



# Enterprise Town Advisory Board

August 11, 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>EXCUSED</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chaves70@yahoo.com">chaves70@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.

Shane Ammerman, Comprehensive 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.

1. A citizen expressed concerns that the RNP's were not properly protected in the new comprehensive master plan.
2. A citizen requested the anticipated water usage be included in the staff analysis for all new projects.

### III. Approval of July 28, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for July 28, 2021

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

### IV. Approval of Agenda for August 11, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant has requested a hold the application:

8. WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN: The applicant has requested a HOLD to the Enterprise TAB meeting on September 1, 2021.

Related applications:

1. NZC-21-0123-BADSM PARTNERS, LLC:
2. VS-21-0124-BADSM PARTNERS, LLC:
3. TM-21-500032-BADSM PARTNERS, LLC:
  
5. VS-21-0376-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:
6. DR-21-0375-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:
7. TM-21-500116-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:
  
9. ZC-21-0355-SILVER HINSON, LLC & GRAND GOMER, LLC:
10. VS-21-0356-SILVER HINSON, LLC & GRAND GOMER, LLC:
11. TM-21-500112-SILVER HINSON, LLC & GRAND GOMER, LLC:
  
12. ZC-21-0369-TIBERTI, JELINDO A. II 2015 IRREVOCABLE TRUST ETAL & FORGEY, COURTNEY TIBERTI TRS:
13. VS-21-0370-TIBERTI, JELINDO A. II 2015 IRREVOCABLE TRUST ETAL & FORGEY, COURTNEY TIBERTI TRS:
  
14. ZC-21-0371-CFT LANDS, LLC:
15. VS-21-0372-CFT LANDS, LLC:
16. TM-21-500115-CFT LANDS, LLC:

Move item 21. VS-21-0361-YOUNG COLBY P & DEANA SUE to beginning of agenda.

#### V. Informational Items

1. Review that the Transform Clark County land use plan map accurately applies compatible density or intensity conversions from the existing land use categories to the proposed land use categories. (For discussion only)

Please go to <https://transformclarkcounty.konveio.com/> and click on the “Land Use Plan Map” link in order to view side by side maps which show existing land use categories and proposed land use categories.

The key points presented by Shane Ammerman, Advanced Planning.

- The current land uses are being updated close as possible to the current land uses.
  - There are no updates or changes made to the current land uses, most likely will occur later.
  - In some cases the open land designation (OL) is being used in place of RE without out a zone change.
  - Additional protections for the R20 (new RNP) zone district will be built into the new Title 30.
  - Comments on the new land use maps can be submitted online.
2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- **NONE**

VI. Planning & Zoning

1. **NZC-21-0123-BADSM PARTNERS, LLC:**  
**AMENDED HOLDOVER ZONE CHANGE** to reclassify 7.4 acres from an R-E (Rural Estates Residential) (RNP-1) Zone to an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone (no longer needed).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback (previously not notified); **2)** increase wall height; **3)** waive perimeter landscaping along a local street; and **4)** 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) **08/17/21 PC**

Motion by Tanya Behm

Action: **DENY**

Motion **PASSED** (3-1) /Joseph Throneberry-Nay

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) **08/17/21 PC**

Motion by Tanya Behm

Action: **DENY**

Motion **PASSED** (3-1) /Joseph Throneberry-Nay

3. **TM-21-500032-BADSM PARTNERS, LLC:**  
**AMENDED HOLDOVER TENTATIVE MAP** consisting of 22 (previously 24) 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 (no longer needed). Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/jd (For possible action) **08/17/21 PC**

Motion by Tanya Behm

Action: **DENY**

Motion **PASSED** (3-1) /Joseph Throneberry-Nay

4. **UC-21-0328-CCC, LLC:**  
**USE PERMITS** for the following: **1)** vehicle rental; **2)** vehicle maintenance; and **3)** vehicle wash. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a service bay door to face a street; **2)** reduce separation to a residential use (single family); **3)** reduce parking lot landscaping; **4)** allow outside storage/display of vehicles to be visible from public streets; and **5)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** vehicle rental facility; **2)** vehicle maintenance facility; and **3)** vehicle wash facility on 2.7 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Warm Springs Road and the east side of Haven Street within Enterprise. MN/md/jo (For possible action) **08/17/21 PC**

Motion by David Chestnut

Action: **APPROVE.**

**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.
- No mechanical car wash equipment.

Per Staff if approved conditions.

