



# Enterprise Town Advisory Board

May 31, 2023

## MINUTES

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|-----------------|--|---|
| Board Members   | Justin Maffett, Chair <b>PRESENT</b><br>David Chestnut <b>PRESENT</b><br>Kaushal Shah <b>EXCUSED</b> | Barris Kaiser, Vice Chair <b>PRESENT</b><br>Chris Caluya <b>EXCUSED</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>                                     |   |

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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.

Jazmine 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 May 10, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as posted for May 10, 2023.

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

### IV. Approval of Agenda for May 31, 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 to be heard together:

8. ET-23-400054 (VS-19-0063)-MOTOR HOLDINGS, LLC:
9. ET-23-400055 (UC-19-0076)-MOTOR HOLDINGS, LLC:
  
10. WC-23-400051 (UC-0563-14)-TOP SHELF DEVELOPMENT, LLC:
11. WS-23-0203-TOP SHELF DEVELOPMENT, LLC:
  
12. WS-23-0193-NV LAS NAP 14-16, LLC:
13. TM-23-500055-NV LAS NAP 14-16, LLC:
  
15. ZC-23-0207-WINDMILL & PLACID, LLC:
16. VS-23-0208-WINDMILL & PLACID, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - None

VI. Planning & Zoning

1. **ET-23-400041 (UC-0341-17)-NVNAP6, LLC:**  
**USE PERMIT SECOND EXTENSION OF TIME** for a temporary construction storage site on 1.9 acres in an M-1 (Light Manufacturing) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Warm Springs Road and Edmond Street within Enterprise. MN/tpd/syp (For possible action) **06/20/23 PC**

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

2. **UC-23-0184-WESTERN SKIES HOLDINGS, LLC:**  
**USE PERMIT** for a museum (fantasy games) on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Dean Martin Drive, 600 feet south of Starr Avenue within Enterprise. JJ/bb/syp (For possible action) **06/20/23 PC**

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

3. **VS-23-0194-TAURUS TRUST & BATISTA SUSAN TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cougar Avenue (alignment) and Ford Avenue, and between Tomsik Street and Cimarron Road within Enterprise (description on file). JJ/jud/syp (For possible action) **06/20/23 PC**

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

4. **WS-23-0212-BD-WESTWIND, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** freestanding sign separation distance; **2)** gas canopy roof sign; and **3)** wall signs facing a residential property. **DESIGN REVIEWS** for the following: **1)** signage; and **2)** lighting plan on 3.9 acres in C-1 (Local Business) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the south side of Blue Diamond Road and the east side of Westwind Road within Enterprise. JJ/bb/syp (For possible action) **06/20/23 PC**

Motion by David Chestnut

Action: **APPROVE**: Waivers of Development Standards #s 1 and 2:

**WITHDRAWN**: Waivers of Development Standards # 3 by the applicant.

**APPROVE**: Design Review # 1

**DENY**: Design Review # 2

**ADD** Current Planning condition:

- Free standing sign not to exceed 30 feet.
- Goodwill west elevation sign, to be illuminated during county daylight hours only.

Per staff if approved conditions

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

5. **ET-23-400035 (VS-20-0575)-D.R. HORTON, INC:**  
**VACATION AND ABANDONMENT FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Dean Martin Drive and Valley View Boulevard, and between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action) **06/21/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

6. **ET-23-400047 (Nzc-0601-15)-ROBINDALE & ASSOCIATES, LLC:**  
**ZONE CHANGE THIRD EXTENSION OF TIME** to reclassify 3.1 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone. **DESIGN REVIEWS** for the following: **1)** a mini-warehouse facility; and **2)** recreational vehicle and boat storage. Generally located on the north side of Robindale Road, 1,250 feet west of Decatur Boulevard within Enterprise (description on file). MN/nai/syp (For possible action) **06/21/23 BCC**

Motion by Justin Maffett

Action: **APPROVE**

**CHANGE** Current Planning Bullet # 1 to read:

- Until November 18, 2025, to complete.

