



BP/RD 4/29/2021 (5/18/2021)

## Enterprise Town Advisory Board

April 14, 2021

### MINUTES

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

A resident asked for a moratorium on RNPs being zoned for higher uses.

III. Approval of March 31, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for March 31, 2021.

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

IV. Approval of Agenda for March 31, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested Hold:

16. ZC-21-0118-LA BREA EQUITY VENTURE, LLC: Applicant requested a **HOLD** to the Enterprise Town Board Meeting on April 28, 2021.

RECEIVED

APR 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 – TUCK SEGERBLOM  
YOLANDA KING, County Manager

Related applications to be heard together:

- 3 NZC-21-0101-2567 E. WASHBURN RD., LLC:
- 4 VS-21-0102-2567 E. WASHBURN RD., LLC, ET AL:
- 5 TM-21-500026-2567 E. WASHBURN RD., LLC:
  
- 6 NZC-21-0123-BADSM PARTNERS, LLC:
- 7 VS-21-0124-BADSM PARTNERS, LLC:
- 8 VS-21-0124-BADSM PARTNERS, LLC:
  
- 9 NZC-21-0128-HKM NEVADA PROPERTIES:
- 10 VS-21-0127-HKM NEVADA PROPERTIES:
- 12 DR-21-0129-HKM NEVADA PROPERTIES, LLC:

#### V. Informational Items

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

There will be a vacancy on the Enterprise Town Advisory Board. Applicants must be eligible to vote, and live within the area encompassed by Enterprise they are applying for. Applications are due by 5 p.m. on May 11, 2021.

Applications are available through the County website at [www.ClarkCountyNV.gov](http://www.ClarkCountyNV.gov) and through the County Administrative Services Department, which can be reached by email at [AdministrativeServices@ClarkCountyNV.gov](mailto:AdministrativeServices@ClarkCountyNV.gov). TAB secretary will also have applications available.

The TAB and CAC appointments are expected to be made by the County Commission in June. Anyone appointed through this process would serve until January 2023.

The TABs and CACs serve an important advisory and liaison function relaying concerns and other important information between unincorporated towns and the County government. The boards and councils hold regular public meetings to discuss and make recommendations on long-term planning, zoning changes, public works projects, County programs and ordinances that may affect their town.

#### VI. Planning & Zoning

1. **WC-21-400026 (NZC-18-0287)-GREYSTONE NEVADA, LLC:**  
**WAIVER OF CONDITIONS** of a nonconforming zone change requiring that the project must meet Mountains Edge design guidelines and standards in conjunction with a single family, hillside development consisting of 159 single family residential lots on 41.9 acres in an R-2 (Medium Density Residential District) Zone. Generally located on the northwest corner of Fort Apache Road and Mountains Edge Parkway (alignment) within Enterprise. JJ/sd/jd (For possible action) **04/21/21 BCC**

Motion by Joseph Throneberry

Action: **APPROVE**

Per staff conditions

Motion **PASSED** (3-1)/(Behm- nay)

2. **ET-21-400039 (UC-0506-16)-FRANCIS DEVELOPMENT, INC:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: **1)** allow office as a principal use; and **2)** allow retail sales as a principal use in conjunction with a proposed office/warehouse building.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** a trash enclosure in the front setback; **2)** reduce setbacks; and **3)** allow alternate landscaping and screening in conjunction with a proposed office/warehouse building.  
**DESIGN REVIEWS** for the following: **1)** an office/warehouse building; and **2)** a lighting plan on 1.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the northeast corner of Dean Martin Drive and Arby Avenue (alignment) within Enterprise. MN/sd/jo (For possible action) **05/04/21 PC**

Motion by Joseph Throneberry

Action: **APPROVE**

Per staff conditions

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

3. **NZC-21-0101-2567 E. WASHBURN RD., LLC:**  
**ZONE CHANGE** to reclassify 12.6 acres from C-P (Office and Professional) (AE-60 & AE-65) Zone to M-D (Designed Manufacturing) (AE-60 & AE-65) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** office/warehouse complex; and **2)** finished grade. Generally located on the west side of Dean Martin Drive and the north side of Robindale Road within Enterprise (description on file). MN/jt/jd (For possible action) **05/04/21 PC**

Liaison Tiffany Hesser read written public comments in opposition to this item (see attached).