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

5. **VS-21-0376-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Ford Avenue and between Durango Drive and Tomsik Street within Enterprise (description on file). JJ/sd/jo (For possible action) **08/18/21 BCC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

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

6. **DR-21-0375-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:**  
**DESIGN REVIEW** for finished grade for a proposed convenience store on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/sd/jo (For possible action) **08/18/21 BCC**

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

7. **TM-21-500116-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/sd/jo (For possible action) **08/18/21 BCC**

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

8. **WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:**  
**WAIVER OF CONDITIONS** of a use permit to dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1, for a place of worship and school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jgh/jo (For possible action) **08/18/21 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on September 1, 2021.

9. **ZC-21-0355-SILVER HINSON, LLC & GRAND GOMER, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.  
**USE PERMIT** for a planned unit development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** setbacks; **2)** landscaping; **3)** alternative private street sections; **4)** reduce back of curb radius; **5)** reduce driveway side setbacks; and **6)** reduce street intersection off-set.  
**DESIGN REVIEWS** for the following: **1)** single family attached (townhouse) residential subdivision; and **2)** finished grade. Generally located on the north side of Gomer Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/jt/jd (For possible action) **08/18/21 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

10. **VS-21-0356-SILVER HINSON, LLC & GRAND GOMER, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Meranto Avenue and Gomer Road (alignment), and between Grand Canyon Drive and Conquistador Street within Enterprise (description on file). JJ/jt/jd (For possible action) **08/18/21 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

11. **TM-21-500112-SILVER HINSON, LLC & GRAND GOMER, LLC:**  
**TENTATIVE MAP** consisting of 70 residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Gomer Road and the west side of Grand Canyon Drive within Enterprise. JJ/jt/jd (For possible action) **08/18/21 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

12. **ZC-21-0369-TIBERTI, JELINDO A. II 2015 IRREVOCABLE TRUST ETAL & FORGEY, COURTNEY TIBERTI TRS:**  
**ZONE CHANGE** to reclassify 10.0 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.  
**DESIGN REVIEWS** for the following: **1)** distribution center; and **2)** finished grade in the CMA Design Overlay District. Generally located between Maule Avenue and Badura Avenue, 650 feet east of Torrey Pines Drive within Enterprise (description on file). MN/al/jd (For possible action) **08/18/21 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
**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.

Per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

13. **VS-21-0370-TIBERTI, JELINDO A. II 2015 IRREVOCABLE TRUST ETAL & FORGEY, COURTNEY TIBERTI TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Torrey Pines Drive and Jones Boulevard; and portions of a right-of-way being Mann Street located between Maule Avenue and Badura Avenue, and Maule Avenue located between Torrey Pines Drive and Jones Boulevard in the CMA Design Overlay District within Enterprise (description on file). MN/al/jd (For possible action) **08/18/21 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

14. **ZC-21-0371-CFT LANDS, LLC:**  
**ZONE CHANGE** to reclassify 21.0 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 retaining wall height; **2)** off-site improvement (curb, gutter, streetlights, sidewalk, and partial paving); and **3)** street configuration.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the east side of Valley View Boulevard and the north side Frias Avenue within Enterprise (description on file). JJ/sd/jd (For possible action) **08/18/21 BCC**

Motion by David Chestnut

Action:

**APPROVE:** Zone Change.

**APPROVE:** Waiver of Development Standards #s 1 and 3.

**DENY:** Waiver of Development Standards # 2.

**DENY** Design Review # 1.

**APPROVE** Design review # 2,

**ADD** Current Planning Conditions:

- Single story home abutting established single story homes.
- 10,000 sq ft or larger lot along the eastern boundary south of Haleh Ave.
- 10,000 sq ft. or larger lots abutting established RE lots west of Valley View Blvd.
- No three-story homes.
- Increase fenestrations on elevations facing public roads.

Per staff if approved conditions.

