



Enterprise Town Advisory Board

July 12, 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.

Kaushal Shah arrived before vote on Planning item #1.
Mark Donohue and Richard Ruggles, 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.

- Mark Donohue introduced a new current planner.

III. Approval of Minutes for June 28, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for June 28, 2023.

Motion **PASSED** (4-0)/ Unanimous.

IV. Approval of Agenda for July 12, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended

Motion **PASSED** (4-0) /Unanimous

Related applications heard together:

1. PA-23-700018 DR HORTON INC:
2. ZC-23-0326 DR HORTON INC:
3. VS-23-0327 DR HORTON INC:

10. UC-23-0307 REMINGTON UTE LLC:
11. VS-23-0308 REMINGTON UTE, LLC
12. TM-23-500073-REMINGTON UTE, LLC

13. WC-23-40002(ZC-18-0621)-VACCARDO, LOUIS & LINDA REV
TR & VACCARO, LOUIS C. & LINDA L. TRS:
14. VS-23-0324- VACCARDO, LOUIS & LINDA REV
TR & VACCARO, LOUIS C. & LINDA L. TRS:
15. UC-23-0323 VACCARDO, LOUIS & LINDA REV
TR & VACCARO, LOUIS C. & LINDA L. TRS:

V. Informational Items

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

VI. Planning & Zoning

1. **PA-23-700018-DR HORTON INC:**
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.2 acres. Generally located on the east side of Decatur Boulevard, 330 feet north of Frias Avenue within Enterprise. JJ/gc (For possible action) **08/01/23 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

2. **ZC-23-0326-DR HORTON INC:**
ZONE CHANGE to reclassify 1.2 acres from an R-E (Rural Estates Residential) Zone and an R-3 (Multiple Family Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following **1)** reduce separation to a residential use; and **2)** increase wall height.
DESIGN REVIEWS for the following: **1)** vehicle wash; and **2)** alternative parking lot landscaping. Generally located on the east side of Decatur Boulevard, 330 feet north of Frias Avenue within Enterprise (description on file). JJ/lm/syp (For possible action) **08/01/23 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

3. **VS-23-0327-DR HORTON INC:**
VACATE AND ABANDON a portion of a right-of-way being Decatur Boulevard located between Pyle Avenue and Frias Avenue within Enterprise (description on file). JJ/lm/syp (For possible action) **08/01/23 PC**

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

4. **UC-23-0287-MATINATA RAUL:**
USE PERMIT to allow accessory structures not architecturally compatible with the existing building.
WAIVER OF DEVELOPMENT STANDARDS to increase the fence height in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Rancho Destino Road, 250 feet north of Pebble Road within Enterprise. MN/sd/syp (For possible action) **08/01/23 PC**

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

5. **UC-23-0297-ELLEMAN JASON:**
USE PERMIT for a second kitchen.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative yards; 2) setbacks; and 3) wall height in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Polaris Avenue and the north side of Torino Avenue within Enterprise. JJ/hw/syp (For possible action) **08/01/23 PC**

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

6. **UC-23-0298-LAND J & J TRUST & LAND JOHN I & JILL R TRS:**
USE PERMIT to increase the area of an accessory structure in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Callington Way and Glenridding Street within Enterprise. MN/al/syp (For possible action) **08/01/23 PC**

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

7. **UC-23-0305-MELDRUM BRADFORD & ROJAS CONNIE L:**
USE PERMIT to allow an accessory structure prior to construction of a principal dwelling on 0.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Charismatic Court, 140 feet north of Levi Avenue within Enterprise. JJ/rr/syp (For possible action) **08/01/23 PC**

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

8. **AR-23-400089 (UC-22-0204)-SOUTHERN NEVADA BEAGLE RESCUE FOUNDATION:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow additional household pets (dogs) in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Irvin Avenue, 150 feet west of Placid Street within Enterprise. MN/rp/syp (For possible action) **08/02/23 BCC**

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

9. **ET-23-400084 (VS-21-0192)-B-R OVATION LIMITED PARTNERSHIP:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Jonathan Drive (alignment) and Bruner Avenue, and between Ensworth Street (alignment) and I-15 within Enterprise (description on file). MN/nai/syp (For possible action) **08/02/23 BCC**

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

10. **UC-23-0307-REMINGTON UTE, LLC:**
USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; **3)** reduce the setback for a proposed convenience store to a residential use; and **4)** reduce the setback for a proposed gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified driveway geometrics; and **2)** non-standard street improvement in the right-of-way.
DESIGN REVIEWS for the following: **1)** proposed commercial complex; **2)** lighting plan; and **3)** finished grade on 1.7 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Starr Avenue and Bermuda Road within Enterprise. MN/jud/syp (For possible action) **08/02/23 BCC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

11. **VS-23-0308-REMINGTON UTE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Fairfield Avenue (alignment) and Bermuda Road, and between Liberty Heights Avenue (alignment) and Starr Avenue within Enterprise (description on file). MN/jud/syp (For possible action) **08/02/23 BCC**

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

12. **TM-23-500073-REMINGTON UTE, LLC:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 1.7 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Starr Avenue and Bermuda Road within Enterprise. MN/jud/syp (For possible action) **08/02/23 BCC**

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

13. **WC-23-400092 (ZC-18-0621)-VACCARO, LOUIS & LINDA REV TR & VACCARO, LOUIS C. & LINDA L. TRS:**
WAIVER OF CONDITIONS of a zone change requiring to relocate the convenience store so it is a minimum of 100 feet from the existing residential development in conjunction with a retail center on 2.4 acres in a C-1 (Local Business) Zone. Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action) **08/02/23 BCC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (4-1) /Chestnut-Nay

14. **VS-23-0324-VACCARO, LOUIS & LINDA REV TR & VACCARO, LOUIS C. & LINDA L. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane, and between Blue Diamond Road and Serene Avenue within Enterprise (description on file). JJ/lm/syp (For possible action) **08/02/23 BCC**

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

15. **UC-23-0323-VACCARO, LOUIS & LINDA REV TR & VACCARO, LOUIS C. & LINDA L. TRS:**
USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; **3)** reduce separation from a convenience store to a residential use; and **4)** reduce separation from a gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; **2)** alternative driveway geometrics; and **3)** reduce driveway approach distance from the intersection.
DESIGN REVIEWS for the following: **1)** retail center; and **2)** finished grade on 2.4 acres in a C-1 (Local Business) Zone. Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action) **08/02/23 BCC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (4-1) /Chestnut-Nay

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 26, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:25 p.m.

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