



# Enterprise Town Advisory Board

March 29, 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 TLH@clarkcountynv.com <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.

Jasamine Harris, 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 March 15, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for March 15, 2023.

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

### IV. Approval of Agenda for March 29, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Applicant requested hold:

5. UC-23-0048-MFE, INC: Applicant has requested a **HOLD** until the Enterprise TAB meeting on April 12, 2023.

Related applications:

2. PA-23-700006-DEAN MARTIN DR., LLC:
3. ZC-23-0074-DEAN MARTIN DR., LLC:
4. VS-23-0075-DEAN MARTIN DR., LLC:

V. Informational Items

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

- **LVMPD First Tuesday**

Meet Captain Iky Williams

Auto theft Trends

FREE Steering wheel lock when you own a 2011-2021 Kia or Hyundai. Bring your registration.  
Windmill Library, 7060 W. Windmill Ln, April 4, 2023, 6:00 p.m.

VI. Planning & Zoning

1. **ET-23-400016 (UC-0550-08)-USA:**  
**USE PERMIT FOURTH EXTENSION OF TIME** to commence the use of hazardous materials storage in conjunction with a water treatment facility.  
**DESIGN REVIEW** for public facility structures (water treatment facility) on 20.0 acres in a P-F (Public Facility) Zone. Generally located on the north and south sides of Cactus Avenue (alignment) and on the west side of Buffalo Drive within Enterprise. JJ/rk/syp (For possible action) **04/18/23 PC**

Motion by David Chestnut

Action: **APPROVE**

CHANGE Current planning bullet #1 to read

- Until July 6, **2027**, to commence.

Per staff conditions

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

2. **PA-23-700006-DEAN MARTIN DR., LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use categories from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 4.1 acres. Generally located on the north side of Robindale Road and the east side of Procyon Street within Enterprise. MN/gtb (For possible action) **04/18/23 PC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning condition:

- Resolution of intent to 04/18/2025

Per staff if approved conditions

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

3. **ZC-23-0074-DEAN MARTIN DR., LLC:**  
**ZONE CHANGE** to reclassify 4.1 acres from an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** office/warehouse center on 15.8 acres in an (AE-60 & AE-65) Zone; and **2)** finished grade. Generally located on the north side of Robindale Road and the west side of Dean Martin Drive within Enterprise (description on file). MN/rk/syp (For possible action) **04/18/23 PC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.
- The green zone to use 4-to-6-inch rock for ground cover.

Per staff if approved conditions

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

4. **VS-23-0075-DEAN MARTIN DR., LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Robindale Road and Maulding Avenue (alignment), and between Dean Martin Drive and Procyon Street (alignment); and a portion of a right-of-way being Robindale Road located between Procyon Street (alignment) and Dean Martin Drive; and a portion of a right-of-way being Procyon Street located Robindale Road and Maulding Avenue (alignment) within Enterprise (description on file). MN/rk/syp (For possible action) **04/18/23 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

5. **UC-23-0048-MFE, INC:**  
**USE PERMIT** for a proposed food cart not within an enclosed building.  
**DESIGN REVIEW** for a proposed food cart in conjunction with an existing convenience store with gasoline sales on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. JJ/rk/syp (For possible action) **04/18/23 PC**

Applicant requested a HOLD until the Enterprise TAB meeting on April 12, 2023.

6. **UC-23-0080-RICHMOND LIMITED PARTNERSHIP:**  
**USE PERMIT** to allow a recreational facility (virtual driving range) with a restaurant (snack bar) and on-premises consumption of alcohol (service bar) on 7.2 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise. MN/lm/syp (For possible action) **04/18/23 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

7. **UC-23-0083-RAINBOW ROBINDALE PLAZA, LLC:**  
**USE PERMIT** for on-premises consumption of alcohol (service bar) in conjunction with a restaurant with karaoke lounge on a portion of 1.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Robindale Road within Enterprise. MN/lm/syp (For possible action) **04/18/23 PC**

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

8. **VS-23-0063-SOUTH JONES 215, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Warm Springs Road and Arby Avenue within Enterprise (description on file). MN/jgh/syp (For possible action) **04/18/23 PC**

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

9. **ET-23-400018 (VS-20-0514)-DR HORTON INC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of a right-of-way being Pyle Avenue located between Decatur Boulevard and Ullom Drive; a portion of right-of-way being Decatur Boulevard located between Pyle Avenue and Haleh Avenue (alignment); and a portion of right-of-way being Haleh Avenue (alignment) located between Decatur Boulevard and Ullom Drive within Enterprise (description on file). JJ/tpd/syp (For possible action) **04/19/23 BCC**

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

10. **VS-23-0093-CFIC FORE JEFFREYS APT OWNER LV LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jeffreys Street and Eastern Avenue, and between St. Rose Parkway and Ione Road; and a portion of a right-of-way being Jeffreys Street located between St. Rose Parkway and Ione Road within Enterprise (description on file). MN/jud/ja (For possible action) **04/19/23 BCC**

Motion by Justin Maffett  
Action: **APPROVE** per staff 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.

- A citizen comment on the following:  
Groups of bicycle riders are causing safety problems in Mountains Edge and the regional park. There are large groups of bicycle riders on the walking paths and in the traffic flow. There is a concern that an individual may be hurt or a rider hit by a vehicle.

IX. Next Meeting Date

The next regular meeting will be April 12, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:19 p.m.

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