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

15. **VS-21-0372-CFT LANDS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Valley View Boulevard and Dean Martin Drive within Enterprise (description on file). JJ/sd/jd (For possible action) **08/18/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

16. **TM-21-500115-CFT LANDS, LLC:**  
**TENTATIVE MAP** consisting of 109 residential lots and 11 common lots on 21.0 acres in a R-2 (Medium Density Residential) Zone. Generally located on the east side of Valley View Boulevard and the north side Frias Avenue within Enterprise. JJ/sd/jd (For possible action) **08/18/21 BCC**

Motion by David Chestnut

Action: **DENY**

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

17. **ZC-21-0381-USA:**  
**ZONE CHANGE** to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** public facility (fire station); **2)** lighting; **3)** signage; and

4) finished grade. Generally located on the south side of Raven Avenue, 260 feet to the west of Rainbow Boulevard within Enterprise (description on file). JJ/md/jd (For possible action) **08/18/21 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

18. **ET-21-400114 (VS-19-0356)-GOLDEN LANTERN LLC & ADAS LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Belcastro Street and Rainbow Boulevard within Enterprise (description on file). JJ/jgh/jo (For possible action) **09/07/21 PC**

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (3-0) / Unanimous, Barris Kaiser was out of the room.

19. **NZC-21-0352-A & A, LLC & A & A III, LLC:**  
**ZONE CHANGE** to reclassify 1.7 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone.  
**USE PERMITS** for the following: **1)** reduce separation for a convenience store to a residential use; and **2)** reduce separation for a gasoline station (canopy) to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative driveway geometrics; and **2)** alternative bus stop placement.  
**DESIGN REVIEW** for a convenience store with gasoline station.  
Generally located on the northwest corner of Decatur Boulevard and Silverado Ranch Boulevard within Enterprise (description on file). JJ/jt/jo (For possible action) **09/07/21 PC**

Motion by David Chestnut  
Action: **APPROVE**.  
**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.
- Provide for cross access for lots to the north and west if compatible uses are developed.

Per staff conditions.  
Motion **FAILED** (2-2) / Barris Kaiser and Tanya Behm – Nay

**No second motion was proposed. No Recommendation will be forwarded.**

20. **UC-21-0374-BROADHERST INVESTMENT TRUST III & GIACOSE RONALD TRS:**  
**USE PERMIT** for a communication tower.  
**DESIGN REVIEW** for a proposed communication tower and associated ground mounted equipment on a portion of 0.7 acres in an H-2 (General Highway Frontage) Zone. Generally located on the east side of Edmond Street, 220 feet south of Blue Diamond Road within Enterprise. JJ/sd/jo (For possible action) **09/07/21 PC**

Motion by David Chestnut



Action:

**APPROVE:** Use Permit for communication tower with monoelm design.

**APPROVE:** Design Review.

Per staff if approved conditions.

Motion **PASSED** (3-0) /Unanimous, Joseph Throneberry abstained.

21. **VS-21-0361-YOUNG COLBY P & DEANA SUE:**

**VACATE AND ABANDON** easements of interest to Clark County located between Cimarron Road and Gagnier Boulevard and between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/jd (For possible action) **09/07/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

22. **VS-21-0366-EINARSSON HAROLD PAUL & TAMLYNN RAE:**

**VACATE AND ABANDON** a portion of a right-of-way being Rome Street located between Mullen Avenue and Volunteer Boulevard within Enterprise (description on file). MN/bb/jd (For possible action) **09/07/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

VII. General Business:

1. Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action)

Chestnut suggested Public Works request to NDOT to increase the Blue Diamond Rd travel lanes to three or more from Rainbow Blvd to Hualapai Way.

Budget requests must be finalized at next meeting. Any requests prior to the meeting should be submitted to Secretary or Liaison.

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 September 1, 2021 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut

**ADJOURN** meeting at 9:34 p.m.

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

## ***Enterprise's need for multiple County facilities***

*Enterprise requires multiple community centers, seniors' facilities, aquatic facilities, parks and trails due to rapidly increasing population, significant connectivity barriers and physical size.*

### **Rapidly Increasing Population**

- *There are 225,000+ citizens in Enterprise.*
  - *Enterprise population in 2000 was approximately 14,000*
  - *Enterprise population in 2010 was approximately 108,000*
- *Enterprise covers 67 sq. miles.*
- *Residential uses are increasing rapidly.*
  - *More higher density multifamily projects are being built or planned.*
  - *Lower density land use is being replaced with higher density land use.*

