



Enterprise Town Advisory Board

November 26, 2024

MINUTES

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|-----------------|--|---|
| Board Members | Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT | Barris Kaiser, Vice Chair PRESENT Chris Caluya EXCUSED |
| Secretary: | Carmen Hayes 702-371-7991 chayes70@yahoo.com EXCUSED | |
| 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 6:02 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 Minutes for November 13, 2024 (For possible action)

Motion by Justin Maffett

Action: **HOLD** Minutes approval until December 11, 2024 Enterprise TAB Meeting.

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

IV. Approval of Agenda for November 26, 2024 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 to be heard together:

4. ZC-24-0602-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:
5. VS-24-0601-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:
6. WS-24-0603-VERLAINE LLC & PRECEDENT PROPERTIES LLC:
7. TM-24-500131-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:

8. ZC-24-0617-KRLJ3, LLC:
9. VS-24-0619-KRL3, LLC:
10. WS-24-0618-KRLJ3, LLC:
11. TM-24-500135-KRLJ3, LLC:

12. ZC-24-0622-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:
13. VS-24-0621-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:
14. DR-24-0620-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:
15. TM-24-500136-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. 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. **WC-24-400126 (ZC-1312-96)-SREIT DEAN MARTIN DRIVE, LLC:**
WAIVER OF CONDITIONS of a zone change requiring a design review as public hearing for signage in conjunction with a warehouse complex on 13.57 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the north side of Warm Springs Road and the east side of Dean Martin Drive within Enterprise. MN/my/kh (For possible action) **12/17/24 PC**

Motion by David Chestnut
 Action: **APPROVE** per staff conditions
 Motion **PASSED** (3-1) / Kaiser- NAY

2. **WS-24-0580-CANKIDS INVESTMENTS 2012, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** increase fill height.
DESIGN REVIEW for modifications to a previously approved single-family residential subdivision on 15.87 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Gagnier Boulevard and the south side of Wigwam Avenue within Enterprise. JJ/mh/kh (For possible action) **12/17/24 PC**

Motion by David Chestnut
 Action: **APPROVE:** Waivers of Development Standards #1 retaining wall height limited to 4 feet.
APPROVE: Waivers of Development Standards #2 fill height limited to 4 feet.
APPROVE: Design Review
 Per staff conditions.
 Motion **PASSED** (4-0) /Unanimous

3. **WS-24-0604-B-R OVATION LIMITED PARTNERSHIP:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEW for site and exterior modifications to a previously approved multi-family development (affordable housing/senior housing) on 5.0 acres in a CR (Commercial Resort) Zone. Generally located on the north side of Bruner Avenue and the west side of Parvin Street (alignment) within Enterprise. MN/rg/kh (For possible action) **12/18/24 BCC**

Motion by Justin Maffett
Action: **APPROVE** per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

4. **ZC-24-0602-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:**
ZONE CHANGE to reclassify 2.38 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise (description on file). MN/hw (For possible action) **12/18/24 BCC**

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

5. **VS-24-0601-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Mesa Verde Lane (alignment) and Englewood Avenue and between Cameron Street and Decatur Boulevard within Enterprise (description on file). MN/hw/kh (For possible action) **12/18/24 BCC**

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

6. **WS-24-0603-VERLAINE LLC & PRECEDENT PROPERTIES LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow attached sidewalks.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.38 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise. MN/hw/kh (For possible action)

Motion by David Chestnut
Action: **WITHDRAWN:** Waivers of Development Standards withdrawn by the applicant.
APPROVE: Design Review with applicant obtaining a 5ft vacation on Cameron St.
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

7. **TM-24-500131-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:**
TENTATIVE MAP consisting of 19 single-family residential lots and 6 common lots on 2.38 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise. MN/hw/kh (For possible action) **12/18/24 BCC**

Motion by David Chestnut
Action: **APPROVE:** Tentative Map subject to the applicant obtaining a Cameron St vacation for 5 feet.
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

8. **ZC-24-0617-KRLJ3, LLC:**
ZONE CHANGE to reclassify a 9.26 acre portion of 11.35 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise (description on file). JJ/rg (For possible action) **12/18/24 BCC**

Motion by Barris Kaiser
Action: **APPROVE:** Zone Change be reduced to RS 5.2
Per staff conditions
Motion **PASSED** (4-0) /Unanimous

9. **VS-24-0619-KRL3, LLC:**
VACATE AND ABANDON a portion of right-of-way being Serene Avenue located between Hinson Street (alignment) and Valley View Boulevard; and portion of right-of-way being Meranto Avenue located between Hinson Street (alignment) and Valley View Boulevard within Enterprise (description on file). JJ/rg/kh (For possible action) **12/18/24 BCC**

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

10. **WS-24-0618-KRLJ3, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** full off-site improvements; and **3)** drainage study and compliance in conjunction with a minor subdivision map.
DESIGN REVIEW for single-family residential homes on a 9.26 acre portion of 11.35 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action) **12/18/24 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

11. **TM-24-500135-KRLJ3, LLC:**
TENTATIVE MAP consisting of a 72 lot single-family residential subdivision and 7 common lots on a 9.26 acre portion of 11.35 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action) **12/18/24 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

12. **ZC-24-0622-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:**
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard within Enterprise (description on file). JJ/sd (For possible action) **12/18/24 BCC**

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

13. **VS-24-0621-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Hinson Street and Valley View Boulevard and between Richmar Avenue and Gary Avenue (alignment) within Enterprise (description on file). JJ/sd/kh (For possible action) **12/18/24 BCC**

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

14. **DR-24-0620-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:**
DESIGN REVIEW for a 10 lot single-family residential subdivision on 1.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action) **12/18/24 BCC**

Motion by Barris Kaiser
Action: **APPROVE**
ADD Comprehensive Planning condition:

- Allow 8-foot walls adjacent to parcel # 177-19-802-003:

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

15. **TM-24-500136-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:**
TENTATIVE MAP consisting of 10 single-family residential lots and 2 common lots on 1.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action) **12/18/24 BCC**

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

- Tiffany Hesser, thanked Enterprise Town Board members for their service .

IX. Next Meeting Date

The next regular meeting will be December 11, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:26 p.m.

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