



Enterprise Town Advisory Board

September 29, 2021

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm 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.

Brady Bernhart, 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 September 15, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as amended for September 15, 2021

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

IV. Approval of Agenda for September 29, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

4. ZC-21-0409-GRAGSON-CACTUS II INVESTMENTS:
13. VS-21-0464-GRAGSON-CACTUS II INVESTMENTS:

5. NZC-21-0458-TADANO WAKIMOTO TRUST & TADANO GARY TRS:
6. VS-21-0459-TADANO WAKIMOTO TRUST & TADANO GARY TRS:
7. TM-21-500136-TADANO WAKIMOTO TRUST & TADANO GARY TRS:

8. NZC-21-0462-PEBBLE ROAD TRUST:
9. VS-21-0463-PEBBLE ROAD TRUST:
10. TM-21-500138-PEBBLE ROAD TRUST:

15. VS-21-0480-DONG KUO & MO CHUN FAMILY TRUST & DONG KUO & MO CHUN TRS:
16. WS-21-0481-DONG KUO & MO CHUN FAMILY TRUST & DONG KUO & MO CHUN 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. **UC-21-0430-DONNER KEVIN:**
USE PERMITS for the following: **1)** allow accessory structures without a principal use; and **2)** allow nondecorative metal siding within the urban area in conjunction with accessory structures (cargo containers) on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 140 feet north of Pebble Road and 142 feet west of Dean Martin Drive within Enterprise. JJ/nr/jo (For possible action) **10/05/21 PC**

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

2. **DR-21-0499-SCRIMA, PAUL & LORI:**
DESIGN REVIEW for finished grade in conjunction with a single family residence on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Agate Avenue, 180 feet west of Cameron Street within Enterprise. JJ/bb/jo (For possible action) **10/06/21 BCC**

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

3. **WS-21-0413-P S L V R E, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** proposed office/warehouse building; and **2)** finished grade on 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Sunset Road, 270 feet west of Westwind Road within Enterprise (description on file). MN/rk/jo (For possible action) **10/06/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per plans presented with one driveway

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.
Eastern redundant wall to meet county standards.

Per staff conditions.

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

4. **ZC-21-0409-GRAGSON-CACTUS II INVESTMENTS:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone and an M-1 (Light Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** attached sidewalks; **2)** access to a local street; **3)** allow overhead doors to be visible from a public street; and **4)** driveway geometrics.
DESIGN REVIEWS for the following: **1)** office/warehouse facility; and **2)** finished grade. Generally located on the north side of Pebble Road and the east side of El Camino Road within Enterprise (description on file). JJ/sd/jo (For possible action) **10/06/21 BCC**

Motion by David Chestnut

Action: **HOLD - APPROVE** applicants' request to HOLD until the Enterprise TAB meeting on October 13, 2021, to consult with the owner.

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

5. **NZC-21-0458-TADANO WAKIMOTO TRUST & TADANO GARY TRS:**
ZONE CHANGE to reclassify 7.3 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone. \
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (streetlights) along a public street.
DESIGN REVIEWS for the following: **1)** proposed single family residential development; and **2)** finished grade. Generally located on the north side of Pyle Avenue and the east side of Rancho Destino Road within Enterprise (description on file). MN/rk/jd (For possible action) **10/19/21 PC**

Motion by David Chestnut

Action: **DENY**

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

6. **VS-21-0459-TADANO WAKIMOTO TRUST & TADANO GARY TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Wellspring Avenue (alignment), and between Rancho Destino Road and Giles pie Street and a portion of a right-of-way being Pyle Avenue located between Rancho Destino Road and Giles pie Street and a portion of Giles pie Street located between Pyle Avenue and Wellspring Avenue (alignment) within Enterprise (description on file). MN/rk/jd (For possible action) **10/19/21 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

7. **TM-21-500136-TADANO WAKIMOTO TRUST & TADANO GARY TRS:**
TENTATIVE MAP consisting of 24 single family residential lots and common lots on 7.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pyle Avenue and the east side of Rancho Destino Road within Enterprise. MN/rk/jd (For possible action) **10/19/21 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