### **Significant connectivity barriers**

- *Interstate 15 limits east/west access.*
- *4 Major Projects, 3 are active (Southern Highlands, Mountain's Edge and Rhodes Ranch), one failed (Pinnacle Peaks).*
  - *Arterial and collector roads have been removed from the transportation grid.*
  - *Enclosed subdivisions have vacated local roads for more homes.*
  - *Major projects' plans have not added sufficient facilities to serve the public.*
- *South of CC 215, only three east/west arterials are available, two are not fully built out from I-15 to Fort Apache Rd.*
  - *UPRR tracks block or inhibit arterial and collector road development.*
  - *Geographic features, 12% or greater slopes block arterial and collector road development.*
- *Local roads are being vacated to build enclosed subdivisions.*
- *The connectivity barriers significantly increase travel time to county facilities currently planned for western Enterprise.*
  - *The planned regional park facilities in Mountain's Edge are not centrally located in Enterprise.*
  - *Individuals east of I-15 most likely will not use those facilities.*

### **Other factors**

- *If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.*
- *BLM reservations are being released and sold, significantly decreasing land available for needed county facilities.*

**Budget Requests by Category**  
**The requested priority is listed within each category**

**County Major Facilities**

- **Priority #1: Enterprise Community Centers**
  - There are no recreational centers and/or aquatic facilities for the 214,000+ people living in Enterprise.
  - The recreational center and aquatic facility for Mountain’s Edge should be moved up on the priority list and funded with a cost estimate of \$23,715,000.
  - Build a second community center and aquatic facility in eastern Enterprise.
  - Funding approved for Silverado Ranch Community Center.
  - Design Award scheduled October 2020
    - Construction Award scheduled March 2022
    - Completion scheduled end 2023
  
- **Priority #2: Enterprise Senior Centers**
  - Fund a senior center in Mountain’s Edge Regional Park or other west Enterprise location.
  - Mountain’s Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise.
    - Lack of effective public transportation.
    - Traffic density higher than seniors desire to drive in.
  - A senior center is needed east of I-15
    - Reserve property for a senior center east of I-15.
    - Add an eastern Enterprise senior center to CIP list and fund.

**Priority #3: Aquatic Facilities**

- There are no aquatic facilities for the 214,000+ people living in Enterprise.
- Reserve property for two aquatic facilities
- Add aquatic facilities to funding list.
- Aquatic facilities are needed in Enterprise eastern and western locations.
- Mountain’s Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
  - The Mountain’s Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
  - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list.
- Identify and add to the CIP list for a second aquatic facility east of I-15.
- Drive time is too long from east of I-15 for a western aquatic facility.

**Public Works**

- **Priority #1: Connect Cactus Ave. from Buffalo Drive to Durango**
  - Design nearing completion, Construction 2022.
  - Two additional properties ROW needs to be acquired.
  - This project should be developed as rapidly as possible.
  - South of CC 215, there are only three roads that could provide full east/west travel routes.
  - Currently, only one east/west road, south of CC 215 is built out (Blue Diamond Rd).
  - South of CC 215, significant residential development west of Fort Apache Rd will require an alternate

route(s) to Blue Diamond Rd for east/west traffic flow.

- **Priority #2: Complete the Bridge over the UPRR at Blue Diamond Rd.**
  - The plans are completed, and the ROW has been obtained.
  - The agreement with UPRR has not been completed.
  - UPRR cannot commit to a time to complete the agreement.
  - The Jones Blvd improvements south of Blue Diamond Rd have been completed.
  - The arterial north south route is needed to help relieve traffic on Rainbow Blvd.
  - The area south of Blue Diamond Rd has increasing residential density
  
- **Priority #3: Widen Warm Springs Rd from Dean Martin Dr. to Decatur Blvd.**
  - The project is under design.
  - Planned to be under construction 2022.
  - Warm Springs Rd is a two-lane road from Dean Martin Dr. to Decatur Blvd.
  - South of CC 215, there are only three roads that could provide full east/west travel routes.
  - Traffic is significantly increasing on Warm Springs Rd.
  - Currently, only one east/west road south of CC 215 is built out.
  - South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.
  - Finish Western Trails Park by constructing a signalized horse crossing on Warm Springs Rd.
  
