



Enterprise Town Advisory Board

October 11, 2023

MINUTES

Board Members	Justin Maffett, Chair EXCUSED David Chestnut PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya 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.

Lorna Phegley, 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 September 27, 2023 (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** Minutes as amended for September 27, 2023.

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

IV. Approval of Agenda for October 11, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** as amended.

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

Applicant requested Holds:

17. ET-23-400134 (UC-18-0874)-CLAYTON PLAZA, LLC: The applicant has requested a **HOLD** to Enterprise TAB meeting on November 1, 2023.

Related applications:

9. PA-23-700028-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
 10. ZC-23-0610-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
 11. PA-23-700029-LV SILVERADO SCHUSTER, LLC; ET AL:
 12. ZC-23-0611-LV SILVERADO SCHUSTER, LLC:
 13. VS-23-0612-LV SILVERADO SCHUSTER LLC:

 15. ET-23-400126 (VS-21-0124)-PN II, INC:
 16. ET-23-400127 (VS-19-0145)-PN II, INC:

 19. VS-23-0621-ROMAN CATHOLIC BISHOP LAS VEGAS:
 20. WS-23-0620-ROMAN CATHOLIC BISHOP LAS VEGAS:
 21. TM-23-500128-ROMAN CATHOLIC BISHOP LAS VEGAS:

 22. WC-23-400136 (ZC-1254-06)-MTL TRUST:
 23. VS-23-0598-MTL TRUST:
 24. WS-23-0597-MTL TRUST:

 28. ZC-23-0639-SAMERTHAI, RANEE & GONZALES, TANYA SAMERTHAI:
 29. VS-23-0640-SAMERTHAI, RANEE & GONZALES, TANYA SAMERTHAI:
- Hear items 28 & 29 prior to item 1.

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Monster Mash Trunk or Treat**
Clark County Parks & Recreation and Enterprise Area Command Presents:
Trunk or Treat
Music- Games-Party
October 26th, 5PM to 9PM
At The Crossing
7950 W Windmill Lane
Las Vegas, NV, 89113
 - **Groundbreaking Ceremony**
LeBaron and Lindell Neighborhood Park
October 30, 2023, 10AM
On site

VI. Planning & Zoning

1. **VS-23-0506-MARUNDE BRISTOL:**
VACATE AND ABANDON easement of interest to Clark County located between Rancho Destino Road and Gilespie Street, and between Mesa Verde Lane and Robindale Road within Enterprise (description on file). MN/mh/syp (For possible action) **10/17/23 PC**

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

2. **WS-23-0573-OCHOA SERGIO R & LETICIA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setback reduction; and **2)** eliminate building separation in conjunction with a single family residence on 0.1 acres in an R-2 (Mid-Intensity Residential) Zone. Generally located on the south side of Silver Bough Court, 160 feet west of Silver Pebble Street within Enterprise. MN/jud/syp (For possible action) **10/17/23 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

3. **UC-23-0600-REAL EQUITIES, LLC:**
USE PERMIT for a service bar in conjunction with an existing hookah lounge in a shopping center on a portion of 28.7 acres in a H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/mh/syp (For possible action) **11/07/23 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

4. **UC-23-0628-TOSCANA FAMILY LP:**
USE PERMIT for a major training facility within a portion of existing industrial complex on 0.3 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally located on the south side of Sunset Road, 350 feet west of Arville Street within Enterprise. MN/tpd/syp (For possible action) **11/07/23 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

5. **UC-23-0647-VAN ZANT HOLDINGS TRUST & FASTOW BRIAN M TRS:**
USE PERMITS for the following: **1)** allow an accessory structure (storage building) that is not architecturally compatible with the existing principal dwelling; **2)** allow an accessory structure larger than one half the footprint of the principal dwelling; **3)** increase the cumulative area of all accessory structures to exceed the footprint of the principal dwelling; and **4)** waive design standards.

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between buildings in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 300 feet north of Mesa Verde Lane on the east side of La Cienega Street within Enterprise. MN/mh/syp (For possible action) **11/07/23 PC**

Motion by Barris Kaiser

Action: **APPROVE**

ADD Comprehensive Planning condition

- Building color to match primary residence

Per staff conditions

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

6. **VS-23-0452-GAUGHAN SOUTH LLC:**
VACATE AND ABANDON easements of interest to Clark County and right-of-way located between I-15 and Las Vegas Boulevard South, and between Silverado Ranch Boulevard and Le Baron Avenue within Enterprise (description on file). MN/jgh/syp (For possible action) **11/07/23 PC 11/07/23 PC**

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

7. **WS-23-0525-KELLIE AND MICHAEL NESTO:**
WAIVER OF DEVELOPMENT STANDARDS for reduced accessory structure side setback on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Buffalo Drive, 200 feet south of Ford Avenue within Enterprise. JJ/bb/syp (For possible action) **11/07/23 PC**

