIGN REVIEW for a building addition to an existing place of worship on 14.3 acres in a P-F (Public Facility) Zone. Generally located on the north side of Cactus Avenue and the west side of Radcliff Street (alignment) within Enterprise. MN/al/syp (For possible action) **09/06/22 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

2. **NZC-22-0385-BECKER ERNEST A IV & KATHLEEN C FAMILY TRUST & BECKER ERNEST A IV & KATHLEEN C TRS:**
ZONE CHANGE to reclassify 1.5 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMITS for the following: 1) convenience store; 2) reduced separation from a convenience store to a residential use; 3) gasoline station; and 4) reduced separation from a gasoline station to a residential use.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design.
DESIGN REVIEWS for the following: 1) convenience store with gasoline sales; and 2) finished grade. Generally located on the east side of Hualapai Way and the north side of Serene Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) **09/06/22 PC**

The applicant has **WITHDRAWN** the application.

3. **UC-22-0391-SILVERADO RANCH CENTRE, LLC:**
USE PERMIT for a pawn shop within an existing shopping center on a 1.3 acre portion of a 15 acre site in a C-2 (General Commercial) Zone. Generally located on the west side of Maryland Parkway and the south side of Silverado Ranch Boulevard within Enterprise. MN/rk/syp (For possible action) **09/06/22 PC**

Motion by Tanya Behm

Action: **APPROVE** per staff conditions

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

4. **UC-22-0398-DIAMOND SANDS APARTMENTS, LLC:**
USE PERMIT to allow long/short term lodging in conjunction with an existing multiple family residential development on a portion of 16.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Wigwam Avenue within Enterprise. MN/rk/syp (For possible action) **09/06/22 PC**

The applicant has **WITHDRAWN** the application.

5. **UC-22-0402-AFFILIATE INVESTMENTS, LLC:**
USE PERMITS for the following: 1) convenience store; and 2) reduce the separation from a convenience store to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a local street; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) modifications to an approved shopping center; and 2) alternative parking lot landscaping on 3.4 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/jgh/syp (For possible action) **09/06/22 PC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on August 31, 2022.

6. **UC-22-0417-K & J'S EXCELLENT ADVENTURE, LLC:**
USE PERMITS for the following: 1) outdoor dining and drinking; and 2) on-premises consumption of alcohol (supper club & service bar)
DESIGN REVIEW for outside dining and seating areas in conjunction with proposed restaurants within a shopping center on 3.7 acres in a C-1 (local business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Richmar Avenue within Enterprise. JJ/jgh/syp (For possible action) **09/06/22 PC**

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

7. **UC-22-0414-ABS MOUNTAINS EDGE ENTERPRISE, LLC:**
USE PERMIT to reduce setbacks from a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height from grade for hanging signs; 2) increase the number of hanging signs; 3) permit wall signs to face a residential development; and 4) permit an animated sign.
DESIGN REVIEWS for the following: 1) vehicle (automobile) wash; 2) signage; 3) lighting; and 4) finished grade on 1.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard, 295 feet south of Mountains Edge Parkway within Enterprise. JJ/md/syp (For possible action) **09/07/22 BCC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (3-1) /Chestnut-Ney

8. **UC-22-0420-MAJESTIC NV PPTY HOLDINGS, LLC:**
USE PERMIT for a multiple family development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) alternative external building materials; and 3) reduce parking.
DESIGN REVIEWS for the following: 1) multiple family development; and 2) fabric membrane structure (tent) in conjunction with multiple family development on 69.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 and AE-65) Zone. Generally located on the south side of Blue Diamond Road and between I-15 and Valley View Boulevard within Enterprise. JJ/bb/ja (For possible action) **09/07/22 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.
- Fabric tent to be removed when the building occupancy is approved.
- The southernmost driveway on Dean Martin Dr to be right turn out only.

Per staff conditions

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

9. **VS-22-0396-MAGNUS VEGAS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Torino Avenue (alignment) and between Monte Cristo Way and Montessori Street (alignment), and a portion of right-of-way being Tenaya Way located between Wigwam Avenue and Torino Avenue within Enterprise (description on file). JJ/bb/jo (For possible action) **09/07/22 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

10. **TM-22-500141-MAGNUS VEGAS, LLC:**
TENTATIVE MAP consisting of 94 single family residential lots and common lots on 37.9 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the east and west sides of Tenaya Way between Wigwam Avenue and Torino Avenue within Enterprise. JJ/al/jo (For possible action) **09/07/22 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

11. **WS-22-0394-S H S 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the maximum allowed site disturbance area within hillside development; and **2)** reduced setbacks.
DESIGN REVIEW for a final grading plan for a residential development within a hillside area on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise. JJ/bb/jo (For possible action) **09/07/22 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 August 31, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut
Action: **ADJORN** meeting at 8:06 p.m.
Motion **PASSED** (4-0) /Unanimous