- **Priority #4: Increase the travel lanes on Blue Diamond Rd from 2 to 3 or 4 between Rainbow Blvd and Hualapai Way.**
  - Request NDOT to plan and fund the lane expansion.
  - Blue Diamond is the primary east west route south of CC 215.
  - The morning and evening rush hour traffic is rapidly increasing.
  - It is taking a vehicle 2 to 4 signal sequences to clear some intersections.
  
- **Priority #5: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.**
  - Traffic Management will draft up a concept.
  - Dean Martin Dr. has downgraded to collector road status.
  - Dean Martin Dr. is developed to rural standards south of the Silverton to Silverado Ranch Blvd.
  - The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
  - Valley View Blvd will serve as the area's arterial road.
  - As the Silverton Casino grows, traffic into the RNP-1 has increased.
  - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
  - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
  - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.
  
- **Priority #6: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**
  - Included on a list as a future project.
  - Additional ROW is needed.
  - We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
  - Needed to mitigate school traffic congestion.
  - Need to accommodate the traffic flow being generated by the high school and approved charter

school.

- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate peak traffic.
- **Priority #7: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**
  - Included on a list as a future project.
  - Additional ROW is needed.
  - We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
  - Needed to mitigate school traffic congestion.
  - Need to accommodate the traffic flow being generated by the high school and approved charter school.
  - Traffic flow on Rainbow Blvd is being hindered by school traffic.
  - The current local/collector roads cannot accommodate the peak traffic.
- **Priority #4: Increase the travel lanes on Blue Diamond Rd from 2 to 3 or 4 between Rainbow Blvd and Hualapai Way.**
  - Request NDOT to plan and fund the lane expansion.
  - Blue Diamond is the primary east west route south of CC 215.
  - The morning and evening rush hour traffic is rapidly increasing.
  - It is taking a vehicle 2 to 4 signal sequences to clear some intersections.
- **Priority #9: Study how to mitigate traffic on Dean Martin Dr. between the Silverton Casino and Silverado Ranch Blvd.**
  - Study what traffic calming devices can be employed to mitigate traffic speed.
  - Cut through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
  - Dean Martin Dr. has downgraded to collector road status.
  - Valley View Blvd will serve as the area's arterial road.
  - As the Silverton Casino grows, the traffic into the RNP-1 has increased.

## Parks/RPM

- **Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr., Cactus Ave, Rainbow Blvd and Blue Diamond Rd.**
  - Enterprise population is growing rapidly.
    - Enterprise and Spring Valley towns are combined into the Southwest park plan area.
    - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
  - Current Enterprise population requires 836+ acres of developed parks (2.5 acres per 1000 residents).
  - At a growth rate of 10,000 resident per year, 25 acres of new parks is needed to meet the County standard.
  - Each year the ratio of park acres per 1,000 population is declining in Enterprise.
  - Park District 4 parks identified on the Neighborhood Parks CIP list include:
    - Valley View and Pyle – 10 acres, \$12,399,940 estimate – ranked #13
    - Cactus and Torrey Pines – 10 acres, \$9,079,645 estimate – ranked #21
    - LeBaron & Rainbow: On Parks CIP Request List
  - Add park at Agate and Jones to the funding list at APN 17624201045
  - All projects are unfunded.
  - Fund at least two parks.
- **Priority #2: Study and develop a plan to use electrical transmission easements for multi-modal trail system.**

- 60 to 100 ft electrical transmission easements exist throughout Enterprise.
- Many areas of Enterprise are connected via the electrical transmission easements.
- Identify funding sources for the multi-modal trail system.

## Administrative Services

- **Priority #1: Provide presentation system including audio for the Enterprise TAB meetings.**
  - Enterprise TAB meetings will be held at Silverado Ranch Community Center which has an estimated completion date by end of 2023. This facility is designed to have an overhead camera system.
  - Meeting audio is currently recorded by handheld digital recorder.
  - The plans and charts presented cannot be seen by the public or the board members.
  - The lack of presentation systems detracts from the public's ability to participate in the TAB hearings.
  - The number of individuals attending the TAB meetings is increasing.
  - The Enterprise TAB moved from the Enterprise Library to the Windmill Library to obtain a larger meeting room.
  - The meeting flow is often interrupted as individuals from the back of the room come forward to see what the applicant is presenting.

