



# Enterprise Town Advisory Board

November 26, 2019

## MINUTES

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Board Members: Jenna Waltho, Chair - **PRESENT** Barris Kaiser, Vice Chair **PRESENT**  
Rachel Pinkston **PRESENT** David Chestnut **PRESENT**  
Kendal Weisenmiller **EXCUSED**

Secretary: Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com) **EXCUSED**

County Liaison: Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov)

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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.

Jared Tasko, 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 November 13, 2019 Minutes (For possible action)

Motion by Jenna Waltho  
Action: **APPROVE** as published.  
Motion **PASSED** (4-0) /Unanimous

IV. Approval of Agenda for November 26, 2019 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho  
Action: **APPROVE** as amended.  
Motion **PASSED** (4-0) / Unanimous

Applicant requested holds:

3. WS-19-0857-A M H NV4 DEVELOPMENT, LLC: Applicant requested **HOLD** to Enterprise TAB meeting on December 11, 2019.
12. WS-19-0845-KULAR, GURDEV SINGH: Applicant requested **HOLD** to Enterprise TAB meeting on December 11, 2019.

Related applications:

5. TM-19-500229-USA:
7. VS-19-0871-USA:
13. ZC-19-0870-USA:
  
6. TM-19-500231-SDIPS W3, LLC:
8. VS-19-0876-SDIPS W3, LLC:
11. WC-19-400150 (ZC-18-0864)-SDIPS W3, LLC:
14. ZC-19-0875-SDIPS W3, LLC:

## V. Informational Items

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

FAA seeks public input on Las Vegas Metroplex Project:

The FAA proposes to address the inefficiencies by implementing new routes that are more direct, automatically separated from each other, and have efficient climb and descent profiles.

December 12, 2019

4:45 p.m. – 7:15 p.m.

Windmill Library – Meeting Room

7060 Windmill Lane, Las Vegas, NV 89113

2. Receive update from Clark County Community Planning staff regarding upcoming Land Use Update process and schedule for hearings (for discussion).

- The final Open House will be January 9, 2020, 4pm-7pm at the Windmill Library
- December 31, 2019 last day for change request
- Approximately 65 change requests received so far (not including staff clean-ups)
- TAB hearings will be held in March separate from regular TAB meetings at the Windmill Library
- Tentative dates being held are March 4, 2020 and March 5, 2020
- Hide original message
- Will determine if two nights are needed once all change requests have been received
- Planning Commission hearings will be held in April 2020 and BCC hearing in May 2020
- Need a method for the comments received to be available to the TAB members
- Planning Commission hearings will be held in April 2020 and BCC hearing in May 2020
- Concerns were expressed regarding the current rules on changes to land use by the TAB and public
- Can the TAB recommend changes on land not request by the land owner to help prevent incompatible uses?

- Some feel the land use planning is becoming too technical, maybe too similar to zoning not planning
- Community Planning is willing to meet with the TAB again with further information

VI. Planning & Zoning

1. **NZC-19-0835-TRAJAN HOLDINGS LLC:**

**ZONE CHANGE** to reclassify a 7.4 acre portion of a 25.0 acre parcel from R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive screening and buffering requirements; **2)** reduce setbacks for a proposed structure (security fence); **3)** reduce setbacks from rights-of-way for a proposed structure (security fence); and **4)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

**DESIGN REVIEW** for the expansion of an approved semi-truck and trailer parking facility with employee parking lot. Generally located on the north side of Richmar Avenue (alignment), 340 feet west of Redwood Street within Enterprise (description on file). JJ/al/jd (For possible action) **12/03/19 PC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning condition:

**CHANGE** Current planning Bullet # 2 to read:

- 5 years to review Waiver of Development Standards #s 1, 2, 3 and 4.

**ADD** Current Planning condition:

- Design Review as a public hearing for lighting and signage for other uses.
- Design Review as a public hearing for significant changes to plans or other uses.

Per staff if approved conditions.

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

2. **VS-19-0858-GREEN LEAF VOLARE LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Polaris Avenue and Dean Martin Drive, and between Irvin Avenue and Conn Avenue (alignment) within Enterprise (description on file). JJ/tk/jd (For possible action) **12/17/19 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

3. **WS-19-0857-A M H NV4 DEVELOPMENT, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for alternative residential driveway geometrics for a proposed single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Jones Boulevard and Pyle Avenue within Enterprise. JJ/sd/ja (For possible action) **12/17/19 PC**

Applicant requested **HOLD** to Enterprise TAB meeting on December 11, 2019.

4. **ET-19-400147 (VS-0133-17)-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of right-of-way being Rainbow Boulevard located between Capovilla Avenue and Arby Avenue (alignment) within Enterprise (description on file). MN/bb/jd (For possible action) **12/18/19 BCC**

Motion by Jenna Waltho

Action: **APPROVE: HOLD** to December 11, 2019 Enterprise TAB meeting, the applicant was a no show.

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

5. **TM-19-500229-USA:**  
**TENTATIVE MAP** for a residential subdivision consisting of 73 lots and common lots on 10.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cactus Avenue and the west side of Torrey Pines Drive within Enterprise. JJ/pb/jd (For possible action) **12/18/19 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff if approved conditions.