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning Conditions.

- Design review as a public hearing for lighting and signage:
- 36-inch box trees to be used on the perimeter landscaping:
- Building 3, 5 and 6 to be a maximum of 24 feet in height.
- 8 ft block wall on the western and norther boundary.
- Design review as a public hearing for significant changes to plans.

Per staff conditions.

Motion **PASSED** (3-1)/(Behm- nay)

4. **VS-21-0102-2567 E. WASHBURN RD., LLC, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Eldorado Lane and Robindale Road, and between Dean Martin Drive and Procyon Street, and portions of a rights-of-way being Maulding Avenue and Robindale Road located between Dean Martin Drive and Procyon Street, and Polaris Avenue located between Eldorado Lane and Robindale Road within Enterprise (description on file). MN/jt/jd (For possible action) **05/04/21 PC**

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

5. **TM-21-500026-2567 E. WASHBURN RD., LLC:**  
**TENTATIVE MAP** consisting of a 1 lot commercial subdivision on 12.6 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone. Generally located on the west side of Dean Martin Drive and the north side of Robindale Road within Enterprise. MN/jt/jd (For possible action) **05/04/21 PC**

Motion by David Chestnut  
Action: **APPROVE**  
Per staff conditions.  
Motion **PASSED** (3-1)/(Behm- nay)

6. **NZC-21-0123-BADSM PARTNERS, LLC:**  
**ZONE CHANGE** to reclassify 7.4 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-D (Suburban Estates Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** waive perimeter landscaping along a local street; and **3)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).  
**DESIGN REVIEWS** for the following: **1)** proposed single family residential development; and **2)** finished grade. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise (description on file). MN/rk/jd (For possible action) **05/04/21 PC**

Liaison Tiffany Hesser read written public comment in opposition to this item (see attached).

Motion by Tanya Behm  
Action: **DENY**  
Motion **PASSED** (3-1)/(Throneberry - nay)

7. **VS-21-0124-BADSM PARTNERS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jd (For possible action) **05/04/21 PC**

Motion by Tanya Behm  
Action: **DENY**  
Motion **PASSED** (3-1)/(Throneberry - nay)

8. **TM-21-500032-BADSM PARTNERS, LLC:**  
**TENTATIVE MAP** consisting of 22 single family residential lots and common lots on 7.4 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/jd (For possible action) **05/04/21 PC**

Motion by Tanya Behm

Action: **DENY**

Motion **PASSED** (3-1)/(Throneberry - nay)

9. **NZC-21-0128-HKM NEVADA PROPERTIES:**  
**ZONE CHANGE** to reclassify 12.2 acres from C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; and **2)** alternative landscaping.  
**DESIGN REVIEWS** for the following: **1)** a multiple family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the southwest corner of Neal Avenue and Bermuda Road within Enterprise (description on file). MN/al/jd (For possible action) **05/04/21 PC**

Motion by Tanya Behm

Action: **DENY**

Motion **PASSED** (3-1)/(Throneberry - nay)

10. **VS-21-0127-HKM NEVADA PROPERTIES:**  
**VACATE AND ABANDON** a portion of a right-of-way being Bermuda Road located between Neal Avenue and St. Rose Parkway within Enterprise (description on file). MN/al/jd (For possible action) **05/04/21 PC**

Motion by Tanya Behm

Action: **DENY**

Motion **PASSED** (3-1)/(Throneberry - nay)

11. **DR-21-0100-CAMERON PARTNERS, LLC:**  
**DESIGN REVIEW** for finished grade in conjunction with a proposed single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the east side of Cameron Street, 134 feet south of Pamalyn Avenue within Enterprise. MN/jor/jd (For possible action) **05/05/21 BCC**

