



# Enterprise Town Advisory Board

July 14, 2021

## MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Tanya Behm <b>PRESENT</b> Joseph Throneberry <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Crystal Bomar <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>	

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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.

Lorna Phegley, 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 June 30, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for June 30, 2021.

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

IV. Approval of Agenda for July 14, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant has requested a **HOLD** for the following the applications:

1. NZC-21-0123-BADSM PARTNERS, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on August 11, 2021.
2. VS-21-0124-BADSM PARTNERS, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on August 11, 2021.
3. TM-21-500032-BADSM PARTNERS, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on August 11, 2021.

Related applications:

4. NZC-21-0254-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:
5. VS-21-0255-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:
6. TM-21-500069-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:
  
7. NZC-21-0303-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:
8. VS-21-0304-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:
9. TM-21-500096-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:
  
10. SC-21-0279-CAPSTONE CHRISTIAN SCHOOL:
11. VS-21-0301-CAPSTONE CHRISTIAN SCHOOL:
  
12. VS-21-0287-REMINGTON UTE LLC:
13. TM-21-500090-REMINGTON UTE LLC:

## V. Informational Items

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

1. The Enterprise TAB will return to the Windmill Library starting with the August 11, 2021, meeting.

### **2 NEIGHBORHOOD MEETING**

You are cordially invited to attend a virtual meeting to discuss a proposed non-conforming zone change to allow for a single family residential development on the southeast corner of Arville Street and Pyle Avenue.

APNs: 177-30- 701-001, 002, 003, 004, 007, 008, 010, 038 and 039

Current Zoning: R- E (RNP - 1) and R-2

Proposed Zoning: R-2

Current Master Plan: RL and RNP

Date: July 19, 2021

Time: 5:30pm

Please join us on:  
Zoom Meeting link: <https://tinyurl.com/saguaro-pyle>  
Meeting ID: 883 8781 1753  
Password: Pyle

### **3. NEIGHBORHOOD MEETING**

You are cordially invited to attend a virtual neighborhood meeting to discuss a proposed Richmond American Homes single family residential development on property located on the southeast corner of Dean Martin Drive and LeBaron Avenue.

APN: 177-29-203-002 thru 005 and 177-29-203-008 thru 010

Current Zoning: Rural Estates Residential (R - E)

Proposed Zoning: Single Family Residential District (R-1)

Land use: Rural Neighborhood Preservation (RNP)

Date: July 20, 2021

Time: 5:30 p.m

Zoom Meeting link: <https://tinyurl.com/dm-lebaron>

Meeting ID: 872 4057 2408

Password: lebaron

Call in: 1-669 - 900-6833 (Passcode: 9704538)

### **4. NEIGHBORHOOD MEETING**

You are cordially invited to attend a virtual meeting to discuss a proposed nonconforming zone change to allow for a 96 lot single family residential development near the the southeast corner of Dean Martin Drive and Agate Avenue.

APNs: 177-20-204-003, 005, 006, 0007, 010 and 012

Current Zoning: R-E (Rural Estates Residential-up to 2 dwelling units per acre)

Proposed Zoning: R-2 (Medium Density Residential-up to 8 dwelling units per acre)

Current Master Plan: RL (Residential Low-up to 3.5 dwelling units per acre)

Please join us on:  
Date: July 21, 2021  
Time: 5:30pm  
Zoom Meeting link: <https://tinyurl.com/DM-aqate>  
Meeting ID: 837 7384 1582  
Password: Agate

### **5. NEIGHBORHOOD MEETING**

You are cordially invited to attend a virtual neighborhood meeting via Zoom to discuss a proposed non-conforming zone change and related applications for a single-family residential development on property located west of Buffalo Drive and south of Cactus Avenue. The Applicant is requesting R-2 zoning to match the surrounding zoning of the existing residential developments near the site.

APN's: 176-33-501-003

Current Zoning: Rural Estates Residential (R-E)

BOARD OF COUNTY COMMISSIONERS  
MARILYN BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair  
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, County Manager

Proposed Zoning: Medium Density Residential (R-2)

Current Land use: Open Land (OL)

Date: July 21, 2021

Time: 5:30 p.m.

Zoom Meeting link: <https://tinyurl.com/cactus-buffalo>

Meeting ID: 895 5704 8192

Password: Cactus

Call in: 1-669-900-6833 (Passcode: 499979)

The Zoom app may be downloaded on a smartphone or other device for free or you may visit the Zoom website at <http://zoom.us> if the above link does not work. Click on "Join a Meeting" and enter the above meeting ID and Password. Please contact Lindsay Kaempfer with any questions at [Lkaempfer@kcnvlaw.com](mailto:Lkaempfer@kcnvlaw.com)

#### 6. NOTICE OF NEIGHBORHOOD MEETING

Purpose of Meeting: Discuss a proposed single family residential development. Location of Subject Property (See map)- North side of Windmill Lane between Placid Street and Fairfield Avenue (APN 177-09-810-001)

Master Plan Designation: Office Professional (OP)

Existing Zoning : CRT (Commercial Residential Transition)

Proposed Zoning: R-2 (Medium Density Residential)

Meeting Date: Wednesday, July 21, 2021, Time : 6:00 PM

Meeting Location: Fairfield Inn and Suites by Marriott, 355 E. Warm Springs Road, Las Vegas, NV 89119

Project Contact: Dionicio Gordillo

E-mail Address: [dgordillo@cox.net](mailto:dgordillo@cox.net) Phone#: (702) 379-6601

## VI. Planning & Zoning

- NZC-21-0123-BADSM PARTNERS, LLC:**  
**AMENDED HOLDOVER ZONE CHANGE** to reclassify 7.4 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone (previously not notified).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** waive perimeter landscaping along a local street; and **3)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).  
**DESIGN REVIEWS** for the following: **1)** proposed single family residential development; and **2)** finished grade. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise (description on file). MN/rk/jd (For possible action) **07/20/21 PC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on August 11, 2021.

