



Enterprise Town Advisory Board

March 1, 2023

MINUTES

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| Board Members | Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT | Barris Kaiser, Vice Chair PRESENT Chris Caluya 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.

Steve DeMerritt, 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 Minutes for February 15, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published.

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

IV. Approval of Agenda for March 1, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Hold Request:

1. DR-23-0039-ZMZS FAMILY TRUST & MALIK, UMER Z. TRS: The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 15, 2023.

Related applications:

2. NZC-23-0010-SZE, KUK-SUI & NG, KENNETH YU KIN:
3. VS-23-0011-SZE, KUK-SUI & NG, KENNETH YU KIN:
4. TM-23-500004-SZE, KUK-SUI & NG, KENNETH YU KIN:

7. VS-23-0021-CHURCH SOUTHERN HILLS BAPTIST:
8. UC-23-0020-CHURCH SOUTHERN HILLS BAPTIST

V. Informational Items

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

- **Mark your calendars and gather your electronic junk!**

Clark County is hosting an Electronic Recycling Drive from March 13 to 16 (Monday - Thursday). Participants may drop off their electronics at:

Clark County Government Center's lobby
500 S. Grand Central Pkwy.

OR

Clark County Buildings Dept.
701 W. Russell Road.

Accepted electronics: computers, laptops, wires, servers, flat screen computer monitors, VHS player, AV equipment, tablets, scanners printers and cellphones.

**CRT, tube. rear projection TVs or copiers will NOT be accepted.*

VI. Planning & Zoning

1. **DR-23-0039-ZMZS FAMILY TRUST & MALIK, UMER Z. TRS:**
DESIGN REVIEW for a monument sign in conjunction with an approved retail center on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/sd/syp (For possible action) **03/21/23 PC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 15, 2023

2. **NZC-23-0010-SZE, KUK-SUI & NG, KENNETH YU KIN:**
ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** allow a street to terminate into a hammerhead street design. Generally located on the southwest corner of Eldorado Lane and Bermuda Road within Enterprise (description on file). MN/gc/syp (For possible action) **03/21/23 PC**

Motion by David Chestnut

Action: **DENY**

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

3. **VS-23-0011-SZE, KUK-SUI & NG, KENNETH YU KIN:**
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and between Fairfield Avenue and Bermuda Road; a portion of right-of-way being Eldorado Lane located between Fairfield Avenue and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Eldorado Lane and Maulding Avenue within Enterprise (description on file). MN/gc/syp (For possible action) **03/21/23 PC**

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

4. **TM-23-500004-SZE, KUK-SUI & NG, KENNETH YU KIN:**
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 2.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Eldorado Lane and Bermuda Road within Enterprise. MN/gc/syp (For possible action) **03/21/23 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

5. **ET-23-400010 (ZC-20-0598)-RIVERVIEW LVB DEVELOPMENT, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** reduce the separation between on-premises consumption of alcohol establishments (taverns) to a residential use (multiple family); **2)** reduce the separation between outside dining, drinking (taverns), and cooking to a residential use (multiple family); and **3)** permit outside dining, drinking and cooking in conjunction with a tavern.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping adjacent to a less intensive (multiple family) use; **2)** eliminate street landscaping; **3)** increase building height; **4)** allow modified driveway design standards (no longer needed); and **5)** allow non-standard improvements within the right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: **1)** shopping center; and **2)** finished grade on a 7.5 acre portion of 15.4 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise (description on file). MN/md/syp (For possible action) **03/22/23 BCC**

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

6. **ET-23-400014 (NZC-18-0865)-LMG NEVADA LAND EXPANSION, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-65) zone to an M-D (Designed Manufacturing) (AE-65) zone.
DESIGN REVIEW for an office/warehouse building. Generally located on the northwest corner of Windy Street and Capovilla Avenue within Enterprise (description on file). MN/tpd/syp (For possible action) **03/22/23 BCC**

Motion by David Chestnut
Action: **APPROVE**
CHANGE Current Planning Bullet #1 to Read:Until January 23, **2025** to complete
Per staff conditions.
Motion **PASSED** (5-0) /Unanimous

7. **VS-23-0021-CHURCH SOUTHERN HILLS BAPTIST:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and between Torrey Pines Drive and El Camino Road, and a portion of right-of-way being Pebble Road located between Torrey Pines Drive and El Camino Road, and a portion of right-of-way being Torrey Pines Drive located between Pebble Road and Blue Diamond Road within Enterprise (description on file). JJ/lm/syp (For possible action) **03/22/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** applicant's request to hold to Enterprise TAB meeting on March 15, 2023 to clarify parking situation

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

8. **UC-23-0020-CHURCH SOUTHERN HILLS BAPTIST:**
USE PERMITS for the following: **1)** expansion of a place of worship; and **2)** reduce front setback.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping; **2)** reduce parking; and **3)** modified commercial driveway standards.
DESIGN REVIEWS for the following: **1)** proposed building and expansion to parking area; **2)** alternative parking lot landscaping; and **3)** finished grade on 5.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Pebble Road and the east side of Torrey Pines Drive within Enterprise. JJ/lm/syp (For possible action) **03/22/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** applicant's request to hold to Enterprise TAB meeting on March 15, 2023 to clarify parking situation

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

9. **UC-23-0028-LEARY DUSTIN J:**
USE PERMIT to increase the number of household pets (cats & dogs).
WAIVER OF DEVELOPMENT STANDARDS to increase the number of household pets in conjunction with an existing single family dwelling on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Keifer Valley Street and the west side of Cimarron Road within Enterprise. JJ/sd/syp (For possible action) **03/22/23 BCC**

Motion by Chris Caluya

Action: **DENY**

Motion **FAILED** (2-3) / Maffett, Kaiser & Chestnut – Nay

Motion by Barris Kaiser

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

Motion **PASSED** (4-1) / Caluya-Nay

10. **WS-23-0016-PN II INC:**
WAIVER OF DEVELOPMENT STANDARDS for setbacks.
DESIGN REVIEW for finished grade on 21.0 acres in an R-1 (Single Family Residential) Zone and an R-D (Suburban Estates Residential) Zone. Generally located on the south side of Chartan Avenue, the north side of Starr Avenue, the east and south sides of Placid Street, and the east side of La Cienega Street within Enterprise. MN/bb/syp (For possible action) **03/22/23 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning condition:**REMOVE** recreational vehicle pad spaces on lots 68, 69, 70, 75, 77 and 79

Per staff if approved conditions

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

11. **WS-23-0029-S C GILESPIE:**
WAIVER OF DEVELOPMENT STANDARDS to allow a wall sign to face a residential development.
DESIGN REVIEWS for the following: 1) lighting plan; and 2) a sign plan in conjunction with a mini-warehouse facility on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Gilespie Street, 75 feet north of Silverado Ranch Boulevard within Enterprise. MN/al/syp (For possible action) **03/22/23 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning condition:

- No illumination for the free-standing sign

Per staff conditions

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

VII. General Business:

1. Review the Enterprise Town Advisory Board bylaws (for discussion only).
There are no changes to the bylaws. The TAB members were advised to review the bylaws.

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.

Three citizens spoke in opposition to the board decision on UC-23-0028. They believe the number of dogs and cats is too many for the home and neighborhood. They voiced their concerns about the safety of situation and felt the TAB did not take the situation as seriously as other matters on their agenda.

IX. Next Meeting Date

The next regular meeting will be March 15, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 8:01 p.m.

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