Motion by David Chestnut

Action: **APPROVE**

Per staff conditions

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

12. **DR-21-0129-HKM NEVADA PROPERTIES, LLC:**  
**DESIGN REVIEW** for finished grade in conjunction with a previously approved vehicle maintenance facility, convenience store, and gasoline station on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the north side of St. Rose Parkway and the west side of Bermuda Road within Enterprise. MN/md/jd (For possible action) **05/05/21 BCC**
- Motion by David Chestnut  
Action: **APPROVE**  
Per staff conditions  
Motion **PASSED** (4-0) /Unanimous
13. **ET-21-400033 (DR-18-0983)-TURTLE BAY APARTMENTS, INC:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** for finished grade for an approved multiple family residential development on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Levi Avenue and the east side of El Camino Road (alignment) within Enterprise. JJ/jgh/jo (For possible action) **05/05/21 BCC**
- Motion by Joseph Throneberry  
Action: **APPROVE**  
**CHANGE** Current Planning Bullet #1 to read:  
• Until May 22, 2022 to commence.  
Per staff conditions  
Motion **PASSED** (4-0) /Unanimous
14. **ET-21-400042 (NZN-0802-16)-KB HOME LV DURHAM WEST, LLC:**  
**DESIGN REVIEW SECOND EXTENSION OF TIME** for a single family residential development on a 5.2 acre portion of an 85.6 acre parcel in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Grand Canyon Drive (alignment) and the north and south sides of Meranto Avenue (alignment) within Enterprise. JJ/bb/jo (For possible action) **05/05/21 BCC**
- Motion by Barris Kaiser  
Action: **APPROVE**  
Per staff conditions  
Motion **PASSED** (4-0) /Unanimous
15. **WS-21-0111-BERMUDA DEVELOPMENT GROUP, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEW** for the expansion of an existing office building on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Bermuda Road, 200 feet south of Silverardo Ranch Boulevard within Enterprise. MN/nr/jo (For possible action) **05/05/21 BCC**
- Motion by David Chestnut  
Action: **APPROVE**  
Per staff conditions  
Motion **PASSED** (4-0) /Unanimous



16. **ZC-21-0118-LA BREA EQUITY VENTURE, LLC:**  
**ZONE CHANGE** to reclassify 13.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to H-1 (Limited Resort and Apartment) Zone.  
**USE PERMIT** for a multiple family residential development.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow non-standard improvements in the right-of-way.  
**DESIGN REVIEWS** for the following: **1)** a multiple family residential development; and **2)** finished grade. Generally located on the west side of Las Vegas Boulevard South, 470 feet south of Neal Avenue within Enterprise (description on file). MN/sd/jd (For possible action) **05/05/21 BCC**

Applicant requested a **HOLD** to the Enterprise Town Board Meeting on April 28, 2021.

17. **ZC-21-0119-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**ZONE CHANGE** to reclassify 2.8 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** setbacks; **2)** landscaping, **3)** non-standard off-site improvements; and **4)** alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** a hotel; **2)** a commercial building with drive-thru service; **3)** a lighting plan; **4)** alternative parking lot landscaping; and **5)** finished grade. Generally located on the east side of Las Vegas Boulevard South, 425 feet south of Cactus Avenue within Enterprise (description on file). MN/al/jd (For possible action) **05/05/21 BCC**

Motion by David Chestnut

Action:

**APPROVE:** Zone Change

**WITHDRAWN:** Waiver of Development Standard #1 withdrawn by the applicant.

**APPROVE:** Waiver of Development Standard #s 2, 3, and 4.

**APPROVE:** Design reviews #s 1, 3, 4 and 5.

**APPROVE:** Design Review #2 without drive thru service.

**ADD** Current Planning Condition:

- Design review as a public hearing for lighting and signage.
- 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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to [TLH@clarkcountynv.gov](mailto:TLH@clarkcountynv.gov), before 4:00 pm, March 10, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- One citizen found the TAB discussions very thoughtful and informative
- One Citizen thank the TAB for their service to the community.
- Appreciation was expressed for saving both RNPs and commercial where appropriate

## IX. Next Meeting Date

The next regular meeting will be April 28, 2021 at 6:00 p.m.

## X. Adjournment:

Motion by David Chestnut

**ADJOURN** meeting at 10:04 p.m.

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