



BP/RD 10/18/21 ( 11/2/21 )

# Enterprise Town Advisory Board

February 24, 2021

## MINUTES

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>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chaves70@yahoo.com">chaves70@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>	

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 February 10, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for February 10, 2021.

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

IV. Approval of Agenda for February 24, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** as amended.

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

Applicant requested hold:

RECEIVED  
OCT 18 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

1. UC-20-0543-AFRIDI ROMMAN KHAN: The Applicant has requested a **HOLD** to Enterprise TAB meeting on March 10, 2021.
2. UC-20-0338-SANG TJIE GIOK: The Applicant has requested a **HOLD** to Enterprise TAB meeting on March 31, 2021.

Related applications to be heard together:

6. WC-21-400008 (ZC-2178-04)-GAMEDAY LLC:
7. VS-21-0026-GAMEDAY LLC:
8. WS-21-0025-GAMEDAY LLC:
9. TM-21-500005-GAMEDAY LLC:

## V. Informational Items

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

- **Job Fair Statewide "Nevada's Virtual JoFair" on March 25 to Feature 50+ Employers Hiring Now NEVADA**

More than fifty employers from all over Nevada will join co-hosts Senator Catherine Cortez Mesto, Congresswoman Susie Lee, Washoe County Commissioner Alexis Hill, and Clark County Commissioner Justin Jones for "Nevada's Virtual Job Fair" on March 25, 2021, from 10 a.m. to 2 p.m. Job seekers can pre-register now at [nvcareercenter.org/jobfair2021](http://nvcareercenter.org/jobfair2021). The virtual job fair is free. However, registration is required to participate.

- **Neighborhood Meeting:**

**PROJECT DESCRIPTION:** Zone Change from OP/RNP to R-2 to allow construction of a gated, detached single-family subdivision on 7.5 acres.

Monday, March 1, 2021

Video/Teleconference Call via Zoom

Phone# 346-248-7799

Meeting ID: 966 7257 0593

Passcode: 467762

<https://zoom.us/j/96672570593?pwd=cUhEMU12RWNLUXpDQ2dOdkdCUkhDdz09>

- **Neighborhood Meeting:**

**Brief Summary** A zone change and design review to C-2 zoning for a proposed non-gaming hotel with future commercial pad site with the focus of the meeting to discuss neighborhood consensus on the future of Conn Avenue and Giles Street (alignments) and the interface of the two streets with the proposed development.

Wednesday, March 3, 2021 Time: 5:30 PM  
Meeting Location: ZOOM Virtual Meeting  
<https://us02web.zoom.us/j/87072981963?pwd=bkIiY1BYczRXRm5yYVY1QW5KaWIRdz09>

Meeting ID: 870 7298 1963 Passcode: 446701

Dial In option : +1346 248 7799 Meeting ID: 870 72981963 Passcode: 446701

- **Neighborhood Meeting:**

**Brief Summary:** Discuss a non-conforming zone change and design review to R-4 zoning for a proposed multiple family residential development.

Meeting Date: Thursday, March 4, 2021 Time: 5:30 PM

Meeting Location : ZOOM Virtual Meeting

<https://us02web.zoom.us/j/86772796823?pwd=U21HYzJmSTNzajAvMnJ6SIJjV3BtQT09>

Meeting ID: 867 7279 6823 Passcode: Warmington

Note: The Zoom app may be downloaded on a smartphone device for free or you may visit <http://jzoom.us>

if the above link does not work and click on "Join a meeting" then enter the meeting ID and passcode

Dial In option: +1 346-248-7799 Meeting ID: 867 7279 6823 Passcode: 2591541053

- **Neighborhood Meeting:**

**Brief Summary:** A communication tower on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 300 feet south of Eldorado Lane within Enterprise.

