



# Enterprise Town Advisory Board

February 15, 2023

## MINUTES

---

Board Members	Justin Maffett, Chair <b>PRESENT</b> David Chestnut <b>PRESENT</b> Kaushal Shah <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Chris Caluya <b>PRESENT</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>	

---

### 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.

No Current Planning Present at meeting.

### 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 February 1, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for February 1, 2023.

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

### IV. Approval of Agenda for February 15, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications:

1. PA-23-700001-CIMARRON CAPITAL MANAGEMENT, LLC:
2. ZC-23-0004-CIMARRON CAPITAL MANAGEMENT, LLC:
3. TM-23-500001-CIMARRON CAPITAL MANAGEMENT, LLC:
  
5. VS-22-0709-TZORTZIS SURVIVOR'S TRUST A, ET AL:
6. WS-22-0708-TZORTZIS SURVIVOR'S TRUST A, ET AL:

V. Informational Items

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

- **Transform Clark County Consolidated Draft Title 30 Presentation**

Location: 500 S, Grand Central Pkwy - Pueblo Room

When: 3/8/2023 6pm

TAB/CAC members to receive a presentation from the consultant on the consolidated draft of the Title 30 rewrite on March 8, 2023, at 6:00 p.m. To attend the meeting, there are two options:

- \* Pueblo Room, 500 S. Grand Central Parkway
- \* Virtual via MS Teams

This will be a posted public meeting. No action will take place at the meeting; however, we will respond to questions.

A copy of the Consolidated Draft rewrite will be available on February 28, 2023, at:

<https://www.transformclarkcounty.com/documents>

VI. Planning & Zoning

1. **PA-23-700001-CIMARRON CAPITAL MANAGEMENT, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.4 acres. Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road within Enterprise. JJ/gtb (For possible action) **03/07/23 PC**

Motion by David Chestnut

Action: **ADOPT**

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

2. **ZC-23-0004-CIMARRON CAPITAL MANAGEMENT, LLC:**  
**ZONE CHANGE** to reclassify 1.4 acres from an H-2 (General Highway Frontage) Zone to a C-1 (Local Business) Zone.  
**USE PERMIT** to reduce separation from outside dining to a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative street landscaping.  
**DESIGN REVIEW** for a commercial center (restaurants) with drive-thru services and outside dining areas. Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road within Enterprise (description on file). JJ/rk/syp (For possible action) **03/07/23 PC**

Motion by David Chestnut

Action: **APPROVE**

**CHANGE** Current Planning bullet #4 to read:

- All pole mounted and wall mounted lighting to be fully shielded.

**CHANGE** Current Planning bullet #3 to read:

- Provide trees spaced **10** feet on center along the north and west property lines;

**ADD** Current Planning Conditions:

- Design review as a public hearing for signage.
- Design review as a public hearing for significant change to plans.
- Provide bollards every 4 feet for outside dining areas.
- Provide Noise Attenuating Wall on the north and west boundaries.
- All pole mounted lighting not to exceed 18 feet.
- Operating hours to be County Day Light Hours.

Per staff conditions.

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

3. **TM-23-500001-CIMARRON CAPITAL MANAGEMENT, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on a 1.4 acre parcel in a C-1 (Local Business) Zone. Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road within Enterprise. JJ/rk/syp (For possible action) **03/07/23 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

4. **ET-23-400003 (WS-20-0512)-B & R FOUR, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to increase wall height.  
**DESIGN REVIEWS** for the following: **1)** increase finished grade; and **2)** a single family residential development on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Cougar Avenue and La Cienega Street within Enterprise. MN/tpd/syp (For possible action) **03/08/23 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

5. **VS-22-0709-TZORTZIS SURVIVOR'S TRUST A, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jonathan Drive and Bruner Avenue, and between Gabriel Street and Las Vegas Boulevard South; and a portion of right-of-way being Gabriel Street located between Jonathan Drive and Bruner Avenue within Enterprise (description on file). MN/gc/syp (For possible action) **03/08/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-2) /NAY – Chestnut & Kaiser

6. **WS-22-0708-TZORTZIS SURVIVOR’S TRUST A, ET AL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow non-standard improvements in the right-of-way; and **2)** reduce throat depth.  
**DESIGN REVIEWS** for the following: **1)** commercial center; **2)** alternative parking lot landscaping; and **3)** finished grade in conjunction with an existing tavern on 3.7 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Las Vegas Boulevard South, 350 feet south of Jonathan Drive within Enterprise. MN/gc/syp (For possible action) **03/08/23**  
**BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-2) /NAY – Chestnut & Kaiser

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 March 1, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:27 p.m.

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