



# Enterprise Town Advisory Board

March 13, 2024

## MINUTES

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Board Members	Justin Maffett, Chair <b>PRESENT</b> David Chestnut <b>PRESENT</b> Kaushal Shah <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>TARDY</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>EXCUSED</b> Rachel Glaze <a href="mailto:Rachel.Glaze@clarkcountynv.com">Rachel.Glaze@clarkcountynv.com</a> <b>PRESENT</b>	

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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.

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 28, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for February 28, 2024.

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

### IV. Approval of Agenda for March 13, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Applicant requested holds:

2. ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 27, 2024.
3. VS-23-0922-CANKIDS INVESTMENTS 2012, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 27, 2024.
4. TM-23-500191-CANKIDS INVESTMENTS 2012, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 27, 2024.

Related applications to be heard together:

7. ZC-24-0045-HUA UYENMI TRUST & HUA UYENMI TRS:
8. VS-24-0046-HUA UYENMI TRUST & HUA UYENMI TRS:
9. DR-24-0047-HUA UYENMI TRUST & HUA UYENMI TRS:
10. TM-24-500015-HUA UYENMI TRUST & HUA UYENMI TRS:
  
11. VS-23-0890-SILVERADO PROMENADE II, LLC:
12. UC-23-0889-SILVERADO PROMENADE II, LLC:
  
13. VS-24-0035-STRIP REAL ESTATE THREE, LLC:
14. UC-24-0034-STRIP REAL ESTATE THREE, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - **Silverado Ranch Community Center**  
Beginning May 15, 2024, our Enterprise TAB meetings will be held at the Silverado Ranch Community Center at 9855 Gillespie St. Our last Enterprise TAB meeting at the Windmill Library will be May 1, 2024.

VI. Planning & Zoning

1. **UC-23-0895-KIM HYUN SOOK:**  
**HOLDOVER USE PERMITS** for the following: 1) accessory structures architectural compatibility; and 2) accessory building size.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setback for accessory structures in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldorado Lane and the west side of Valley View Boulevard within Enterprise. MN/nai/ng (For possible action) **03/05/24 PC**

Motion by David Chestnut

Action: **APPROVE:** Holdover Use Permit # 1;

**WITHDRAWN:** Holdover Use Permit #2 withdrawn by the applicant;

**APPROVE:** Waiver of Development Standards.

**ADD** Comprehensive Planning conditions:

- Plant 3 large trees along W Eldorado Ln at 20 foot spacing to shield the storage containers from the street.

Per staff if approved conditions

Motion **PASSED** (3-1) / Caluya - Nay

2. **ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:**  
**ZONE CHANGE** to reclassify 2.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** net lot area; **2)** eliminate street landscaping; **3)** off-site improvements; and **4)** street configuration.  
**DESIGN REVIEW** for a single family residential subdivision on 16.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise (description on file). JJ/sd/syp (For possible action) **03/20/24 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 27, 2024.

3. **VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Gagnier Boulevard and Durango Drive, and between Ford Avenue and Wigwam Avenue; a portion of right-of-way being Wigwam Avenue located between Gagnier Boulevard and Durango Drive; a portion of right-of-way being Cougar Avenue between Gagnier Boulevard and Durango Drive; and a portion of an unnamed right-of-way located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action) **03/20/24 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 27, 2024.

4. **TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:**  
**TENTATIVE MAP** consisting of the following: **1)** 25 lots in an R-E (Rural Estates Residential) (RNP-I) Zone; and **2)** 20 lots in an R-2 (Medium Density) Zone on 16.2 acres. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise. JJ/sd/syp (For possible action) **03/20/24 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 27, 2024.

5. **WS-24-0029-CAMPOS, ALEXANDER & TAMELLA A. REVOCABLE LIVING TRUST & CAMPOS, ALEXANDER J. & TAMELLA A. TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with an existing single family residence on 0.5 acres in an RS20 (Residential Single Family 20) Zone within the RNP-NPO Overlay District. Generally located on the west side of Tenaya Way and the south side of Camero Avenue within Enterprise. JJ/mh/ng (For possible action) **04/02/24 PC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

6. **WS-24-0032-SIGNATURE LAND HOLDINGS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks on 0.4 acres in conjunction with a single family residential subdivision in an H-2 (General Highway Frontage) Zone. Generally located on the northeast corner of Chieftain Street and Serene Avenue within Enterprise. JJ/tpd/ng (For possible action) **04/02/24 PC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

