



Enterprise Town Advisory Board

March 10, 2021

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm PRESENT Joseph Throneberry PRESENT	Barris Kaiser, Vice Chair PRESENT Gabriela Everett PRESENT
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 6:00 p.m.

Steven DeMerritt and Paul Doerr, 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 February 24, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for February 10, 2021.

Motion **PASSED** (4-0) /Unanimous (Kaiser not present)

IV. Approval of Agenda for March 10, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (4-0) /Unanimous (Kaiser not present)

Applicant requested hold:

1. UC-20-0543-AFRIDI ROMMAN KHAN: The Applicant has requested a **HOLD** to Enterprise TAB meeting on March 31, 2021.:

Related applications to be heard together:

3. NZC-21-0056-BIG TETON, LLC:
4. VS-21-0057-BIG TETON, LLC:
5. TM-21-500014-BIG TETON, LLC:

8. WC-21-400012 (ZC-1198-07)-CHELSEI HOLDING, LLC:
9. UC-21-0033-CHELSEI HOLDING, LLC:

Agenda Change:

- Item # 6 PA-20-700149 will be heard prior to item # 2 NZC-21-0037.

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
 - None

VI. Planning & Zoning

1. **UC-20-0543-AFRIDI ROMMAN KHAN:**
USE PERMITS for the following: **1)** allow a communication tower; **2)** increased communication tower height; and **3)** reduced communication tower setback.
DESIGN REVIEW for a communication tower on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 300 feet south of Eldorado Lane within Enterprise. MN/jor/jd (For possible action) **03/02/21 PC**

The Applicant has requested a **HOLD** to Enterprise TAB meeting on March 31, 2021.

2. **NZC-21-0037-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 1.1 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** reduce height/setback ratio; **3)** reduce parking; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a commercial complex. Generally located on the south side of Silverado Ranch Boulevard, 670 feet west of Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action) **04/06/21 PC**

Motion by David Chestnut

Action: **HOLD** to the Enterprise Town Board meeting on March 31, 2021.

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

3. **NZC-21-0056-BIG TETON, LLC:**
ZONE CHANGE to reclassify 8.8 acres from R-E (Rural Estates Residential) Zone and H-1 (Limited Resort and Apartment) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.

DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** finished grade. Generally located on the southeast corner of Frias Avenue and Giles Street within Enterprise (description on file). MN/al/jd (For possible action) **04/06/21 PC**

Motion by David Chestnut
Action: **DENY**.
Motion **PASSED** (5-0) /Unanimous

4. **VS-21-0057-BIG TETON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Cactus Avenue, and between Giles Street and Haven Street within Enterprise (description on file). MN/al/jd (For possible action) **04/06/21 PC**

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

5. **TM-21-500014-BIG TETON, LLC:**
TENTATIVE MAP consisting of 51 single family residential lots and common lots on 8.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Frias Avenue and Giles Street within Enterprise. MN/al/jd (For possible action) **04/06/21 PC**

Motion by David Chestnut
Action: **DENY**.
Motion **PASSED** (5-0) /Unanimous

6. **PA-20-700149-DOUBLE UP PROPERTIES, LLC:**
PLAN AMENDMENT to redesignate 1.2 acres from RS (Residential Suburban) to CN (Commercial Neighborhood) in the Enterprise Land Use Plan. Generally located on the south side of Silverado Ranch Boulevard, 840 feet west of Arville Street within Enterprise. JJ/pd (For possible action) **04/06/21 PC**

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

7. **ET-21-400014 (NZN-0601-15)-ROBINDALE & ASSOCIATES, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 3.1 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone.
DESIGN REVIEWS for the following: **1)** a mini-warehouse facility; and **2)** recreational vehicle and boat storage. Generally located on the north side of Robindale Road, 1,250 feet west of Decatur Boulevard within Enterprise (description on file). MN/jgh/jd (For possible action) **04/07/21 BCC**

Motion by Joseph Throneberry
Action: **APPROVE**
CHANGE Current Planning Bullet #1 to Read:
• Until April 7 2023 to complete.
Per staff conditions.
Motion **PASSED** (4-1) / Kaiser **NAY**

8. **WC-21-400012 (ZC-1198-07)-CHELSEI HOLDING, LLC:**
WAIVER OF CONDITIONS of a zone change requiring right-of-way dedication of 30 feet for Mullen Avenue together with a County approved cul-de-sac at the westerly terminus of Mullen Avenue. Generally located on the east and west sides of Las Vegas Boulevard South, 315 feet south of Welpman Way within Enterprise. MN/jt/jd (For possible action) **04/07/21 BCC**

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

9. **UC-21-0033-CHELSEI HOLDING, LLC:**
USE PERMITS for the following: **1)** multiple family residential development; **2)** retail; and **3)** project of regional significance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** non-standard improvements in the right-of-way.
DESIGN REVIEWS for the following: **1)** multiple family residential development with retail uses; and **2)** finished grade on 10.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Las Vegas Boulevard South, 315 feet south of Welpman Way within Enterprise. MN/jt/jd (For possible action) **04/07/21 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning condition:

- Design review as a public hearing for lighting and signage;
- Design review as a public hearing for significant change to plans.
- Mechanical and electrical equipment to be screened.