***Enterprise's need for multiple County facilities***

*Enterprise requires multiple community centers, seniors' facilities, aquatic facilities, parks and trails due to rapidly increasing population, significant connectivity barriers and physical size.*

**Rapidly Increasing Population**

- *There are 214,000+ citizens in Enterprise.*
  - *Enterprise population in 2000 was approximately 14,000*
  - *Enterprise population in 2010 was approximately 108,000*
- *Enterprise covers 67 sq. miles.*
- *Residential uses are increasing rapidly.*
  - *More higher density multifamily projects are being built or planned.*
  - *Lower density land use is being replaced with higher density land use.*

**Significant connectivity barriers**

- *Interstate 15 limits east/west access.*
- *4 Major Projects, 3 are active (Southern Highlands, Mountain's Edge and Rhodes Ranch), one failed (Pinnacle Peaks).*
  - *Arterial and collector roads have been removed from the transportation grid.*
  - *Enclosed subdivisions have vacated local roads for more homes.*
  - *Major projects' plans have not added sufficient facilities to serve the public.*
- *South of CC 215, only three east/west arterials are available, two are not fully built out from I-15 to Fort Apache Rd.*
  - *UPRR tracks block or inhibit arterial and collector road development.*
  - *Geographic features, 12% or greater slopes block arterial and collector road development.*
- *Local roads are being vacated to build enclosed subdivisions.*
- *The connectivity barriers significantly increase travel time to county facilities currently planned for western Enterprise.*
  - *The planned regional park facilities in Mountain's Edge are not centrally located in Enterprise.*
  - *Individuals east of I-15 most likely will not use those facilities.*

**Other factors**

- *If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.*
- *BLM reservations are being released and sold, significantly decreasing land available for needed county facilities.*



## Budget Requests by Category

The requested priority is listed within each category

### County Major Facilities

- **Priority #1: Enterprise Community Centers**

- There are no recreational centers and/or aquatic facilities for the 214,000+ people living in Enterprise.
- The recreational center and aquatic facility for Mountain's Edge should be moved up on the priority list and funded with a cost estimate of \$23,715,000.
- Build a second community center and aquatic facility in eastern Enterprise.
- Funding approved for a community center.
- Design Award scheduled October 2020
  - Construction Award scheduled March 2022
  - Completion scheduled July 2023

**UPDATE: Comprehensive Planning, Parks & Rec, and Real Property Management (RPM) meet on a quarterly basis to update the Parks Capital Improvement Plan to ensure it is up to date and current based on the requests that are received at various times throughout the year. Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.**

- **Priority #2: Enterprise Senior Centers**

- Fund a senior center in Mountain's Edge Regional Park or other west Enterprise location.
- Mountain's Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise.
  - Lack of effective public transportation.
  - Traffic density higher than seniors desire to drive in.
- A senior center is needed east of I-15
  - Reserve property for a senior center east of I-15.
  - Add an eastern Enterprise senior center to CIP list and fund.

**UPDATE: Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.**

**Priority #3: Aquatic Facilities**

- There are no aquatic facilities for the 214,000+ people living in Enterprise.
- Reserve property for two aquatic facilities
- Add aquatic facilities to funding list.
- Aquatic facilities are needed in Enterprise eastern and western locations.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
  - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
  - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list.
- Identify and add to the CIP list for a second aquatic facility east of I-15.
- Drive time is too long from east of I-15 for a western aquatic facility.

**UPDATE: Although there is currently no funding allocated for this, Parks & Rec. will submit a Scope of Work Request to RPM so current cost estimates can be created.**

**Public Works**

- **Priority #1: Connect Cactus Ave. from Buffalo Drive to Durango**

  - Currently programmed for Design 2018, Construction mid 2021
  - This project should be developed as rapidly as possible.
  - South of CC 215, there are only three roads that could provide full east/west travel routes.
  - Currently, only one east/west road, south of CC 215 is built out (Blue Diamond Rd).
  - South of CC 215, significant residential development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

**UPDATE: The plans for Cactus are nearing completion. However, there are two properties from which we need to acquire ROW. Should be under construction early next year.**
  
- **Priority #2: Complete the Bridge over the UPRR at Blue Diamond Rd.**

  - The Jones Blvd improvements south of Blue Diamond Rd have been completed.
  - The arterial north south route is needed to help relieve traffic on Rainbow Blvd.
  - The area south of Blue Diamond Rd has increasing residential density

**UPDATE: The plans are complete and the ROW has been obtained. We still need an agreement with UPRR. UPRR cannot commit to a time to complete the agreement.**
  
- **Priority #3: Widen Warm Springs Rd from Dean Martin Dr. to Decatur Blvd.**

  - Warm Springs Rd is a two-lane road from Dean Martin Dr. to Decatur Blvd.
  - South of CC 215, there are only three roads that could provide full east/west travel routes.
  - Traffic is significantly increasing on Warm Springs Rd.
  - Currently, only one east/west road south of CC 215 is built out.
  - South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.
  - Finish Western Trails Park by constructing a signalized horse crossing on Warm Springs Rd.

