



Importantville Town Advisory Board

November 29, 2023

MINUTES

Board Members:	Member Name – Chair – PRESENT Member Name – Vice Chair – PRESENT Member Name – PRESENT	Member Name – PRESENT Member Name – EXCUSED
Secretary:	Mary Hatch 702- 123-4567 mh@gmail.com	
County Liaison:	Anna Cramer 702-455-1234 abc@clarkcountynv.gov	

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

The meeting was called to order at 6:10 p.m.

II. Public Comment

None

III. Approval of October 26, 2023 Minutes

Moved by: Member Name

Action: Approved minutes as submitted.

Vote: 4-0/ Unanimous

IV. Approval of Agenda for November 29, 2023

Moved by: Member Name

Action: Approved agenda with the following changes:

Companion items heard together as follows:

1. TM-0096-16 – RED AAROW INVESTMENTS, LLC

3. VS-0444-16 – RED AAROW INVESTMENTS, LLC

2. DR-0494-16 – MEHDIABADI, PARVEZ & NAJMI, ROUHIYEH

5. TM-0111-16 – MEHDIABADI, PARVEZ & NAJMI, ROUHIYEH

The following items held per applicant request, return to the 9/14/23 TAB:

4. **TM-0098-16 – MOSAIC FOUR, LLC, ET AL**
6. **UC-0483-16 – SOUTHBEACH – SHLV, LLC**
8. **TM-0122-15 – ZAK MAK, LLC, ET AL**

Vote: 4-0/Unanimous

V. Informational Items

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

Clark County Neighborhood College is still accepting applications through August 12, 2023. More information on the 10-week course can be found on the County website: clarkcountynv.gov

VI. Planning & Zoning

1. **TM-0096-16 - RED ARROW INVESTMENTS, LLC:**

TENTATIVE MAP consisting of 8 single family residential lots and common lots on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Wigwam Avenue and the west side of Valadez Street within Enterprise. SB/pb/mcb (For possible action)
BCC 8/17/23

Moved by: Member Name

Approved - Per Tentative map presented to TAB dated 8/3/23

Vote: 4-0/Unanimous

2. **DR-0494-16 – MEHDIABADI, PARVEZ & NAJMI, ROUHIYEH:**

DESIGN REVIEWS for the following: 1) commercial building with a drive-thru within a future retail center; and 2) lighting plan on a portion of 1.9 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Rainbow Boulevard and Santoli Avenue within Enterprise. SS/lm/ml (For possible action)
BCC 9/7/23

Moved by: Member Name

Action: Approved Subject to staff conditions

Add current planning conditions;

- **Design Review as a public hearing for signage;**
- **Design Review as a public hearing for undeveloped pad site;**

Vote: 3-1

Voting Aye: Member Names

Voting Nay: Member Name

Abstaining: None

3. **VS-0444-16 - RED ARROW INVESTMENTS, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Camero Avenue located between Valadez Street and Cimarron Road within Enterprise (description on file). SB/pb/ml (For possible action)
BCC 9/17/23

Moved by: Member Name

Action: Approved-Subject to staff conditions

Vote: 4-0/Unanimous

4. **TM-0098-16 – MOSAIC FOUR, LLC, ET AL:**

TENTATIVE MAP consisting of 88 single family residential lots and common lots on 15.0 acres in an R-2 (Medium Density Residential) Zone with a portion in the MUD-3 Overlay District. Generally located on the west side of Fort Apache Road and the north side of Gomer Road within Enterprise. SB/dg/mcb (For possible action) **BCC 8/17/23**

Action: Held per applicant request, return to the 9/14/16 TAB

5. **TM-0111-16 – MEHDIABADI, PARVEZ & NAJMI, ROUHIYEH:**

TENTATIVE MAP for a commercial subdivision on 1.9 acres in a C-1 (Local Business) Zone. Generally located at southwest corner of Rainbow Boulevard and Santoli Avenue within Enterprise. SS/lm/ml (For possible action) **BCC 9/7/23**

Moved by: Member Name

Action: Approved - Subject to staff conditions

Vote: 4-0/Unanimous

6. **UC-0483-16 – SOUTH BEACH – SHLV, LLC:**

USE PERMIT for on-premises consumption of alcohol with an outside patio in conjunction with an approved multi-family complex.

DESIGN REVIEW for site modification to an approved community center and leasing office on 15.2 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway and the south side of St. Rose Parkway within Enterprise. SB/rk/mcb (For possible action) **PC 9/6/23**

Action: Held per applicant request, return to the 9/14/16 TAB

7. **UC-0506-16 – FRANCIS DEVELOPMENT, INC:**

USE PERMITS for the following: 1) allow office as a principal use; and 2) allow retail sales as a principal use in conjunction with a proposed office/warehouse building.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) a trash enclosure in the front setback; 2) allow tandem parking spaces; 3) reduce setbacks; 4) allow alternate landscaping and screening in conjunction with a proposed office/warehouse building.

DESIGN REVIEWS for the following: 1) an office/warehouse building; and 2) a lighting plan on 1.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the northeast corner of Dean Martin Drive and Arby Avenue (alignment) within Enterprise. SS/al/ml (For possible action) **PC 9/6/23**

Moved by: Member Name

Action: Approved - Use Permit

Approved - Waivers of Standards #1, #3 a, #3 b, #4 a, #4 b,

Approved DESIGN REVIEW - Subject to staff conditions

Denial - Waiver of Standards #2

Vote: 3-1

Voting Aye: Member Names

Voting Nay: Member Name

Abstaining: None

8. **TM-0122-15 – ZAK MAK, LLC, ET AL:**

AMENDED HOLDVER TENTATIVE MAP consisting of 72 (previously notified as 65) single family residential lots on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action) **BCC 9/7/23**

Action: Held per applicant request, return to the 9/14/16 TAB

9. **DR-0486-16 – 4129, LLC:**

DESIGN REVIEWS for the following: **1)** a commercial complex; and **2)** landscaping on a portion of 7.3 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the southeast corner of Blue Diamond Road and El Capitan Way within Enterprise. SB/jt/raj (For possible action) **BCC 9/7/23**

Moved by: Member Name

Action: Approved Subject to staff conditions

Add current planning conditions;

- **If NDOT denies access to Blue Diamond Rd., the applicant will not be required to apply for a new Design Review to accommodate this change.**
- **Design Review as a public hearing for lighting and signage.**

Vote: 4-0/Unanimous

VII. General Business:

1. Update budget requests from 2023-2024 year (for possible action)

Update to 2023/2024 budget requests provided by liaison to TAB (see attached). Discussion and public input to be accepted at 08/31/23 and 9/28/23 TAB meetings. Recommendations for 2016/2023 to be finalized at 10/26/16 TAB meeting.

VIII. Public Comment:

TAB member requests the Chair place an item on the next agenda to discuss and possibly recommend the Importantville vision statement be submitted for the next Importantville annual land use update.

A citizen expressed concern regarding an increase in the number of unleashed animals roaming around the neighborhood.

IX. Next Meeting Date

The next regular meeting will be December 28, 2023 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 9:04 p.m.