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

6. **TM-19-500231-SDIPS W3, LLC:**  
**TENTATIVE MAP** single family residential consisting of 95 lots and common lots on 17.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Haven Street and the north and south sides of Pyle Avenue within Enterprise. MN/pb/jd (For possible action) **12/18/19 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

7. **VS-19-0871-USA:**  
**VACATE AND ABANDON** easements of interest to Clark County between Cactus Avenue and Levi Avenue and between Torrey Pines Drive and Verona Wood Street within Enterprise (description on file). JJ/pb/jd (For possible action) **12/18/19 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

8. **VS-19-0876-SDIPS W3, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Haven Street and Rancho Destino Road, and between Jo Rae Avenue (alignment) and Fraiss Avenue (alignment) and portions of a right-of-way being Rancho Destino Road located between Jo Rae Avenue and Pyle Avenue and being Pyle Avenue between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/pb/jd (For possible action) **12/18/19 BCC**

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

9. **WC-19-400146 (ZC-0598-15)-PN II, INC:**  
**WAIVERS OF CONDITIONS** of a zone change requiring **1)** no more than 16 percent of homes to be 3 story; and **2)** no more than 3, three story homes along the eastern property boundary. Generally located on the east side of Rainbow Boulevard and the south side of Cougar Avenue within Enterprise. JJ/tk/jd (For possible action) **12/18/19 BCC**

Motion by Jenna Waltho  
Action: **DENY**.  
Motion **PASSED** (4-0) /Unanimous

10. **WC-19-400149 (ZC-0578-13)-PN II INC:**  
**WAIVER OF CONDITION** of a zone change requiring no 3 story homes. Generally located on the east side of Rainbow Boulevard and the north side of Torino Avenue within Enterprise. JJ/tk/jd (For possible action) **12/18/19 BCC**

Motion by David Chestnut  
Action: **DENY**.  
Motion **PASSED** (4-0) /Unanimous

11. **WC-19-400150 (ZC-18-0864)-SDIPS W3, LLC:**  
**WAIVERS OF CONDITIONS** for a zone change requiring the following: **1)** relocate entrance at the south of Pyle Avenue to Haven Street; **2)** full off-site improvements; and **3)** Rancho Destino Road to be built to rural street standards in conjunction with a previously approved single family residential development on 14.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Haven Street and the north and south sides of Pyle Avenue within Enterprise. MN/pb/ja (For possible action) **12/18/19 BCC**

Motion by David Chestnut  
Action:  
**APPROVE** Waiver of Conditions #s 1 and 3.  
**WITHDRAWN:** Waiver of Conditions # 2 withdrawn by the applicant.  
Per staff if approved conditions.  
Motion **PASSED** (4-0) /Unanimous

12. **WS-19-0845-KULAR, GURDEV SINGH:**  
**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** site lighting; and **2)** changes and additions to a previously approved shopping center on 3.9 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the northeast corner of Gomer Road and Fort Apache Road within Enterprise. JJ/rk/jd (For possible action) **12/18/19 BCC**

Applicant requested **HOLD** to Enterprise TAB meeting on December 11, 2019.

13. **ZC-19-0870-USA:**  
**ZONE CHANGE** to reclassify 10.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** reduce the street intersection off-set; and **3)** modified standards for a security gate.  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; **2)** hammerhead street design; and **3)** increased finished grade. Generally located on the south side of Cactus Avenue and the west side of Torrey Pines Drive within Enterprise (description on file). JJ/pb/jd (For possible action) **12/18/19 BCC**

Motion by Barris Kaiser

Action:

**APPROVE:** Zone Change.

**APPROVE:** Waiver of Development Standards.

**APPROVE:** Design Reviews #s 1 and 3.

**WITHDRAWN:** Design Review # 2 withdrawn by the applicant.

Per staff if approved conditions.

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

14. **ZC-19-0875-SDIPS W3, LLC:**  
**ZONE CHANGE** to reclassify 2.3 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and **3)** allow non-standard street improvements.  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; and **2)** increased finished grade on 17.1 acres. Generally located on the east side of Haven Street and the north and south sides of Pyle Avenue within Enterprise (description on file). MN/pb/jd (For possible action) **12/18/19 BCC**

Motion by David Chestnut

Action:

**APPROVE:** Zone Change.

**APPROVE:** Waiver of Development Standards #s 1, 2b, and 3

**WITHDRAWN:** Waiver of Standards # 2a withdrawn by the applicant.

**APPROVE:** Design Reviews.

**ADD** Current Planning condition:

- Any wall over 9 ft high along public streets to be terraced and landscaped.
- Provide an asphalt path along Rancho Destino Rd.

**CHANGE** Public Works – Development Review bullet # 5 to read:

- Off-site improvements on Rancho Road and Haven Street shall, at a minimum, consist of full width paving, curb, and gutter.

Per staff if approved conditions.

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

VII. General Business:

- 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.

- A resident asked about how to become a TAB member.

IX. Next Meeting Date

The next regular meeting will be December 11, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 8:34p.m.

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