



# Enterprise Town Advisory Board

September 15, 2021

## MINUTES

Board Members	David Chestnut, Chair <b>EXCUSED</b> Tanya Behm <b>PRESENT</b> Joseph Throneberry <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chaves70@yahoo.com">chaves70@yahoo.com</a> <b>EXCUSED</b>	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com <b>EXCUSED</b>	

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions (see above)

**Barris Kaiser called the meeting to order at 6:04 p.m.**  
**Jillee Opiniano Rowland, 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 1, 2021** Minutes (For possible action)

Motion by: **Barris Kaiser**

Action: **APPROVE** Minutes as published for September 1, 2021

Vote: **3/0 Unanimous**

IV. Approval of Agenda for **September 15, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Barris Kaiser**

Action: **APPROVE** as amended

Vote: **3/0 Unanimous**

Applicant requested Hold:

15. **ZC-21-0409-GRAGSON-CACTUS II INVESTMENTS**: Applicant requested a **HOLD** to the Enterprise Town Advisory Board meeting on September 29, 2021.

Related applications to be heard together:

5. **NZC-21-0416-OLYMPIA COMPANIES, LLC:**
6. **VS-21-0417-OLYMPIA COMPANIES, LLC:**
7. **TM-21-500126-OLYMPIA COMPANIES, LLC:**
  
9. **ET-21-400131 (ZC-19-0434)-NEMAN RAMIN & NEMAN DAVID:**
10. **ET-21-400137 (VS-19-0445)-NEMAN RAMIN & NEMAN DAVID:**
  
12. **VS-21-0414-P S L V R E, LLC:**
13. **WS-21-0413-P S L V R E, LLC:**
  
16. **ZC-21-0432-J C L H, LLC:**
17. **VS-21-0433-J C L H, LLC:**
18. **TM-21-500129-J C L H, LLC:**

V. Informational Items

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

**NONE**

VI. Planning & Zoning

1. **TM-21-500120-DFI LV II, LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Blue Diamond Road and El Capitan Way within Enterprise. JJ/bb/jo (For possible action) **09/21/21 PC**

Motion by: **Joe Throneberry**  
Action: **APPROVE** per staff conditions  
Vote: **3/0 Unanimous**

2. **ET-21-400120 (ZC-17-1086)-BLUE RAIN PARTNERS, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 24.4 acres from R-E (Rural Estates Residential) PC (Planned Community Overlay District) and H-2 (General Highway Frontage) P-C (Planned Community Overlay District) Zones to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone and 5.6 acres from R-E (Rural Estates Residential) and H-2 (General Highway Frontage) Zones to C-2 (General Commercial) Zone.  
**DESIGN REVIEW** for a proposed shopping center in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road and the east and west sides of Tenaya Way within Enterprise (description on file). JJ/bb/jo (For possible action) **09/22/21 BCC**

Motion by: **Barris Kaiser**  
Action: **APPROVE** per staff conditions  
Vote: **3/0 Unanimous**

3. **ET-21-400132 (VS-19-0490)-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Rainbow Boulevard and Redwood Street within Enterprise (description on file). MN/sd/jo (For possible action) **10/05/21 PC**

Motion by: **Barris Kaiser**  
Action: **APPROVE** per staff conditions  
Vote: **3/0 Unanimous**

4. **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: **Barris Kaiser**  
Action: **HOLD to 9/29/21** Enterprise Town Advisory Board meeting per request of the applicant  
Vote: **3/0 Unanimous**

5. **NZC-21-0416-OLYMPIA COMPANIES, LLC:**  
**ZONE CHANGE** to reclassify 5.4 acres from a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.  
**DESIGN REVIEW** for a single family residential development in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise (description on file). JJ/rk/jo (For possible action) **10/05/21 PC**

Motion by: **Barris Kaiser**  
Action: **APPROVE** per staff conditions  
**Strike** Current Planning bullets 2 & 3 and **ADD** Two-story only on lots 23 and 24  
Vote: **3/0 Unanimous**

6. **VS-21-0417-OLYMPIA COMPANIES, LLC:**  
**VACATE AND ABANDON** an easement of interest to Clark County located between Stonewater Lane and Highlander Golf Lane, and between Goett Golf Drive and Oxwood Street (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action) **10/05/21 PC**

Motion by: **Barris Kaiser**  
Action: **APPROVE** per staff conditions  
Vote: **3/0 Unanimous**

7. **TM-21-500126-OLYMPIA COMPANIES, LLC:**  
**TENTATIVE MAP** consisting of 36 single family residential lots and common lots on 5.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise. JJ/rk/jo (For possible action) **10/05/21 PC**

Motion by: **Barris Kaiser**  
Action: **APPROVE** per staff conditions  
Vote: **3/0 Unanimous**

8. **DR-21-0410-WELPMAN SELF STORAGE, LLC:**  
**DESIGN REVIEW** for lighting in conjunction with a previously approved mini-warehouse facility and vehicle storage facility on 4.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Welpman Way and the west side of Parvin Street (alignment) within Enterprise. MN/nr/jo (For possible action) **10/06/21 BCC**

