



# Enterprise Town Advisory Board

April 27, 2022

## MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Tanya Behm <b>PRESENT</b> Justin Maffett <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>EXCUSED</b> Joseph Throneberry <b>EXCUSED</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>EXCUSED</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@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.

Nicole Russell, 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 April 13, 2002 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Enterprise TAB Minutes as published for October 14, 2022

Motion **PASSED** (3-0)/ Unanimous

### IV. Approval of Agenda for April 27, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended

Motion **PASSED** (3-0) /Unanimous

#### **Applicant requested holds:**

7. ZC-22-0168-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS: The Applicant requested a **HOLD** to the Enterprise TAB meeting on May 11, 2022.
8. VS-22-0172-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS: The Applicant requested a **HOLD** to the Enterprise TAB meeting on May 11, 2022.

9. TM-22-500060-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS: The Applicant requested a **HOLD** to the Enterprise TAB meeting on May 11, 2022.

**Related applications to be heard together:**

4. VS-22-0163-PLACID INDUSTRIAL 2021, LLC
5. WS-22-0162-PLACID INDUSTRIAL 2021, LLC

V. Informational Items

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

- **Clark County Short-Term Rental Information Session**

Assembly Bill 363 in the 2021 Nevada legislative session mandates the County to enact an ordinance to authorize short-term rentals subject to the revisions of AB363 and any further policies put in place by our Board of County Commissioners.

Wednesday, May 4, 2022, 5:30pm - 6:30pm

Windmill Library Theater

7060 W. Windmill Lane, Las Vegas, NV 89113

Hosted by: Michael Naft

500 S Grand Central Pkwy, Las Vegas, NV 89115

DistrictA@ClarkCountyNV.gov | www.ClarkCountyNV.gov | (702) 455-3535

Twitter: @MichaelNaft | Facebook: @MichaelNaftLV

Questions may be submitted in advance to: STRComment@ClarkCountyNV.gov or Visit clarkcountynv.gov for more information.

- **SILVERADO RANCH DOG PARK REOPENING**

RENOVATION CELEBRATION

SATURDAY, MAY 21, 2022, 9A.M. - 11 A.M.

9855 Gilespe St.

Las Vegas, NV 89183

THE ANIMAL FOUNDATION PET ADOPTION

LVMPD K-9 TEAM

FOOD TRUCKS LOCAL RETAILERS

- **Saving for College - Financial Literacy Seminar**

Join the office of Nevada State Treasurer Zach Conine and Clark County Commissioner Michael Naft, to learn about saving for your child's college education. Understand the differences between the Nevada College Kickstart program, NV529 Plans, Nevada Prepaid Tuition, and the Governor Guinn Millenium Scholarship. There will be a free raffle at the event, for participants opening accounts; eight winners will have \$250 deposited into their new account!

Thursday, May 19, 2022, 5:30pm - 7:00pm

Enterprise Library Multipurpose Room

8310 5 Las Vegas Blvd., Las Vegas, NV 89123

VI. Planning & Zoning

1. **VS-22-0175-JONES MAULE AVE, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Badura Avenue located between Bronco Street (alignment) and Jones Boulevard and a portion of right-of-way being Jones Boulevard located between Maule Avenue and Badura Avenue within Enterprise (description on file). MN/jgh/jo (For possible action) **05/17/22 PC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous

2. **DR-22-0185-DOLLAR SELF STORAGE 22, LLC:**  
**DESIGN REVIEW** for proposed signage in conjunction with a previously approved mini-warehouse facility on a 4.3 acre portion of 5.0 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/jor/syp (For possible action) **05/18/22 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous

3. **ET-22-400043 (WS-17-0204)-MOSAIC SEVEN, LLC:**  
**DESIGN REVIEWS SECOND EXTENSION OF TIME** for the following: **1)** a proposed single family residential development; and **2)** finished grade on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. JJ/bb/syp (For possible action) **05/18/22 BCC**

Motion by Tanya Behm  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous

4. **VS-22-0163-PLACID INDUSTRIAL 2021, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between George Crockett Road and Arby Avenue (alignment), and between Placid Street and La Cienega Street within Enterprise (description on file). MN/lm/jo (For possible action) **05/18/22 BCC**

Motion by Tanya Behm  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous

5. **WS-22-0162-PLACID INDUSTRIAL 2021, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** waive landscaping; and **3)** modified commercial driveway design.  
**DESIGN REVIEW** for a proposed office/warehouse complex with outside storage on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Placid Street and the north side of Arby Avenue (alignment) within Enterprise. MN/lm/jo (For possible action) **05/18/22 BCC**

Motion by Tanya Behm  
Action: **DENY**  
Motion **PASSED** (3-0) /Unanimous

6. **ZC-22-0165-ELLIPSUS, LLC:**  
**ZONE CHANGE** to reclassify 0.6 acres from an R-E (Rural Residential Estates) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.  
**USE PERMITS** for the following: **1)** retail as a principal use; **2)** office as principal use; **3)** restaurant; and **4)** alcohol sales, liquor-packaged only.  
**WAIVER OF DEVELOPMENT STANDARDS** for increased wall height.  
**DESIGN REVIEWS** for the following: **1)** retail building; and **2)** finished grade. Generally located on the east side of Gilespie Street, 1,300 feet north of Warm Springs Road within Enterprise (description on file). MN/bb/syp (For possible action) **05/18/22 BCC**

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

Per staff conditions

Motion **PASSED** (3-0) /Unanimous

7. **ZC-22-0168-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:**  
**ZONE CHANGE** to reclassify 9.9 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.  
**USE PERMITS** for the following: **1)** a residential planned unit development (PUD); **2)** reduce the building setback from project perimeter; **3)** reduce communication tower setback to street; and **4)** communication tower separation to residential.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback from the street; and **2)** reduced off-set street intersection.  
**DESIGN REVIEWS** for the following: **1)** a detached single family residential planned unit development; and **2)** finished grade. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise (description on file). JJ/bb/jo (For possible action) **05/18/22 BCC**

The Applicant requested a **HOLD** to the Enterprise TAB meeting on May 11, 2022.

8. **VS-22-0172-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Gomer Road and Le Baron Avenue alignment, and between Buffalo Drive and Tenaya Way within Enterprise (description on file). JJ/bb/jo (For possible action) **05/18/22 BCC**

The Applicant requested a **HOLD** to the Enterprise TAB meeting on May 11, 2022.

9. **TM-22-500060-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:**  
**TENTATIVE MAP** consisting of 30 residential lots and common lots on 9.9 acres in an R-D (Suburban Estates Residential) Zone. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise. JJ/bb/jo (For possible action) **05/18/22 BCC**

The Applicant requested a **HOLD** to the Enterprise TAB meeting on May 11, 2022.

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 May 11, 2022 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut  
**ADJOURN** meeting at 6:41 p.m.  
Motion **PASSED** (3-0) /Unanimous