7. **ZC-24-0045-HUA UYENMI TRUST & HUA UYENMI TRS:**  
**ZONE CHANGE** to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise (description on file). JJ/bb/ng (For possible action) **04/03/24 BCC**

Motion by David Chestnut

Action: **APPROVE:**

**ADD** Comprehensive Planning conditions:

- Provide trail access in the NV Energy easement

Per staff conditions

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

8. **VS-24-0046-HUA UYENMI TRUST & HUA UYENMI TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Gomer Road, and between Tee Pee Lane (alignment) and Grand Canyon Drive within Enterprise (description on file). JJ/bb/ng (For possible action) **04/03/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

9. **DR-24-0047-HUA UYENMI TRUST & HUA UYENMI TRS:**  
**DESIGN REVIEW** for a proposed 15 lot single family residential development on 2.5 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise. JJ/bb/ng (For possible action) **04/03/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

10. **TM-24-500015-HUA UYENMI TRUST & HUA UYENMI TRS:**  
**TENTATIVE MAP** consisting of 15 single family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise. JJ/bb/ng (For possible action) **04/03/24 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Comprehensive Planning conditions:

- Provide trail access in the NV Energy easement

Per staff conditions

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

11. **VS-23-0890-SILVERADO PROMENADE II, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue, and between Giles Street and Haven Street, and a portion of right-of-way being Giles Street between Silverado Ranch Boulevard and Landberg Avenue within Enterprise (description on file). MN/jor/syp (For possible action) **04/03/24 BCC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

12. **UC-23-0889-SILVERADO PROMENADE II, LLC:**  
**USE PERMIT** to reduce the setback of a proposed vehicle wash from a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive cross access; **2)** allow access to a local street; **3)** reduce throat depth; and **4)** reduce driveway departure distance.  
**DESIGN REVIEWS** for the following: **1)** commercial center; **2)** vehicle wash; **3)** restaurant with a drive-thru; **4)** lighting; and **5)** alternative parking lot landscaping on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Giles Street within Enterprise. MN/jor/syp (For possible action) **04/03/24 BCC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

13. **VS-24-0035-STRIP REAL ESTATE THREE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between I 215 and Arby Avenue (alignment) and between Las Vegas Boulevard South and Windy Street (alignment) within Enterprise (description on file). MN/nai/ng (For possible action) **04/03/24 BCC**

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

14. **UC-24-0034-STRIP REAL ESTATE THREE, LLC:**  
**USE PERMITS** for the following: **1)** parking lot; and **2)** outdoor storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** driveway geometrics; **2)** reduce parking lot landscaping; **3)** reduce buffer; and **4)** alternative street landscaping.  
**DESIGN REVIEW** for the following: **1)** parking lot; and **2)** outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the AE-65 and AE-70 Airport Environs Overlays. Generally located approximately 600 feet west of Las Vegas Boulevard South and the north side of Arby Avenue within Enterprise. MN/nai/ng (For possible action) **04/03/24 BCC**

Motion by David Chestnut  
Action: **APPROVE**: Use Permits;  
**APPROVE**: Waivers of Development Standards # 1, 3b and 4;  
**WITHDRAWN**: Waivers of Development Standards # 3a;  
**DENY**: Waivers of Development Standards # 2  
**DENY**: Design Reviews  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

15. **WS-24-0025-RSR INVESTMENTS, LLC & MOHAWK/OLETA SERIES:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** wall height; **2)** finished grade; **3)** eliminate street landscaping; and **4)** off-site improvements.  
**DESIGN REVIEW** for a single-family residential subdivision on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the RNP-NPO Overlay. Generally located on the southeast corner of Oleta Avenue and Mohawk Street within Enterprise. JJ/sd/ng (For possible action) **04/03/24**  
**BCC**

Motion by David Chestnut

Action: **APPROVE:** Waivers of Development Standards #s 1a, 2, 3, and 4;

**CHANGE:** Waivers of Development Standards 1b to 7-foot wall

**APPROVE:** Design Review

**ADD** Comprehensive Planning conditions

- Provide a 5-foot asphalt path along Oleta Ave and Mohawk Street
- Install wrought iron fence on any combination of retaining and decorative wall over 9 feet

Per staff if approved 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.

- None.

IX. Next Meeting Date

The next regular meeting will be March 27, 2024 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:08 p.m.

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