



Enterprise Town Advisory Board

May 10, 2023

MINUTES

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 chaves70@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.

Lorna Phegley, 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 26, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as posted for April 26, 2023.

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

IV. Approval of Agenda for May 10, 2023 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:

1. PA-23-700007-OLETA JONES 2.50, LLC:
2. ZC-23-0149-OLETA JONES 2.50, LLC:
3. VS-23-0150-OLETA JONES 2.50, LLC:

10. ZC-23-0163-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:

11. VS-23-0164-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:
12. TM-23-500044-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:

Hold Request:

5. WS-23-0121-LAGOON INVESTMENTS, LLC: Applicant has requested **HOLD** to date not certain.

V. Informational Items

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

- **Commissioner Michael Naft invites you to Sneak Peek**
SAMPLE SOME OF WHAT YOUR NEW COMMUNITY CENTER WILL OFFER.
 Cooking Demonstrations • Dance • Sports Skills and Drills
 Football, Basketball, and Volleyball • Town Services •
 Arts + Crafts • Teen Activities • Live Music • Martial Arts
 May 20, 2023, 10am-12pm
 Silverado Ranch Park
 9855 Gilespe St., Las Vegas 89183
 For More Information: Call 702-455-6514

- **Notice of Road Construction**
 Traffic Signal Improvements at Various Locations
 Initial Notices for Windmill Lane & Gilespe Street

The project also includes construction of fully operational Traffic Signal Systems at Gilsepie St & Windmill Ln intersection in Clark County, NV. The locations shall active be from 7:00 a.m. to 3:30 p.m., Monday morning through Friday afternoon.

Please drive safely in the work zone areas and be advised of the following:

- Some Streets will be restricted or reduced at various times for the duration of the project.
- Message boards will be placed to provide advance notifications for major traffic control changes.
- Business access will remain open during construction.

We thank you in advance for your cooperation.

For immediate construction concerns please contact:

LVP, Superintendent - Chris Webster (702) 353-4431

LVP, Project Manager – Jade Thomson (702) 556-9639

VI. Planning & Zoning

1. **PA-23-700007-OLETA JONES 2.50, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 2.3 acres. Generally located on the south side of Oleta Avenue, 300 feet west of Jones Boulevard within Enterprise. JJ/gc (For possible action) **05/16/23 PC**

Motion by David Chestnut

Action: **APPROVE**

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

2. **ZC-23-0149-OLETA JONES 2.50, LLC:**
ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) Zone to an M-1 (Light Manufacturing) Zone. **USE PERMIT** to allow offices as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; and **2)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** office building; and **2)** warehouse building with outside storage yard. Generally located on the south side of Oleta Avenue, 300 feet west of Jones Boulevard within Enterprise (description on file). JJ/al/syp (For possible action) **05/16/23 PC**

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

3. **VS-23-0150-OLETA JONES 2.50, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Oleta Avenue and Serene Avenue (alignment), and between Jones Boulevard and El Camino Road within Enterprise (description on file). JJ/al/syp (For possible action) **05/16/23 PC**

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

4. **UC-23-0159-SRMF TOWN SQUARE OWNER, LLC:**
USE PERMIT for a recreational facility.
WAIVER OF DEVELOPMENT STANDARDS to encroach into air space.
DESIGN REVIEW for a recreational facility (professionally designed putting course) with a restaurant, bar, and outside playground area in conjunction with an existing shopping center on a portion of 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/rk/syp (For possible action) **06/06/23 PC**

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

5. **WS-23-0121-LAGOON INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a restaurant building with drive-thru services and retail building on a pad site within a shopping center on a 0.7 acre portion of a 5.5 acre shopping center in a C-2 (General Commercial) Zone. Generally located on the west side of Rainbow Boulevard, 320 feet north of Cactus Avenue within Enterprise. JJ/al/syp (For possible action) **06/06/23 PC**

Applicant has requested **HOLD** to date not certain.