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

10. **WS-21-0058-LAS VEGAS PAVER MFG, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** eliminate mechanical equipment screening; and **3)** off-sites (streetlights and sidewalks).
DESIGN REVIEWS for the following: **1)** proposed light manufacturing building and **2)** increase finished grade in conjunction with an existing light manufacturing establishment (paver manufacturing) on 4.5 acres in a M-1 (Light Manufacturing) Zone. Generally located on the south side of Gomer Road, 292 feet east of Redwood Street within Enterprise. JJ/jor/jd (For possible action) **04/07/21 BCC**

Motion by Gabriela Everett
Action:
APPROVE: Waivers of Development Standards #s 1 and 2;
DENY: Waivers of Development Standards # 3;
APPROVE Design Review.
Per staff if approved conditions.
Motion **PASSED** (5-0)/ Unanimous.

VII. General Business:

1. Discuss guidelines for making motions on Planning & Zoning items (for discussion).

The TAB reviewed “Making a Motion” with the emphasis on (see attached).

- Motion to be structured in the same order as on the agenda.
- Conditions need to be clear and understood by other county boards and agencies.
- A motion must be enforceable.
- Cannot require action by agencies outside county control.

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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to TLH@clarkcountynv.gov, before 4:00 pm, March 10, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- None.

IX. Next Meeting Date

The next regular meeting will be March 31, 2021 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut
ADJOURN meeting at 7:56 p.m.
Motion **PASSED** (5-0) /Unanimous

Making a Motion

March 10, 2021

If the motion is to approve or deny an application in its entirety, then state the motion to approve or deny and the application number (e.g. WS-21-0001).

If the motion is to approve some portions of a single application and to deny other portions, then specify the approval and denial for each component ***in the order they appear on the application...this is important to ensure every component has a corresponding motion.***

- If there are multiple portions to any waivers, acknowledge the motion for each portion.
 - Approve waiver of development standards 1a, deny waiver of development standards 1b
- If there are multiple components to a design review, note each portion.
 - Approve all design reviews.
 - Approve design review 1, deny design review 2
- If a motion states changes to a component of an application, state those changes with that component.
 - Approve zone change reduced to R-1 (where R-2 was requested)
 - Approve design review 1 to increase finished grade limited to 60 inches (where 72 inches were requested)

After addressing the components of the application, address Current Planning conditions and Public Works – Development Review conditions.

- If Staff recommends approval, state “per staff conditions.”
- If Staff recommends denial on any portion of the application, state “per staff if approved conditions”
- If changing a condition, state the complete newly composed condition.
- If adding a condition, it should be succinctly worded and enforceable.

Once a motion is made the board may discuss that motion and make changes until a vote is taken. Once a motion is formulated and then a change is proposed, state the new motion in its entirety. The final motion should be plainly stated without additional discussion or explanation so it is clear to all present and for the record.

When a vote has been taken and a change to the motion is **immediately** proposed, a motion to reconsider must be made and approved by the board. Then changes to the previous motion can be considered following the above guidelines. Note: The Chair must determine if a motion to reconsider is appropriate. *Considerations include whether all interested parties are still in the room.*

If there are related but separate applications, take them in the order on which they rely upon each other.

- A tentative map should not be acted upon if the corresponding zone change, waivers, and design review have not been acted upon.
- A vacation and abandonment may need to be approved in order to accommodate a proposed tentative map.

Any motion must be enforceable by Clark County:

- A motion should not include recommendations which require a new application (in such cases the recommendation should be for denial of what is in front of you)
 - Do not recommend a zone change from a conforming request to a non-conforming zone change
 - Do not recommend changes which require entirely new waivers to be filed
 - Do not add conditions to a denial.
- A motion should not include recommendations which are not measurable or enforceable...Clark County Public Response Office (Code Enforcement) is the enforcement entity for Title 30 and must be able to effectively observe and enforce conditions.
 - Recommendations should not include conditions for which enforcement falls under other entities (i.e. Business License, Health District, School District, LVMPD, State Water Engineer)
 - Some agreements between the applicant and interested parties amount to a private agreement which may be difficult for the County to enforce. If an applicant has worked with neighbors and offers concessions or a list of conditions, those can be read into the record and included as part of your recommendation, but oftentimes these may not ultimately be enforceable.

Resolution of Intent (ROI) – means the approval by the Board of any zone boundary amendment reclassification which is conditional upon completion of the project, together with compliance with the action taken. Following any such reclassification, a document listing the conditions of the approval shall be jointly signed by the property owner and the County and recorded. If the project is not completed within the specified period of time, the property might revert to its original zoning.

Example TAB conditions:

ADD Current Planning condition:

- Design Review as a public hearing for significant changes to plans
- Design review as a public hearing for lighting and signage
- Construction traffic to enter from yyyyyy Ave. only
- Provide cross access to APN yyy-yy-yyy-yyy if compatible uses are developed.
- Wall sign yyyyy shown on the plans to be non-illuminated.
- Comply with yyyyyyyy color palette, street lighting designs and landscape palette.
- Restricted to Clark County daylight hours (defined in Title 30)

ADD Public Works - Development Review conditions:

- Southernmost driveway to be ingress only.
- Driveway on north end of property to be right out only.
- Extend a yyyyyyy Blvd centerline barrier to the south of the applicant's property.
- Provide a deceleration lane on yyyyyy Blvd. south.

Possible actions on each motion element:

- ZONE CHANGE: Approve / Deny/ Reduce
- WAIVERS OF CONDITIONS: Approve / Deny / Amend
- WAIVERS OF DEVELOPMENT STANDARDS: Approve / Deny / Amend
- USE PERMIT: Approve / Deny / Amend
- VARIANCES: Approve / Deny / Amend
- VACATE AND ABANDON: Approve / Deny
- TENTATIVE MAP: Approve / Deny
- CURRENT PLANNING CONDITIONS: Add / Delete / Change
- PUBLIC WORKS CONDITIONS: Add / Delete / Change