



# Enterprise Town Advisory Board

June 1, 2022

## MINUTES

---

Board Members	David Chestnut, Chair <b>PRESENT</b> Tanya Behm <b>PRESENT</b> Justin Maffett <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Joseph Throneberry <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.

Steve De Merritt, Current Planning  
Mark Moskowitz, Clark County District A South

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 4, 2022 (For possible action)

Motion by David Chestnut  
Action: **APPROVE** Minutes as published for May 11, 2022  
Motion **PASSED** (5-0)/ Unanimous

IV. Approval of Agenda for June 1, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut  
Action: **APPROVE** as amended  
Motion **PASSED** (5-0) /Unanimous

Applicant requested holds:

5. NZC-22-0254-VAN 86 HOLDINGS TRUST: The applicant has requested A **HOLD** until the Enterprise TAB meeting on June 15, 2022.
6. VS-22-0255-VAN 86 HOLDINGS TRUST: The applicant has requested A **HOLD** until the Enterprise TAB meeting on June 15, 2022.
7. TM-22-500087-VAN 86 HOLDINGS TRUST: The applicant has requested A **HOLD** until the Enterprise TAB meeting on June 15, 2022.

Related applications to be heard together:

2. NZC-22-0249-WATTOO FAMILY L P:
3. VS-22-0250-WATTOO FAMILY LP:
4. TM-22-500085-WATTOO FAMILY LP:
  
11. ZC-22-0262-FUSCO, ROMOLO RAMO FAMILY TRUST & FUSCO, ELIZABETH:
12. VS-22-0263-FUSCO ROMOLO RAMO FAMILY TRUST & FUSCO ELIZABETH:
13. TM-22-500089-FUSCO ROMOLO RAMO FAMILY TRUST & FUSCO ELIZABETH:
  
15. VS-22-0246-DIAMOND FORD, LLC:
16. WS-22-0245-DIAMOND FORD, LLC:

## V. Informational Items

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

- **Clark County's Title 30 Update is Underway!**

- **TITLE 30 UPDATE INSTALLMENT 1**

After adopting the Transform Clark County Master Plan in November, the County has been working to implement the community vision through updates to Title 30 (the Development Code). The first installment of the Draft Development Code deals with zoning districts and land use regulations. You can review and comment on both parts of this first installment until June 30, 2022.

<https://transformclarkcounty.konveio.com/title-30-installment-1-districts>

<https://transformclarkcounty.konveio.com/title-30-installment-1-uses>

VI. Planning & Zoning

1. **NZC-22-0121-DOGWOOD HICKORY, LLC:**  
**ZONE CHANGE** to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce landscaping; **2)** increase wall height; **3)** allow nonstandard improvements in the right-of-way; **4)** waive street dedication; and **5)** waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEWS** for the following: **1)** single family residential development; **2)** allow hammerhead turnarounds; and **3)** finished grade. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise (description on file). JJ/jt/jo (For possible action) **06/07/22 PC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions

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

2. **NZC-22-0249-WATTOO FAMILY L P:**  
**ZONE CHANGE** to reclassify 3.8 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEWS** for the following: **1)** for a single family residential development; and **2)** finished grade. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) **06/21/22 PC**

Motion by David Chestnut

Action: **HOLD** to the Enterprise TAB meeting on June 15, 2022 per applicant's agreement.

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

3. **VS-22-0250-WATTOO FAMILY LP:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Mountains Edge Parkway and Haleh Avenue, and between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Mountains Edge Parkway located between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Buffalo Drive located between Mountains Edge Parkway and Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) **06/21/22 PC**

Motion by David Chestnut

Action: **HOLD** to the Enterprise TAB meeting on June 15, 2022 per applicant's agreement.

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

4. **TM-22-500085-WATTOO FAMILY LP:**  
**TENTATIVE MAP** consisting of 30 single family residential lots and common lots on 3.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise. JJ/rk/jo (For possible action) **06/21/22 PC**

Motion by David Chestnut

Action: **HOLD** to the Enterprise TAB meeting on June 15, 2022 per applicant's agreement.

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

5. **NZC-22-0254-VAN 86 HOLDINGS TRUST:**

**ZONE CHANGE** to reclassify 19.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; and **2)** reduce street intersection off-set.

**DESIGN REVIEWS** for the following: **1)** a single family residential development; and **2)** finished grade. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise (description on file). JJ/al/jo (For possible action) **06/21/22 PC**

The Enterprise TAB has approved the applicant's request to **HOLD** to the Enterprise TAB meeting on June 15, 2022.

6. **VS-22-0255-VAN 86 HOLDINGS TRUST:**

**VACATE AND ABANDON** easements of interest to Clark County located between Hinson Street (alignment) and Valley View Boulevard, and between Richmar Avenue and Meranto Avenue (alignment) within Enterprise (description on file). JJ/al/jo (For possible action) **06/21/22 PC**

The Enterprise TAB has approved the applicant's request to **HOLD** to the Enterprise TAB meeting on June 15, 2022.