6. **WS-23-0155- AMH NV 14 DEVELOPMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** non-standard improvements in the right-of-way on 6.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Cactus Avenue and the west side of Mann Street within Enterprise. JJ/jud/syp (For possible action) **06/06/23 PC**

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

7. **DR-23-0169-BLUE DIAMOND M-E, LLC:**
DESIGN REVIEWS for the following: **1)** drive-thru restaurant; and **2)** finished grade on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/sd/syp (For possible action) **06/07/23 BCC**

Motion by David Chestnut
Action: **APPROVE**
DESIGN REVIEW #1
DESIGN REVIEW #2 with increase finished grade 65 inches, maximum 36 inches to standard per section.
per staff conditions
Motion **PASSED** (5-0) /Unanimous

8. **ET-23-400032 (NZC-19-0903)-LMG LAS VEGAS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduce parking; **2)** alternative driveway geometrics; and **3)** reduce the setback for a proposed gate.
DESIGN REVIEW for a proposed outside storage yard in conjunction with an existing distribution center on 4.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east and west side of Windy Street and the north side of Arby Avenue within Enterprise (description on file). MN/tpd/syp (For possible action) **06/07/23 BCC**

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

9. **ET-23-400037 (ZC-19-0949)-USA:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce the width of right-of-way dedication.
DESIGN REVIEW for a public park with signage and lighting on 9.0 acres of a 22.5 acre site in a P-F (Public Facility) Zone. Generally located on the west side of Lindell Road and the south side of Le Baron Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action) **06/07/23 BCC**

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

10. **ZC-23-0163-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:**
ZONE CHANGE to reclassify 6.9 acres from an H-1 (Limited Resort and Apartment) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: **1)** High Impact Project; **2)** multiple family development; and **3)** reduce the separation from on-premises consumption of alcohol establishments to a residential use (multiple family).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce the required number of loading spaces; **3)** eliminate cross access; **4)** alternative landscaping adjacent to a less intensive (multiple family) use; **5)** eliminate street landscaping; **6)** allow modified driveway design standards; and **7)** allow non-standard improvements within the right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** mini-warehouse; **3)** pharmacy; **4)** restaurants with drive-thru; **5)** multiple family development; and **6)** finished grade on 28.1 acres in a C-2 (General Commercial) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Pebble Road within Enterprise (description on file). MN/md/syp (For possible action) **06/07/23 BCC**

Motion by David Chestnut

Action:

APPROVE: Zone Change;

APPROVE: Use Permits;

APPROVE: Waivers of Development Standards #s 1 and 2

APPROVE: Waivers of Development Standards # 3 for the north property only

APPROVE: Waivers of Development Standards #s 4, 5, 6, and 7;

APPROVE: Design Reviews:

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.
- Provide cross access for the C-2 lot to the south if compatible uses are developed.

Per staff conditions

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

11. **VS-23-0164-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Pebble Road located between Las Vegas Boulevard South and Parvin Street (alignment) within Enterprise (description on file). MN/md/syp (For possible action) **06/07/23 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

12. **TM-23-500044-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:**
TENTATIVE MAP for a mixed-use project consisting of 1 commercial lot and 1 residential lot on 28.1 acres in a C-2 (General Commercial) Zone and an H-1 (Limited Resort and Apartment) Zone for a High Impact Project. Generally located on the west side of Las Vegas Boulevard South and the south side of Pebble Road within Enterprise. MN/md/syp (For possible action) **06/07/23 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

13. **WS-23-0181-SOUTHWEST MARKETPLACE STA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEWS for the following: **1)** health club; and **2)** finished grade within an existing shopping center on a portion of 16.2 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Mesa Verde Lane within Enterprise. MN/r/syp (For possible action) **06/07/23 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.

Per staff conditions.

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

VII. General Business:

1. Review tips for making a motion. (For discussion only)

The following Information was discussed:

- When approval and denial is in a single application follow the item order in the application
- The requirements when adding a condition
- The Board may discuss the motion until a vote is taken
- Reasons for denial should be clearly stated
- The motion must be enforceable by Clark County
- A motion should not include recommendations which require a new application.
- Example conditions

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 31, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:48 p.m.

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