



Enterprise Town Advisory Board

June 28, 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 chayes70@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.

None, 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 June 14, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for June 14, 2023.

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

IV. Approval of Agenda for June 28, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as published.

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

V. Informational Items

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

- **Upcoming Public Meetings on Title 30, Transform Clark County is Nearing Completion!**

Transform Clark County has entered the final phase of a 3.5-year effort to rewrite the County’s Master Plan and Development Code (Title 30). The Board of County Commissioners (Board) adopted the rewrite of the Master Plan in November 2021, and on August 2, 2023, the Board is scheduled to conduct a public hearing on the adoption of the rewritten Title 30.

During the course of this 3.5-year effort, the County has had extensive and comprehensive meetings to receive feedback. Feedback received during these meetings has resulted in a final document that not only provides a more modern and user-friendly code, but also provides a code that allows the County to grow and develop in a more sustainable, reasonable, and logical manner, with more attention to neighborhood protections, sustainable design, and quality development standards.

Please visit www.transformclarkcounty.com to review the adoption version of Title 30, past presentations on changes and updates to the code throughout the process, and more.

This is notice the County will conduct 2 public meetings to collect feedback on the final document. Times and dates for the meetings will be as follows:

Monday, July 10th, from 6:00 p.m. – 8:00 p.m.

in the Presentation Room located at 4701 Russell Road, Las Vegas

Monday, July 17th from 6:00 p.m. – 8:00 p.m.

in the Commission Chambers located at 500 S. Grand Central Parkway, Las Vegas

Feedback received at these meetings will be collected and compiled, and prior to August 2, 2023, responses to the feedback will be made available for review. Responses will include the outcome of collected comments, which may consist of either an explanation of where the comment is addressed, an explanation of why it cannot be addressed, or a modification to Title 30. We look forward to your continued participation through the final phase of Transform Clark County.

VI. Planning & Zoning

1. **WS-23-0241-AMH NV14 DEVELOPMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) non-standard improvements.
DESIGN REVIEW for finished grade on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley. JJ/sd/syp (For possible action) **06/21/23 BCC**

Motion by Barris Kaiser

Action: **DENY:** Waivers of Development Standards #1

WITHDRAWN by the applicant: Waivers of Development Standards #2

APPROVE: Design Review

ADD Comprehensive Planning condition:

- Terrace any combination of retaining and decorative wall over 9 ft.

Per staff if approved conditions

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

2. **UC-23-0265-SURIAAYA LLC:**
USE PERMIT for a pawn shop in conjunction with an existing shopping center on a portion of 6.2 acres in a C-2 (General Commercial) Zone. Generally located on the southeast side of Blue Diamond Road and the east side of Cameron Street within Enterprise. JJ/hw/syp (For possible action) **07/18/23 PC**

Motion by Justin Maffett

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Install bollards every 4-feet along the west and south elevations.

Per staff conditions

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

3. **UC-23-0283-2012 EL CAPITAN WAY, LLC:**
USE PERMIT for a day spa establishment in conjunction with an existing office complex on a 0.9 acre portion of 8.2 acres in a C-P (Office & Professional) Zone. Generally located on the south side of Warm Springs Road and the west side of Placid Street within Enterprise. MN/rr/syp (For possible action) **07/18/23 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

4. **ET-23-400075 (NZN-0312-17)-TRAJAN HOLDINGS, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify a 6.5 acre portion of the parcel from an R-E (Rural Estates Residential) Zone to an M-1 (Light Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive screening and buffering requirements; **2)** reduce setbacks for a proposed structure (security fence); **3)** reduce setbacks from rights-of-way for a proposed structure (security fence); and **4)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a semi-truck and trailer parking facility with employee parking lot. Generally located on the west side of Redwood Street and the north side of Richmar Avenue within Enterprise (description on file). JJ/mh/syp (For possible action) **07/19/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

5. **ET-23-400078 (ZC-21-0119)-MACKOVSKI, ALEXANDER:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** landscaping; **2)** non-standard off-site improvements (landscaping); and **3)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** hotel; **2)** commercial building; **3)** lighting plan; **4)** alternative parking lot landscaping; and **5)** finished grade on 2.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South, 425 feet south of Cactus Avenue within Enterprise (description on file). MN/tpd/syp (For possible action) **07/19/23 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

6. **ET-23-400081 (VS-21-0127)-PICERNE BERMUDA, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of right-of-way being Bermuda Road located between Neal Avenue and St. Rose Parkway within Enterprise (description on file). MN/tpd/syp (For possible action) **07/19/23 BCC**

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

7. **WC-23-400072 (UC-0789-16)-MFE, INC.:**
WAIVER OF CONDITIONS of a use permit requiring vehicle wash hours limited to 7:00 a.m. to 7:00 p.m. on a 1.5 acre portion of a 3.8 acre site in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. JJ/nai/syp (For possible action) **07/19/23 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

8. **WS-23-0289-RICHMOND LIMITED PARTNERSHIP:**
WAIVER OF DEVELOPMENT STANDARDS to increase the number of freestanding signs. **DESIGN REVIEW** for existing and proposed signage in an existing retail center on 7.2 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise. MN/lm/syp (For possible action) **07/19/23 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition:
• No additional sign facing residential.
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.

- None.

IX. Next Meeting Date

The next regular meeting will be July 12, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:28 p.m.

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