**UPDATE: The project is under design and we plan to be under construction next year.**
  
- **Priority #4: Install S island at Silverton southeast entry/exit on Dean Martin Dr.**

  - Dean Martin Dr. has downgraded to collector road status.
  - Dean Martin Dr. is developed to rural standards south of the Silverton to Silverado Ranch Blvd.
  - The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
  - Valley View Blvd will serve as the area's arterial road.
  - As the Silverton Casino grows, traffic into the RNP-1 has increased.
  - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
  - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
  - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.

**UPDATE: Traffic Management will draft up a concept.**

- **Priority #5: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**

  - This area needs to be studied to help mitigate school traffic congestion.
  - Need to accommodate the traffic flow being generated by the high school and approved charter school.
  - Traffic flow on Rainbow Blvd is being hindered by school traffic.
  - The current local/collector roads cannot accommodate peak traffic.

**UPDATE: We have this on a list as a future project. ROW is needed. We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.**
  
- **Priority #6: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**

  - This area needs to be studied to help mitigate school traffic congestion.
  - Need to accommodate the traffic flow being generated by the high school and approved charter school.
  - Traffic flow on Rainbow Blvd is being hindered by school traffic.
  - The current local/collector roads cannot accommodate the peak traffic.

**UPDATE: We have this on a list as a future project. ROW is needed. We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.**
  
- **Priority #7: Complete road markings at Blue Diamond Rd/Torrey Pines and Blue Diamond/ Lindell Rd.**

  - Per the design submitted to Public Works by NDOT.
  - The pavement markings no longer match the new configuration.
  - The road markings on Lindell Rd and Torrey Pines is the responsibility of Clark County.

**UPDATE: Traffic is looking at the pavement marking and will make necessary modifications. Please clarify plans from NDOT as PW does not recall receiving anything from NDOT.**
  
- **Priority #8: Study how to mitigate traffic on Dean Martin Dr. between the Silverton Casino and Silverado Ranch Blvd.**

  - Study what traffic calming devices can be employed to mitigate traffic speed.
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  - Dean Martin Dr. has downgraded to collector road status.
  - Valley View Blvd will serve as the area's arterial road.
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**UPDATE: This will be placed on our list to address during design of an improvement to Dean Martin.**
  
- **Priority #9: Require traffic studies to examine the cumulative traffic effects on a neighborhood.**

  - A systematic neighborhood approach needs to be established for traffic studies.
  - Current traffic studies only concern the traffic created by one project
  - Some areas in Enterprise have seen increasing traffic congestion without adequate alternate routes.
  - The increasing use of isolated subdivision has reduced alternative routes available.
  - Road vacations have reduced the availability of public sites for schools, parks, and a fire station.
  - The studies do not include the effects of removing local roads for additional homes or businesses.
  - As smaller projects are constructed in a neighborhood, the cumulative traffic effects are multiplied.

**UPDATE: Most developments do not do traffic impact studies. Instead, a traffic mitigation fee is paid based upon peak hour trips generated by the development. Public Works staff does look at alternative routes when vacations of ROW or non dedication of ROW are requested. Keeping a quarter mile street grid is what we aim to maintain.**

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- **Priority #2: Study and develop a plan to use electrical transmission easements for multi-modal trail system.**
  - 60 to 100 ft electrical transmission easements exist throughout Enterprise.
  - Many areas of Enterprise are connected via the electrical transmission easements.
  - Identify funding sources for the multi-modal trail system.

**UPDATE: No progress has been made on this request.**

**Administrative Services**

- **Priority #1: Provide presentation system for the Enterprise TAB.**
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  - The lack of presentation systems detracts from the public’s ability to participate in the TAB hearings.
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