Motion by Chris Caluya
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

8. **WS-23-0603-ZMU REVOCABLE LIVING TRUST & MALIK UMER ZAHID & IQRA TRS:**
WAIVER OF DEVELOPMENT STANDARDS for increased residential driveway width. **DESIGN REVIEW** for single family residential models for a previously approved single family residential development on 9.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pebble Road, 570 feet west of Rosanna Street within Enterprise. JJ/jud/syp (For possible action) **11/07/23 PC**

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

9. **PA-23-700028-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on a 3.9 acre portion of a 5.6 acre site. Generally located on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard within Enterprise. JJ/gc (For possible action) **11/07/23 PC**

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

10. **ZC-23-0610-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify a 3.9 acre portion of 5.6 acres from an R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
USE PERMITS for the following: **1)** reduced separation from a convenience store to a residential use; **2)** reduced separation from a car wash to a residential use; and **3)** reduced separation from a tavern to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce height/setback ratio adjacent to single family residential use; **2)** allow alternative landscaping/screening adjacent to single family residential use; **3)** allow a talk box to face future residential development; and **4)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** shopping center with a tavern, retail, convenience store, gasoline station, vehicle wash, and restaurants with drive-thru; and **2)** finished grade. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action) **11/07/23 PC**

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

11. **PA-23-700029-LV SILVERADO SCHUSTER, LLC; ET AL:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 12.8 acres. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise. JJ/gc (For possible action) **11/07/23 PC**

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

12. **ZC-23-0611-LV SILVERADO SCHUSTER, LLC:**
ZONE CHANGE to reclassify 12.8 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce height/setback ratio adjacent to single family residential use; **2)** reduce the setback for garage openings to a drive aisle; and **3)** allow alternative landscaping/screening adjacent to single family residential use.
DESIGN REVIEWS for the following: **1)** multiple family residential development; and **2)** finished grade. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action) **11/07/23 PC**

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

13. **VS-23-0612-LV SILVERADO SCHUSTER LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Hinson Street (alignment), and between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of a right-of-way being Schuster Street located between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of right-of-way being Gary Avenue located Valley View Boulevard and Hinson Street (alignment); and a portion of right-of-way being Silverado Ranch Boulevard located between Valley View Boulevard and Hinson Street (alignment); and a portion of right-of-way being Valley View Boulevard located between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of right-of-way being Hinson Street (alignment) located between Silverado Ranch Boulevard and Gary Avenue (alignment) within Enterprise (description on file). JJ/rk/syp (For possible action) **11/07/23 PC**

Motion by Barris Kaiser

Action: **DENY**

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

14. **AR-23-400125 (WS-21-0525)-LMG LAS VEGAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS APPLICATION FOR REVIEW for landscaping in conjunction with an existing distribution facility and outside storage yard on 4.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise. MN/rp/syp (For possible action) **11/08/23 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

15. **ET-23-400126 (VS-21-0124)-PN II, INC.:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/nai/syp (For possible action) **11/08/23 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

16. **ET-23-400127 (VS-19-0145)-PN II, INC.:**
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road, and a portion of right-of-way being Chartan Avenue located between Placid Street and Bermuda Road within Enterprise (description on file). MN/rp/syp (For possible action) **11/08/23 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

17. **ET-23-400134 (UC-18-0874)-CLAYTON PLAZA, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation from a proposed convenience store to a residential use; and 4) reduce the separation from a proposed gasoline station to a residential use.
DESIGN REVIEW for a convenience store and gasoline station on a portion of 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Windmill Lane and the west side of Buffalo Drive within Enterprise. JJ/tpd/syp (For possible action) **11/08/23 BCC**

The applicant has requested a **HOLD** to Enterprise TAB meeting on November 1, 2023.

18. **UC-23-0631-BUDGET RENT A CAR SOUTHERN CA:**
USE PERMIT for a monorail on approximately 11.2 acres in an M-1 (Light Manufacturing) Zone and a C-2 (General Commercial) (AE-70, AE-65, & AE-60) Zone. Generally located between Desert Inn Road and Warm Springs Road, and between Maryland Parkway and Valley View Boulevard within Paradise and Enterprise. MN/JG/JJ/bb/syp (For possible action) **11/08/23 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous, Kaiser- abstained

19. **VS-23-0621-ROMAN CATHOLIC BISHOP LAS VEGAS:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Mohawk Street and between Agate Avenue and Serene Avenue (alignment) and a portion of right-of-way being Lindell Road located between Agate Avenue and Serene Avenue (alignment) within Enterprise (description on file). JJ/jor/syp (For possible action) **11/08/23 BCC**

Motion by David Chestnut

Action: **APPROVE**

Public Works - Development Review

CHANGE Bullet #1 to Read:

- Right-of-way dedication to 40 feet for Lindell Road, 60 feet for Oleta Avenue, 30 feet for Mohawk Street and associated spandrels

Per staff conditions

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

20. **WS-23-0620-ROMAN CATHOLIC BISHOP LAS VEGAS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) retaining wall height; and 2) eliminate sidewalks and reduce street landscaping; and 3) eliminate sidewalk and street landscaping.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 9.8 acres in an R-E (RNP-I) Zone. Generally located on the north and south side of Oleta Avenue, the west side of Mohawk Street, and east side of Lindell Road within Enterprise. JJ/jor/syp (For possible action) **11/08/23 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Install asphalt pathways along Lindell Rd, Oleta Ave, and Mohawk St.

