



# Enterprise Town Advisory Board

April 10, 2024

## 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.

Steven 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.

- Two citizens are opposed to reducing the gas station setback adjacent to residential.

### III. Approval of Minutes for March 27, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for March 27, 2024.

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

### IV. Approval of Agenda for April 10, 2024 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 to be heard together:

1. DR-24-0097-SOUTHERN IDGHLANDS INVEST PTNRS:
2. TM-24-500026-SOUTHERN HIGHLANDS INVEST PTNRS:
5. ET-24-400025 (ZC-18-0118)-MEQ-BD & D II, LLC:
6. ET-24-400026 (UC-20-0240)-MEQ-BD & D II, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - **Enterprise TAB Relocation**  
Beginning May 15, 2024, our Enterprise TAB meetings will be held at the Silverado Ranch Community Center - 9855 Gilespe St, Las Vegas, NV 89183. Our last Enterprise TAB meeting at the Windmill Library will be May 1, 2024

VI. Planning & Zoning

1. **DR-24-0097-SOUTHERN HIGHLANDS INVEST PTNRS:**  
**DESIGN REVIEW** for a single family residential development on 47.6 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the south side of Olympia Canyon Way and the west side of Augusta National Drive within Enterprise. JJ/bb/ng (For possible action) **05/07/24 PC**

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

2. **TM-24-500026-SOUTHERN HIGHLANDS INVEST PTNRS:**  
**TENTATIVE MAP** consisting of 37 lots and common lots on 47.6 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the south side of Olympia Canyon Way and the west side of Augusta National Drive within Enterprise. JJ/bb/ng (For possible action) **05/07/24 PC**

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

3. **VS-24-0072-AMH NV 14 DEVELOPMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Pebble Road, and on the east and west sides of Grand Canyon Drive (alignment), and a portion of right-of-way being Grand Canyon Drive located between Ford Avenue and Pebble Road within Spring Valley and Enterprise (description on file). JJ/tpd/ng (For possible action) **05/07/24 PC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-1)/ Kaiser - NAY

4. **ET-24-400021 (UC-20-0338)-ASSOCIATION BUDDHIST CENTER USA INC:**  
**USE PERMIT SECOND EXTENSION OF TIME** for a place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** driveway geometrics; and **3)** departure distance.  
**DESIGN REVIEW** for a place of worship on 5.0 acres in an RS-20 (Residential Single-Family 20) Zone within Neighborhood Protection (RNP) Overlay. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nai/ng (For possible action) **05/08/24 BCC**

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

5. **ET-24-400025 (ZC-18-0118)-MEQ-BD & D II, LLC:**  
**DESIGN REVIEWS THIRD EXTENSION OF TIME** for the following: **1)** a proposed shopping center; and **2)** finished grade on 3.8 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road and the east side of Durango Drive within Enterprise. JJ/my/ng (For possible action) **05/08/24 BCC**

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

6. **ET-24-400026 (UC-20-0240)-MEQ-BD & D II, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: **1)** alcohol sales, liquor – packaged only (liquor store) not in conjunction with grocery store; **2)** convenience store; and **3)** gasoline station.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback for a convenience store; **2)** reduce setback for a gasoline station; and **3)** alternative driveway geometrics.  
**DESIGN REVIEW** for modifications to an approved shopping center on 3.8 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road, 610 feet east side of Durango Drive within Enterprise. JJ/my/ng (For possible action) **05/08/24 BCC**

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

7. **ET-24-400030 (NZC-20-0545)-M E 52 PARTNERS, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 8.6 acres from R-E (Rural Estates Residential) Zone and RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone to RUD (Residential Urban Density) Zone and RUD (Residential Urban Density) PC (Planned Community Overlay District) Zone.  
**USE PERMIT** for an attached (townhouse) planned unit development (PUD).  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for residential units to a street.  
**DESIGN REVIEWS** for the following: **1)** an attached single family residential planned unit development; and **2)** increased finished grade. Generally located on the west side of Rainbow Boulevard and the north side of Erie Avenue within Enterprise (description on file). JJ/mh/ng (For possible action) **05/08/24 BCC**

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

8. **SDR-24-0099-LODGE AT BLUE DIAMOND LAND, LLC**  
**SIGN DESIGN REVIEWS** for signage in conjunction with an existing restaurant and related services on 1.5 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road, 350 feet west of Chieftain Street within Enterprise. JJ/jba/ng (For possible action) **05/08/24 BCC**

Motion by David Chestnut

Action: **DENY** Design Review 1a;

**APPROVE:** Design Review 1b;

**DENY** Design Reviews 2 and 3;

**APPROVE:** Design Review 4 to read wall signs with no animation and free standing sign limited to 20 feet.

**ADD:** Comprehensive Planning condition:

- 1 year review for wall sign brightness.

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.

- Two citizens comment on the number of gas stations near Blue Diamond Rd and Durango. Their opinion is no additional gas stations are needed in the neighborhood.

IX. Next Meeting Date

The next regular meeting will be May 1, 2024 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:00 p.m.

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