



Enterprise Town Advisory Board

July 13, 2022

MINUTES

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

Rob Kaminski, 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.

- The Chair commented: An email concerning airport land sales and R-3 housing has been circulated. Those items are not on tonight's agenda. Any comments on those items should be held to the second Public Comment period at the end of the meeting. The board cannot discuss or taken any action on those public comments.

III. Approval of Minutes for June 29, 2022 (For possible action)

The following corrections were made to the distributed minutes:

- II First Public Comment – A resident spoke in opposition to items 17-19 indicating she may not be able to stay long enough to hear the item.
- Planning Item #4 – Only the first added bullet should be included (Install detached sidewalk along Polaris Ave). The other two bullet points were part of the motion for item #2 but were not added to the tentative map item.
- Planning Item #13 – There is no action noted for the Design Review. After the portions of the motion regarding the waivers, it should read: APPROVE: Design Review
- VII Second Public Comment – The owner of a parcel on Las Vegas Blvd. near Pyle indicated he is looking to do a 4-story multifamily project in the future.

Motion by David Chestnut

Action: **APPROVE** Minutes as amended for June 29, 2022.

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

IV. Approval of Agenda for July 13, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

1. WC-22-400074 (NZN-1563-04)-DIAMOND BLUE LP:
2. VS-22-0329-DIAMOND BLUE, LP:
3. UC-22-0313-DIAMOND BLUE LP:

7. WC-22-400084 (ZC-1198-07)-CHELSEI HOLDING, LLC:
8. UC-22-0361-CHELSEI HOLDING, LLC:

9. VS-22-0336-NEW WEST RESIDENTIAL 1, LLC:
10. WS-22-0335-NEW WEST RESIDENTIAL 1, LLC:

Items 1, 2 and 3 will be heard by call of the chair.

V. Informational Items

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

- Commissioner Michael Naft:

Coffee & Conversation

Saturday, July 16, 2022

9 a.m. until 10 a.m.

Squeeze In

8876 S Eastern Ave. #100

Las Vegas, NV 89123

DistrictA@ClarkCountyNV.gov I www.ClarkCountyNV.gov I (702) 455-3535

Twitter: @MichaelNaft Facebook: @MichaelNaftLV

VI. Planning & Zoning

1. **WC-22-400074 (NZC-1563-04)-DIAMOND BLUE LP:**
WAIVER OF CONDITIONS of a zone change that requires a 15 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area along Blue Diamond Road and Westwind Road on 1.7 acres in a C-1 (Local Business) Zone. Generally located on the south side of Blue Diamond Road and the east side of Westwind Road within Enterprise (description on file). JJ/jad/syp (For possible action) **07/20/22 BCC**

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

2. **VS-22-0329-DIAMOND BLUE, LP:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Agate Avenue, and between Westwind Road and Lindell Road within Enterprise (description on file). JJ/md/syp (For possible action) **07/20/22 BCC**

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

3. **UC-22-0313-DIAMOND BLUE LP:**
USE PERMITS for the following: **1)** convenience store; **2)** reduced separation from a convenience store to a residential use; **3)** gasoline station; **4)** reduced separation from a gasoline station to a residential use; and **5)** secondhand sales.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** shopping center on 3.9 acres in a 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/jad/syp (For possible action) **07/20/22 BCC**

Motion by David Chestnut
Action: **APPROVE:** Use Permits #s 1, 2, 3, 4.
DENY: Use Permit # 5
APPROVE: Waiver of Development Standards
APPROVE: Design Reviews #1;
APPROVE: Design review #2 to read Shopping Center for the C-1 zone only.
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.
- The gas canopy to be the same neutral tone as the buildings.

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

4. **UC-22-0312-DIAMOND WINDMILL, LLC:**
USE PERMIT to increase the maximum combined area of all manager's units.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce landscaping; and **3)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** office complex with a non-residential design; **2)** balconies and clear windows above the first story; and **3)** lighting on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the southwest corner of Windmill Lane and Gilespie Street within Enterprise. MN/jt/jo (For possible action) **08/02/22 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- All pole and wall mounted lighting to be fully shielded.
- The west elevation exits to be emergency use only.

Per staff if approved conditions

Motion **PASSED** (4-1) / Behm- Ney

5. **UC-22-0357-SOUTHWEST MARKETPLACE STATION LLC:**
USE PERMIT to reduce the setback for an existing communication tower to a residential development.
DESIGN REVIEWS for the following: **1)** increase height of an existing communication tower; and **2)** modifications to an existing communication tower and associated equipment within an existing shopping center on a portion of 16.2 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Rainbow Boulevard and Windmill Lane within Enterprise. MN/md/tk (For possible action) **08/02/22 PC**

Motion by Joseph Throneberry

Action: **APPROVE**

ADD Current Planning Condition:

- Backup generator testing to be done only on weekdays between county day light hours.

Per staff conditions

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

6. **WS-22-0342-JM LEASING, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for setbacks in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ford Avenue, 288 feet west of Miller Lane within Enterprise. JJ/lm/syp (For possible action) **08/02/22 PC**

Motion by Joseph Throneberry

Action: **DENY**

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

7. **WC-22-400084 (ZC-1198-07)-CHELSEI HOLDING, LLC:**
WAIVER OF CONDITIONS of a zone change for a right-of-way dedication for Las Vegas Boulevard South to accommodate 300 foot full street width. Generally located on the east and west sides of Las Vegas Boulevard South, 315 feet south of Welpman Way within Enterprise. JJ/jvm/syp (For possible action) **08/03/22 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

8. **UC-22-0361-CHELSEI HOLDING, LLC:**
USE PERMIT for a multiple family development
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** increase building height; **3)** non-standard improvements in the right-of-way; and **4)** throat depth.
DESIGN REVIEWS for the following: **1)** multiple family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade on 10.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Las Vegas Boulevard South, 315 feet south of Welpman Way within Enterprise. JJ/jvm/syp (For possible action) **08/03/22 BCC**

Motion by Barris Kaiser

Action: **APPROVE:** Use Permit:

DENY: Waiver of Development Standards # 1

APPROVE: Waiver of Development Standards #s 2, 3 and 4.

DENY: Design Reviews #s 1 and 2.

APPROVE: Design Reviews # 3.

ADD Current Planning Condition:

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

Per staff if approved conditions.

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

9. **VS-22-0336-NEW WEST RESIDENTIAL 1, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Placid Street and Fairfield Avenue, and between Robindale Road and Maulding Avenue within Enterprise (description on file). MN/rk/syp (For possible action) **08/03/22 BCC**

Motion by Tanya Behm

Action: **APPROVE** per staff conditions.

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

10. **WS-22-0335-NEW WEST RESIDENTIAL 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce net lot area for residential lots; and **2)** increase wall height.
DESIGN REVIEW for finished grade in conjunction with a single family residential subdivision on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Placid Street and the north side of Robindale Road within Enterprise. MN/rk/syp (For possible action) **08/03/22 BCC**

Motion by Tanya Behm

Action: **APPROVE** per staff 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.

- Neighbor requested more information on application number VS-22-0336 and WS-22-0335.

IX. Next Meeting Date

The next regular meeting will be July 27, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:28 p.m.

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