8. **NZC-21-0462-PEBBLE ROAD TRUST:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the south side of Pebble Road, 700 feet west of Fort Apache Road within Enterprise (description on file). JJ/md/jd (For possible action) **10/19/21 PC**

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

9. **VS-21-0463-PEBBLE ROAD TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue, and between Fort Apache Road and Park Street within Enterprise (description on file). JJ/md/jd (For possible action) **10/19/21 PC**

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

10. **TM-21-500138-PEBBLE ROAD TRUST:**
TENTATIVE MAP consisting of 19 residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road, 700 feet west of Fort Apache Road within Enterprise. JJ/md/jd (For possible action) **10/19/21 PC**

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

11. **VC-21-0456-DOPSON, GENESE K. ET AL:**
VARIANCE to reduce a proposed patio cover setback in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone. Generally located on the west side of Sardinia Sands Drive, 244 feet south of Venice Cove Avenue within the Southern Highlands Master Planned Community. JJ/jor/jo (For possible action) **10/19/21 PC**

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

12. **VS-21-0415-GENTILE LOUIS P & DIANE:**
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road, and between Schirlls Street and Hinson Street within Enterprise (description on file). JJ/lm/jd (For possible action) **10/19/21 PC**

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

13. **VS-21-0464-GRAGSON-CACTUS II INVESTMENTS:**
VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Bronco Street, and Pebble Road and Torino Avenue (alignment) within Enterprise (description on file). JJ/nr/jd (For possible action) **10/19/21 PC**

Motion by David Chestnut
Action: **HOLD - APPROVE** applicants' request to HOLD until the Enterprise TAB meeting on October 13, 2021, to consult with the owner.
Motion **PASSED** (4-0) /Unanimous

14. **DR-21-0444-SDMI BD, LLC:**
DESIGN REVIEWS for the following: **1)** a comprehensive sign plan; **2)** a lighting plan; and **3)** covered parking in conjunction with an office building on a portion of 2.2 acres in an H-2 (General Highway Frontage) Zone. Generally located on the west side of Lindell Road, 150 feet south of Blue Diamond Road within Enterprise. JJ/jgh/jo (For possible action) **10/20/21 BCC**

Motion by David Chestnut
Action **APPROVE**
ADD Current Planning conditions:
• Eastern wall sign to have no illumination
• All wall mounted lighting to be fully shielded
Per staff conditions
Motion **PASSED** (4-0) /Unanimous

15. **VS-21-0480-DONG KUO & MO CHUN FAMILY TRUST & DONG KUO & MO CHUN TRS:**
VACATE AND ABANDON easements of interest to Clark County located between CC 215 and Sunset Road, and between Torrey Pines Drive (alignment) and Rainbow Boulevard within Enterprise (description on file). MN/bb/jd (For possible action) **10/20/21 BCC**

Motion by Tanya Behm
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

16. **WS-21-0481-DONG KUO & MO CHUN FAMILY TRUST & DONG KUO & MO CHUN TRS:**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.
DESIGN REVIEWS for the following: **1)** finished grade; **2)** vehicle sales and rental facility; and **3)** accessory vehicle wash on a 3.3 acre portion of 5.0 acres in a C-2 (Commercial General) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of CC 215, 1,600 feet east of Rainbow Boulevard within Enterprise. MN/bb/jd (For possible action) **10/20/21 BCC**

Motion by Tanya Behm
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

VII. General Business:

1. Nominate a representative and alternate for the Community Development Advisory Committee (CDAC). (For possible action).

Motion by David Chestnut
Action: **APPROVE** Peter Sarles as the Enterprise TAB representative to the Community Development Advisory Committee (CDAC).
APPROVE Thomas LoPresti as the Enterprise TAB alternate to the Community Development Advisory Committee (CDAC).
Motion **PASSED** (4-0) /Unanimous

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 October 13, 2021 at 6:00 p.m at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:23 p.m.

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