



Enterprise Town Advisory Board

January 12, 2022

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm PRESENT Justin Maffett - PRESENT	Barris Kaiser, Vice Chair PRESENT Joseph Throneberry PRESENT
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.

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 December 29, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for December 29, 2021

Motion **PASSED** (4-0)/ Unanimous- Kaiser not present

IV. Approval of Agenda for January 12, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended

Motion **PASSED** (4-0) /Unanimous – Kaiser not present

Related applications to be heard together:

1. VS-21-0695-AGRAWAL, PAWAN & ROSY:
2. DR-21-0694-AGRAWAL, PAWAN & ROSY:

3. NZC-21-0715-WENG ZHIQIANG:
4. VS-21-0716-WENG ZHIQIANG:
5. TM-21-500200-WENG ZHIQIANG:

15. WC-21-400180 (WS-0674-14)-AINSWORTH GAME TECHNOLOGY, INC:
16. UC-21-0655-HARSCH INVESTMENT PROPERTIES, LLC:
17. DR-21-0708-AINSWORTH GAME TECHNOLOGY, INC:

V. Informational Items

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

1. SHORT TERM RENTALS:

Short-term rentals such as Airbnb and VRBO are currently illegal in unincorporated Clark County. However, the passage of Assembly Bill 363 by the 2021 Nevada Legislature requires the County to enact an ordinance regulating short-term rentals by July 1.

The first step in that transition gets underway with the announcement today of a survey, whose results County officials will consider as they develop an ordinance that includes limitations on such rentals. AB363 places some of these limits as part of the mandate, including on minimum distance separation between short-term rentals, proximity to resort hotels, limits on the number of occupants and number of permits a person may hold.

Because of the potential impact of short-term rentals on neighborhood quality of life, officials say the brief survey, which takes about 10 to 15 minutes to complete, is important and urge County residents to take part. The survey is available at www.ClarkCountyNV.gov/survey.

VI. Planning & Zoning

1. **VS-21-0695-AGRAWAL, PAWAN & ROSY:**
VACATE AND ABANDON easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gilesie Street within Enterprise (description on file). MN/bb/jd (For possible action) **01/19/22 BCC**

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

2. **DR-21-0694-AGRAWAL, PAWAN & ROSY:**
DESIGN REVIEWS for the following: **1)** finished grade; and **2)** single family residential development on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of La Cienega Street, 300 feet north of Pebble Road within Enterprise. MN/bb/jd (For possible action) **01/19/22 BCC**

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

3. **NZC-21-0715-WENG ZHIQIANG:**
ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** wall height; **3)** full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and **4)** street dedication.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the north side of Shelbourne Avenue and the west side of Decatur Boulevard within Enterprise (description on file). JJ/rk/jo (For possible action) **02/01/22 PC**

Motion by David Chestnut
Action:
APPROVE: Zone Change reduced to R-D
DENY: Waiver of Development Standards #s 1 and 3;
APPROVE: Waiver of Development Standards #s 2 and 4;
DENY Design Review #1;
APPROVE Design Review #2;
ADD Current Planning Conditions:

- Design review as a public hearing for significant change to plans.
- Terrace and landscape any combination of retaining and wall over 9 ft adjacent to public right of way.

Public Works - Development Review
CHANGE bullet # 5 to read:

- Right-of-way dedication to include an additional 5 feet to back of curb for Decatur Boulevard, 30 feet for Shelbourne Avenue **and Mistral Ave.**

DELETE Bullets # 8 and 9.
Per staff if approved conditions.
Motion **FAILED** (2-3) /Kaiser – Nay, Behm – Nay, Maffett - Nay

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (3-2) /Chestnut – Nay, Throneberry - Nay

4. **VS-21-0716-WENG ZHIQIANG:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Edmond Street (alignment), and between Shelbourne Avenue and Mistral Avenue (alignment) and a portion of right-of-way being Mistral Avenue (alignment) located between Decatur Boulevard and Edmond Street (alignment), and a portion of right-of-way being Hauck Street located between Shelbourne Avenue and Mistral Avenue (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action) **02/01/22 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-1) /Throneberry – Nay

5. **TM-21-500200-WENG ZHIQIANG:**
TENTATIVE MAP consisting of 39 single family residential lots and common lots on 4.9 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Shelbourne Avenue and the west side of Decatur Boulevard within Enterprise. JJ/rk/jo (For possible action) **02/01/22 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-1) /Throneberry - Nay

6. **NZC-21-0720-FUTURE HORIZON II LP:**
ZONE CHANGE to reclassify 6.9 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** modified driveway design standards.
DESIGN REVIEWS for the following: **1)** a multiple family residential development; and **2)** finished grade. Generally located on the north side of St. Rose Parkway and the east side of Jeffreys Street within Enterprise (description on file). MN/rk/jo (For possible action) **02/01/22 PC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (4-1) / Throneberry - Nay

7. **PA-21-700001-KB HOME LAS VEGAS INC.:**
AMENDED PLAN AMENDMENT to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-2 (Medium Density Residential) Zone (previously not notified). Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc (For possible action) **02/01/22 PC**

Motion by David Chestnut
Action: **ADOPT**
Motion **PASSED** (4-0) /Unanimous (Tanya Behm not present)