ADD Public Works - Development Review condition

- Use Rural Road standards

Public Works - Development Review

CHANGE Bullet #4 to read:

- Right-of-way dedication to 40 feet for Lindell Road, 60 feet for Oleta Avenue, 30 feet for Mohawk Street and associated spandrels;
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

21. **TM-23-500128-ROMAN CATHOLIC BISHOP LAS VEGAS:**
TENTATIVE MAP consisting of 16 single family residential lots on 9.8 acres in an R-E (RNP-I) Zone. Generally located on the north and south sides of Oleta Avenue, the west side of Mohawk Street, and east side of Lindell Road within Enterprise. JJ/jor/syp (For possible action) **11/08/23 BCC**

Motion by David Chestnut

Action: **APPROVE**

Public Works - Development Review

ADD Public Works - Development Review condition

- Use Rural Road standards

DELETE condition # 3

CHANGE Bullet #4 to read:

- Right-of-way dedication to 40 feet for Lindell Road, 60 feet for Oleta Avenue, 30 feet for Mohawk Street and associated spandrels;

Per staff if approved conditions

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

22. **WC-23-400136 (ZC-1254-06)-MTL TRUST:**
WAIVER OF CONDITIONS of a zone change requiring the following: **1)** right-of-way dedication to include 30 feet for Mann Street and associated spandrels; and **2)** construct full off-site improvements in conjunction with a towing services yard with ancillary building on 4.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Oleta Avenue, 328 feet east of Torrey Pines Drive within Enterprise. JJ/sd/syp (For possible action) **11/08/23 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff if approved conditions

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

23. **VS-23-0598-MTL TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Oleta Avenue, and between Mann Street and Torrey Pines Drive and a portion of right-of-way being Mann Street located between Oleta Avenue and Blue Diamond Road within Enterprise (description on file). JJ/sd/syp (For possible action) **11/08/23 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

24. **WS-23-0597-MTL TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** eliminate street landscaping and detached sidewalk; and **3)** not construct a commercial driveway.
DESIGN REVIEW for a towing services yard with an ancillary office and storage building on 4.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Oleta Avenue, 328 feet east of Torrey Pines Drive within Enterprise. JJ/sd/syp (For possible action) **11/08/23 BCC**

Motion by Barris Kaiser

Action: **DENY** Waivers of Development Standards #s 1 and 2

APPROVE Waiver of Development Standards # 3

DENY Design Review

ADD Comprehensive Planning conditions:

- Design review as a public hearing for lighting and signage

Per staff if approved conditions

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

25. **WS-23-0606-SOUTHERN HILLS MEDICAL CENTER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.
DESIGN REVIEWS for the following: **1)** lighting; and **2)** signage for a previously approved emergency medical care facility on a portion of an approved shopping center on 4.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. JJ/lm/syp (For possible action) **11/08/23 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

26. **WS-23-0638-CFT LANDS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height, and **2)** alternative landscaping.
DESIGN REVIEW for finished grade in conjunction with a previously approved residential subdivision on 9.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Pyle Avenue and Polaris Avenue within Enterprise. JJ/jud/syp (For possible action) **11/08/23 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

27. **ZC-23-0625-DIAMOND WINDMILL, LLC:**
ZONE CHANGE to reclassify a 0.6 acre portion of 1.0 acre from a C-P (Office and Professional) Zone to a C-1 (Local Business) Zone. Generally located on the southwest corner of Windmill Lane and Gilesie Street within Enterprise. MN/sd/syp (For possible action) **11/08/23 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions

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

28. **ZC-23-0639-SAMERTHAI, RANEE & GONZALES, TANYA SAMERTHAI:**
ZONE CHANGE to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow service bay doors to face a street; 2) increase wall height; and 3) reduce driveway throat depth.

DESIGN REVIEWS for the following: 1) a vehicle wash; and 2) finished grade. Generally located on the southeast corner of Wigwam Avenue and Arville Street within Enterprise (description on file). JJ/al/syp (For possible action) **11/08/23 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- Design review as a public hearing for lighting and signage

ADD screening to the gate on Windmill Ave.

Per staff conditions

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

29. **VS-23-0640-SAMERTHAI, RANEE & GONZALES, TANYA SAMERTHAI:**

VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Schirlls Street (alignment), and between Wigwam Avenue and Cougar Avenue within Enterprise (description on file). JJ/al/syp (For possible action) **11/08/23 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

VII. General Business:

1. Review and finalize next year's budget request(s) and take public input regarding the budget request(s). (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** with additions and revisions presented

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.

- A citizen wants to know the status of public facilities including police stations, parks, fire stations, aquatic facilities, and rec centers. They complimented the board for their work on behalf of the community.

IX. Next Meeting Date

The next regular meeting will be November 1, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Barris Kaiser

Action: **ADJOURN** meeting at 8:35 p.m.

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