Motion by: **Barris Kaiser**  
Action: **APPROVE** per staff conditions  
**ADD** Unshielded fixtures to be installed with building construction shielding fixture light source from view  
Vote: **3/0 Unanimous**

9. **ET-21-400131 (ZC-19-0434)-NEMAN RAMIN & NEMAN DAVID:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a mini-warehouse.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEW** for a proposed mini-warehouse on 2.2 acres in a C-1 (Local Business) Zone. Generally located on the north side of Eldorado Lane and the west side of Decatur Boulevard within Enterprise. MN/sd/jo (For possible action) **10/06/21 BCC**

Motion by: **Joe Throneberry**  
Action: **APPROVE** per staff conditions  
Vote: **3/0 Unanimous**

10. **ET-21-400137 (VS-19-0445)-NEMAN RAMIN & NEMAN DAVID:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Decatur Boulevard and Edmond Street (alignment), and between Mardon Avenue (alignment) and Eldorado Lane; and a portion of a right-of-way being Decatur Boulevard located between Mardon Avenue (alignment) and Eldorado Lane within Enterprise (description on file). MN/sd/jo (For possible action) **10/06/21 BCC**

Motion by: **Joe Throneberry**  
Action: **APPROVE** per staff conditions  
Vote: **3/0 Unanimous**

11. **UC-21-0418-MAJESTIC ENTERPRISE HOLDINGS, LLC:**  
**USE PERMITS** for the following: **1)** allow temporary events longer than 10 days per event; and **2)** deviations to development standards per plans on file.  
**DEVIATIONS** for the following: **1)** alternative external building materials; **2)** permit a use (motion picture production/studio) not within a permanently enclosed building; **3)** permit access to accessory uses from the exterior of a resort/hotel (Silverton); and **4)** all other deviations per plans on file.  
**DESIGN REVIEWS** for the following: **1)** fabric structure (tent); and **2)** accessory structures in conjunction with an existing resort/hotel (Silverton) on 28.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Blue Diamond Road and the east side of Dean Martin Drive within Enterprise. JJ/jt/jo (For possible action) **10/06/21 BCC**

Motion by: **Barris Kaiser**

Action: **APPROVE** per staff conditions

**ADD** Design Review after one-year to review installation, tear down and interval of events. Design Review for significant changes to plans.

Vote: **2/1 Tanya Behm-Naye**

12. **VS-21-0414-P S L V R E, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Westwind Road and Jones Boulevard within Enterprise (description on file). MN/rk/jo (For possible action) **10/06/21 BCC**

Motion by: **Barris Kaiser**

Action: **APPROVE** per staff conditions

Vote: **3/0 Unanimous**

13. **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: **Barris Kaiser**

Action: **HOLD to 9/29/21** Enterprise Town Advisory Board meeting per request of the applicant

Vote: **3/0 Unanimous**

14. **WS-21-0441-COUNTY OF CLARK (PK & COMM):**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** public facility (community center); and **2)** signage on a portion of 36.2 acres in conjunction with an existing public park (Silverado Ranch Park) in a P-F (Public Facility) Zone. Generally located on the south side of Silverado Ranch Boulevard and the west side of Gilespie Street within Enterprise. MN/md/jo (For possible action) **10/06/21 BCC**

Motion by: **Joe Throneberry**

Action: **Approve per staff conditions**

Vote: **3/0 Unanimous**

15. **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**

**Applicant requested a HOLD to the Enterprise Town Advisory Board meeting on September 29, 2021**

16. **ZC-21-0432-J C L H, LLC:**  
**ZONE CHANGE** to reclassify 12.3 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 east side of Cameron Street and the south side of Pyle Avenue within Enterprise (description on file). JJ/md/jd (For possible action) **10/06/21 BCC**

Motion by: **Barris Kaiser**

Action: **APPROVE** per staff conditions

**ADD** Increase fenestrations facing public right-of-way. Terrace and landscape terraced and screen walls along public right-of way.

Vote: **3/0 Unanimous**

17. **VS-21-0433-J C L H, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Cameron Street and Arville Street (alignment); a portion of a right-of-way being Pyle Avenue located between Cameron Street and Arville Street (alignment); and a portion of right-of-way being Frias Avenue located between Cameron Street and Arville Street (alignment) within Enterprise (description on file). JJ/md/jd (For possible action) **10/06/21 BCC**

Motion by: **Barris Kaiser**

Action: **APPROVE** per staff conditions

Vote: **3/0 Unanimous**

18. **TM-21-500129-J C L H, LLC:**  
**TENTATIVE MAP** consisting of 93 residential lots and common lots on 12.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Cameron Street and the south side of Pyle Avenue within Enterprise. JJ/md/jd (For possible action) **10/06/21 BCC**

Motion by: **Barris Kaiser**

Action: **APPROVE** per staff conditions

Vote: **3/0 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.

**NONE**

IX. Next Meeting Date

The next regular meeting will be September 29, 2021 at 6:00 p.m.

X. Adjournment:

Motion by: **Barris Kaiser**

Action: **ADJOURN**

Vote: **3/0 Unanimous**

**The meeting was adjourned at 8:20 p.m.**