7. **TM-22-500087-VAN 86 HOLDINGS TRUST:**

**TENTATIVE MAP** consisting of 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al/jo (For possible action) **06/21/22 PC**

The Enterprise TAB has approved the applicant's request to **HOLD** to the Enterprise TAB meeting on June 15, 2022.

8. **UC-22-0253-RIVIERA SHOPPING CENTER LTD:**

**USE PERMITS** for the following: **1)** hookah lounge; and **2)** outside dining in conjunction with an existing restaurant on 3.9 acres in a C-1 (Local Business) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action) **06/21/22 PC**

Motion by Barris Kaiser

Action: **APPROVE** Use Permit # 1

**WITHDRAWN** by the applicant Use Permit #2

Per staff if approved conditions

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

9. **VS-22-0243-RAINBOW NORTH SPE OWNER, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Badura Avenue and Arby Avenue and between Rainbow Boulevard and Redwood Street, and a portion of right-of-way being Arby Avenue, Badura Avenue, and a portion of Redwood Street located between Redwood Street and Badura Avenue within Enterprise (description on file). MN/nr/syp (For possible action) **06/21/22 PC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions

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

10. **VS-22-0268-JEPSON JOHN S:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cougar Avenue and Ford Avenue, and between Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/md/syp (For possible action) **06/21/22 PC**

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

11. **ZC-22-0262-FUSCO, ROMOLO RAMO FAMILY TRUST & FUSCO, ELIZABETH:**  
**ZONE CHANGE** to reclassify 1.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** street intersection off-set; and **3)** alternative residential driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; and **2)** finished grade. Generally located on the northeast corner of Buffalo Drive and Chartan Avenue within Enterprise (description on file). JJ/al/jo (For possible action) **06/22/22 BCC**

Motion by David Chestnut  
Action:  
**APPROVE** Zone Change  
**APPROVE** Waivers of Development Standards #s 1 and 2  
**DENY** Waivers of Development Standard # 3  
**APPROVE** Design Reviews  
**ADD** Current Planning Conditions

- Every two driveways to be adjacent where possible
- Increase fenestrations on elevations facing public roads

Per staff if approved conditions  
Motion **PASSED** (5-0) /Unanimous

12. **VS-22-0263-FUSCO ROMOLO RAMO FAMILY TRUST & FUSCO ELIZABETH:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Kane Springs Street (alignment), and between Chartan Avenue and Wolf Wood Court and a portion of a right-of-way being Buffalo Drive located between Chartan Avenue and Wolf Wood Court (alignment) within Enterprise (description on file). JJ/al/jo (For possible action) **06/22/22 BCC**

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

13. **TM-22-500089-FUSCO ROMOLO RAMO FAMILY TRUST & FUSCO ELIZABETH:**  
**TENTATIVE MAP** consisting of 15 single family residential lots and common lots on 1.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Buffalo Drive and Chartan Avenue within Enterprise. JJ/al/jo (For possible action) **06/22/22 BCC**

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

14. **UC-22-0258-LVBRETAIL, LLC:**  
**USE PERMIT** for on-premises consumption of alcohol (supper club).  
**DESIGN REVIEW** for an accessory structure (firewood enclosure) in conjunction with a restaurant on a portion of 4.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/lm/syp (For possible action) **06/22/22 BCC**

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

15. **VS-22-0246-DIAMOND FORD, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Torino Avenue (alignment), and between Jones Boulevard and the Union Pacific Railroad within Enterprise (description on file). JJ/rk/jo (For possible action) **06/22/22 BCC**

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

16. **WS-22-0245-DIAMOND FORD, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** modified driveway design standards; and **3)** reduce back of curb radii.  
**DESIGN REVIEWS** for the following: **1)** proposed office/warehouse building with an outside storage yard; **2)** alternative parking lot landscaping; and **3)** finished grade on a 1.2 acre portion of a 2.5 acre site in an M-1 (Light Manufacturing) Zone and an R-E (Rural Estates Residential) Zone. Generally located on the south side of Ford Avenue, 280 feet east of Jones Boulevard within Enterprise. JJ/rk/jo (For possible action) **06/22/22 BCC**

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

17. **WS-22-0244-DR HORTON, INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to remove streetlights on a portion of a previously approved subdivision on 0.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Park Street and the north side of Raven Avenue within Enterprise. JJ/lm/syp (For possible action) **06/22/22 BCC**

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

18. **WS-22-0264-CHAUDHRY, SOHAIL & HUMA S.:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the

east side of Edmond Street and the north side of Agate Avenue within Enterprise. JJ/md/jo (For possible action) **06/22/22 BCC**

Motion by Barris Kaiser

Action: **DENY**.

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.

- None.

IX. Next Meeting Date

The next regular meeting will be June 15, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:09 p.m.

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