Per staff conditions

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

7. **ET-23-400049 (UC-20-0049)-DESERTXPRESS ENTERPRISES, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: **1)** a passenger terminal (train station); **2)** retail sales; **3)** restaurants; and **4)** outside dining and drinking.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** elimination of freeway buffer; and **2)** encroachment into airspace.  
**DESIGN REVIEWS** for the following: **1)** passenger terminal (train station) and parking garage (no longer needed for parking garage); and **2)** alternative landscaping in conjunction with a passenger terminal and parking garage (no longer needed for parking garage) on 110.7 acres in an H-1 (Limited Resort and Apartments) (AE-60 & AE-65) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Blue Diamond Road within Enterprise. MN/tpd/syp (For possible action) **06/21/23 BCC**

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

8. **ET-23-400054 (VS-19-0063)-MOTOR HOLDINGS, LLC:**  
**VACATE AND ABANDON SECOND EXTENSION OF TIME** for easements of interest to Clark County located between Warm Springs Road and Capovilla Avenue, and between Windy Street and I-15 within Enterprise (description on file). MN/tpd/syp (For possible action) **06/21/23 BCC**

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

9. **ET-23-400055 (UC-19-0076)-MOTOR HOLDINGS, LLC:**  
**USE PERMIT SECOND EXTENSION OF TIME** to review a cannabis establishment (production facility) in conjunction with a proposed office/warehouse building on a 1.0 acre portion of a 2.1 acre parcel in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 145 feet west of Windy Street within Enterprise. MN/tpd/syp (For possible action) **06/21/23 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff if approved conditions  
Motion **PASSED** (3-0) /Unanimous

10. **WC-23-400051 (UC-0563-14)-TOP SHELF DEVELOPMENT, LLC:**  
**WAIVER OF CONDITIONS** of a use permit to remove the proposed drive-thru as shown on Future Pad #1 in conjunction with an approved retail center on 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road and north side of Huntington Cove Parkway within Enterprise. JJ/jor/syp (For possible action) **06/21/23 BCC**

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

11. **WS-23-0203-TOP SHELF DEVELOPMENT, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the building height setback ratio.  
**DESIGN REVIEWS** for the following: **1)** a commercial center with a retail building and fast food restaurant with a drive-thru; and **2)** alternative parking lot landscaping on 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Fort Apache Road and Huntington Cove Parkway within Enterprise. JJ/jor/syp (For possible action) **06/21/23 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning Condition:

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

Per staff conditions.

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

12. **WS-23-0193-NV LAS NAP 14-16, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** outside storage; **2)** alternative building design standards; **3)** lighting; **4)** alternative trash enclosures; and **5)** eliminate parking lot landscaping.  
**DESIGN REVIEWS** for the following: **1)** signage; and **2)** data center warehouses in conjunction with an existing data center complex on 51.5 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue, the east side of Jones Boulevard, the west side of Lindell Road, and the south side of the CC 215 Beltway within Enterprise. MN/hw/syp (For possible action) **06/21/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

13. **TM-23-500055-NV LAS NAP 14-16, LLC:**  
**TENTATIVE MAP** consisting of 1 industrial lot on 51.5 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue, the east side of Jones Boulevard, the west side of Lindell Road, and the south side of the CC 215 Beltway within Enterprise. MN/hw/syp (For possible action) **06/21/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

14. **WT-23-0197-SHS 1, LLC:**  
**WAIVERS** for the following: **1)** reduce street width; and **2)** allow non-standard improvements (landscaping and off-sites) in the right-of-way in conjunction with an approved single family residential subdivision on 10.0 acres in an R-2 (Medium-Density Residential) Zone. Generally located on the north and south sides of Chartan Avenue and the westside of Star Lily Street within Enterprise. JJ/hw/syp (For possible action) **06/21/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

15. **ZC-23-0207-WINDMILL & PLACID, LLC:**  
**ZONE CHANGE** to reclassify 4.0 acres from a CRT (Commercial Residential Transition) Zone to a C-1 (Local Business) Zone.  
**USE PERMITS** for the following: **1)** convenience store; **2)** reduce separation from a convenience store to a residential use; **3)** gasoline station; **4)** reduce setback from a gasoline station to a residential use; and **5)** allow alcohol sales, liquor - packaged only where not in conjunction with a grocery store.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping; **2)** allow a drive-thru talk box to face residential development; **3)** allow modified street standards; and **4)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** convenience store; **2)** gasoline station; **3)** restaurants with drive-thru and outside dining; **4)** retail building; and **5)** lighting. Generally located on the north side of Windmill Lane and the east side of Placid Street within Enterprise (description on file). MN/md/syp (For possible action) **06/21/23 BCC**

Motion by David Chestnut

Action: **APPROVE:** The applicant's request to **HOLD** until the Enterprise TAB meeting on June 14, 2023.

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

16. **VS-23-0208-WINDMILL & PLACID, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Placid Street and Fairfield Avenue, and between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/md/syp (For possible action) **06/21/23 BCC**

Motion by David Chestnut

Action: **APPROVE:** The applicant's request to **HOLD** until the Enterprise TAB meeting on June 14, 2023.

Motion **PASSED** (3-0) /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 June 14, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:42 p.m.

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