Thu Mar 4, 2021 6:30pm – 7:30pm

Who: [cwhitehead@atlastowers.com](mailto:cwhitehead@atlastowers.com)<<mailto:cwhitehead@atlastowers.com>> - organizer

Join Zoom Meeting

Meeting ID: 298 319 430

Password: 866681

<https://zoom.us/j/298319430?pwd=NTM2WnpFYVJSMjhVakoxWi9LMktFZz09>

## VI. Planning & Zoning

### 1. **UC-20-0543-AFRIDI ROMMAN KHAN:**

**USE PERMITS** for the following: **1)** allow a communication tower; **2)** increased communication tower height; and **3)** reduced communication tower setback.

**DESIGN REVIEW** for a communication tower on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 300 feet south of Eldorado Lane within Enterprise. MN/jor/jd (For possible action) **03/02/21 PC**

The Applicant has requested a **HOLD** to Enterprise TAB meeting on March 10, 2021.

2. **UC-20-0338-SANG TJIE GIOK:**  
**USE PERMITS** for the following: 1) place of worship; 2) increased height of a place of worship; and 3) increased height of a freestanding sign.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setbacks; 2) driveway geometrics; and 3) departure distance.  
**DESIGN REVIEW** for a place of worship on 5.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nr/jd (For possible action) **03/03/21 BCC**

The Applicant has requested a **HOLD** to Enterprise TAB meeting on March 31, 2021.

3. **ZC-20-0602-DIAMOND VALLEY VIEW LTD:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone and H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) (AE-60) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEW** for an office/warehouse facility. Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise (description on file). MN/al/jd (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning condition:

- Design review as a public hearing for lighting and signage:
- Design review as a public hearing for significant change to plans.

Per staff conditions.

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

4. **VS-21-0030-SKID HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Gomer Road and between Durango Drive and Cimarron Road within Enterprise (description on file). JJ/jor/jd (For possible action) **03/16/21 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

5. **WS-21-0029-TAGGARD, RICHARD & E. LIV TR:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce lot area for existing parcels by modifying the boundary between 2 parcels on a 1.0 acre parcel in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Torino Avenue, 150 feet west of Bermuda Road within Enterprise. MN/al/jd (For possible action) **03/16/21 PC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-1) / Barris Kaiser -Nay

6. **WC-21-400008 (ZC-2178-04)-GAMEDAY LLC:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following: **1)** detached sidewalks in powerline easement areas; and **2)** right-of-way dedication of 40 feet to 80 feet for Lindell Road, 30 feet to 60 feet for Frias Avenue terminating in a County approved turn-around, 30 feet to 60 feet for Edmond Street, and 30 feet for Haleh Avenue in conjunction with a single family residential development on 20.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Frias Avenue and the east side of Lindell Road within Enterprise. JJ/nr/jd (For possible action) **03/17/21 BCC**

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

7. **VS-21-0026-GAMEDAY LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and a portion of right-of-way being Lindell Road between Frias Avenue and Pyle Avenue within Enterprise (description on file). JJ/nr/jd (For possible action) **03/17/21 BCC**

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

8. **WS-21-0025-GAMEDAY LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for wall height.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade on 20.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road and the north side of Frias Avenue within Enterprise. JJ/nr/jd (For possible action) **03/17/21 BCC**

Motion by David Chestnut  
Action:  
**APPROVE:** Waiver of Development Standards except along Lindell Rd.  
**APPROVE:** Design Reviews # 1 and 2  
ADD Current Planning condition:

- Remove Nevada Energy easement from lots 23 and 24.

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

9. **TM-21-500005-GAMEDAY LLC:**  
**TENTATIVE MAP** consisting of 96 single family residential lots and common lots on 20.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road and the north side of Frias Avenue within Enterprise. JJ/nr/jd (For possible action) **03/17/21 BCC**

Motion by David Chestnut  
Action: **APPROVE: Tentative map;**  
ADD Current Planning condition:

- Remove Nevada Energy easement from lots 23 and 24.

Per staff conditions.  
Motion **PASSED** (5-0) /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, February 24, 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.

- None.

IX. Next Meeting Date

The next regular meeting will be March 10, 2021 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut  
**ADJOURN** meeting at 7:49 p.m.  
Motion **PASSED** (5-0) /Unanimous