2. **VS-21-0124-BADSM PARTNERS, LLC:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jd (For possible action) **07/20/21 PC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on August 11, 2021.

3. **TM-21-500032-BADSM PARTNERS, LLC:**  
**AMENDED HOLDOVER TENTATIVE MAP** consisting of 24 (previously 22) single family residential lots and common lots on 7.4 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/jd (For possible action) **07/20/21 PC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on August 11, 2021.

4. **NZC-21-0254-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:**  
**ZONE CHANGE** to reclassify 1.9 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce driveway approach distances from the intersection; **2)** allow modified driveway design standards; and **3)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Meranto Avenue.  
**DESIGN REVIEWS** for the following: **1)** proposed retail center; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **07/20/21 PC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning Conditions:

- Add additional fenestrations to retail building #1 western elevation.

Per staff conditions.

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

5. **VS-21-0255-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment), and between Meranto Avenue and Blue Diamond Road and a portion of a right-of-way being Rainbow Boulevard located between Meranto Avenue and Blue Diamond Road within Enterprise (description on file). JJ/lm/jd (For possible action) **07/20/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

6. **TM-21-500069-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/lm/jd (For possible action) **07/20/21 PC**

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

7. **NZC-21-0303-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:**  
**ZONE CHANGE** to reclassify 7.6 acres from an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone to an RUD (Residential Urban Density) Zone.  
**USE PERMIT** for an attached (townhouse) planned unit development (PUD).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setback; **2)** reduce street intersection off-set; **3)** reduce width of private streets; **4)** reduce back of curb radius; **5)** modify private street sections; and **6)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** an attached single family residential planned unit development; **2)** signage; and **3)** finished grade. Generally located on the west side of Fort Apache Road and the south side of Serene Avenue (alignment) within Enterprise (description on file). JJ/md/jd (For possible action) **08/03/21 PC**

Motion by Barris Kaiser  
Action: **APPROVE**  
**ADD** Current Planning conditions:

- Terrace and landscape walls exceeding 9 ft. (retaining and wall height) adjacent to public right-of-way
- Provide pathway lighting on interior pathways

per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

8. **VS-21-0304-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Serene Avenue (alignment) and Meranto Avenue (alignment), and between Fort Apache Road and Chieftain Street (alignment) within Enterprise (description on file). JJ/md/jd (For possible action) **08/03/21 PC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

9. **TM-21-500096-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:**  
**TENTATIVE MAP** consisting of 93 lots and common lots on 7.6 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Serene Avenue (alignment) and the west side of Fort Apache Road within Enterprise. JJ/md/jd (For possible action) **08/03/21 PC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

10. **SC-21-0279-CAPSTONE CHRISTIAN SCHOOL:**  
**STREET NAME CHANGE** to change the name of Aphrodite Street to Capstone Academy Way north of Cactus Avenue. Generally located on the north side of Cactus Avenue, 800 feet east of Amigo Street within Enterprise. MN/dm/jo (For possible action) **08/03/21 PC**

Motion by Joseph Throneberry  
Action: **APPROVE** per if approved staff conditions.  
Motion **PASSED** (4-1) /Behm-Nay

11. **VS-21-0301-CAPSTONE CHRISTIAN SCHOOL:**  
**VACATE AND ABANDON** an easement (drainage) of interest to Clark County located between Amigo Street and Radcliff Street (alignment), and between Cactus Avenue and Quaint Acres Avenue (alignment) within Enterprise (description on file). JJ/sd/ja (For possible action) **08/03/21 PC**

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

12. **VS-21-0287-REMINGTON UTE LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment), and between Edmond Street and Decatur Boulevard within Enterprise (description on file). JJ/al/jd (For possible action) **08/03/21 PC**

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

13. **TM-21-500090-REMINGTON UTE LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Decatur Boulevard and Windmill Lane within Enterprise. JJ/al/jd (For possible action) **08/03/21 PC**

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

14. **UC-21-0306-HARTMAN WERNER W & SUZANNE:**  
**USE PERMIT** to increase the area of a proposed accessory building on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Placid Street and the north side of Torino Avenue (alignment) within Enterprise. MN/jgh/jo (For possible action) **08/03/21 PC**

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

15. **VS-21-0271-LASFUEL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Schuster Street and Valley View Boulevard, and between CC 215 and Martin Avenue within Enterprise (description on file). MN/bb/jd (For possible action) **08/03/21 PC 08/03/21 PC**

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

16. **WS-21-0293-MONROE JAMES A JR & YOLANDA K:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** reduce building separation for an existing accessory structure (storage building) in conjunction with a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Irvin Avenue, 415 feet west of Jones Boulevard within Enterprise. JJ/al/jo (For possible action) **08/03/21 PC**

Motion by Tanya Behm  
Action: **APPROVE** per staff if approved conditions.  
Motion **PASSED** (4-1) / Throneberry-Nay

17. **DR-21-0299-LH VENTURES, LLC:**  
**DESIGN REVIEW** for finished grade in conjunction with a previously approved single family residential development on 9.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/md/ja (For possible action) **08/04/21 BCC**

Motion by David Chestnut  
**HOLD** to the Enterprise TAB meeting on 28 July 2021 per applicant agreement.  
Motion **PASSED** (5-0) /Unanimous

VII. General Business:

- 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.

- The Chair advised TAB members that the draft Comprehensive Master Plan through Transform Clark County is now available for their review.



IX. Next Meeting Date

The next regular meeting will be July 28, 2021 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut

**ADJOURN** meeting at 8:25 p.m.

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