8. **PA-21-70005-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T: PLAN AMENDMENT** to redesignate the existing land use category from MN (Mid-Intensity Suburban Neighborhood) to NC (Neighborhood Commercial) on 1.3 acres. Generally located on the south side of Cactus Avenue, 375 feet west of Dean Martin Drive within Enterprise. JJ/gc (For possible action) **02/01/22 PC**

Motion by Joseph Throneberry
Action: **ADOPT**
Motion **PASSED** (4-0) /Unanimous (Tanya Behm not present)

9. **UC-21-0700-URBAN INVESTMENTS, LLC & ALL-AMERICAN SPORTPARK LEASE: USE PERMIT** to allow a transportation service in conjunction with an existing recreational facility on 65.0 acres in an H-1 (Limited Resort and Apartment) (AE-65, AE-70, & AE-RPZ) Zone. Generally located on the south side of Sunset Road, 206 feet west of Gilespe Street within Enterprise. MN/jor/jo (For possible action) **02/01/22 PC**

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

10. **VS-21-0706-MACKOVSKI, ALEXANDER: VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Raven Avenue (alignment), and between Monte Cristo Way (alignment) and Pioneer Way (alignment) within Enterprise (description on file). JJ/jor/jo (For possible action) **02/01/22 PC**

Motion by Tanya Behm
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

11. **DR-21-0728-DIADEM, LLC: DESIGN REVIEW** for modifications to a previously approved commercial development on a 0.4 acre portion of a 2.4 acre site in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. JJ/jgh/jo (For possible action) **02/02/22 BCC**

Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

12. **ET-21-400181 (VS-19-0145)-PN II, INC.: VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road, and a portion of a right-of-way being Chartan Avenue located between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jo (For possible action) **02/02/22 BCC**

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

13. **ET-21-400182 (UC-0669-16)-LEGACY BERMUDA, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a congregate care facility with accessory commercial uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following **1)** alternative landscaping adjacent to streets; and **2)** waive off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving) for Fairfield Avenue.
DESIGN REVIEW for a congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Erie Avenue and Bermuda Road within Enterprise. MN/sd/jo (For possible action) **02/02/22 BCC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

14. **UC-21-0725-ZL II, LLC:**
USE PERMIT for a recreational facility with accessory commercial uses including, but not limited to shops, snack bars, lounges, and restaurants.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** alternative landscaping; and **3)** reduced throat depth.
DESIGN REVIEWS for the following: **1)** expansion to an existing building; and **2)** parking lot addition on a portion of 31.4 acres in a C-2 (General Commercial) (AE-60) Zone, an M-D (Designed Manufacturing) (AE-60) Zone, and an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way, the east side of Torrey Pines Drive, 715 feet south of Sunset Road, and 315 feet west of Jones Boulevard within Enterprise. MN/md/jo (For possible action) **02/02/22 BCC**

Motion by David Chestnut
Action: **APPROVE:** Use Permit;
APPROVE: Waivers of Development Standards # 1 and 2;
DENY: Waivers of Development Standard # 3;
APPROVE: Design Reviews
Per staff if approved conditions
Motion **PASSED** (5-0) /Unanimous

15. **WC-21-400180 (WS-0674-14)-AINSWORTH GAME TECHNOLOGY, INC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring per revised plans dated 09/17/14 in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action) **02/02/22 BCC**

Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

16. **UC-21-0655-HARSCH INVESTMENT PROPERTIES, LLC:**
USE PERMIT to allow unscreened loading spaces.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow unscreened loading and service areas with roll-up, overhead doors; **2)** allow less than 10% of the building to be located within 100 feet of the front property line; **3)** alternative driveway geometrics; and **4)** allow a pan driveway.
DESIGN REVIEWS for the following: **1)** distribution center and office/warehouse buildings; and **2)** finished grade on 19.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east and west sides of Westwind Road and the south side of Sunset Road within Enterprise. MN/jt/jo (For possible action) **02/02/22 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

17. **DR-21-0708-AINSWORTH GAME TECHNOLOGY, INC:**
DESIGN REVIEWS for the following: **1)** parking lot modifications; and **2)** alternative parking lot landscaping in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action) **02/02/22 BCC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions

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

VII. General Business:

1. Review and approve 2022 Enterprise TAB Meeting Calendar (for possible action).

- | | |
|---------------------|----------------------|
| • January 12, 2022 | • July 13, 2022 |
| • January 26, 2022 | • July 27, 2022 |
| • February 9, 2022 | • August 10, 2022 |
| • February 23, 2022 | • August 31, 2022 |
| • March 9, 2022 | • September 14, 2022 |
| • March 30, 2022 | • September 28, 2022 |
| • April 13, 2022 | • October 12, 2022 |
| • April 27, 2022 | • October 26, 2022 |
| • May 11, 2022 | • November 9, 2022 |
| • June 1, 2022 | • November 30, 2022 |
| • June 15, 2022 | • December 14, 2022 |
| • June 29, 2022 | • December 30, 2022 |

Motion by David Chestnut

Action: **APPROVE** as published

REVIEW holiday schedule at August 31, 2022 TAB meeting

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

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 January 26, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:29 p.m.

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