



# Enterprise Town Advisory Board

February 12, 2025

## MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Kaushal Shah <b>PRESENT</b> Matthew Griebel <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Chris Caluya <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com <b>PRESENT</b>	

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### 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.

Steve De Merritt, Comprehensive 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 January 15, 2025 and January 29, 2025. (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for January 15, 2025 and January 29, 2025.

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

### IV. Approval of Agenda for February 12, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicants have requested **HOLDS** for the following planning and zoning items:

9. ZC-24-0653-GOLDSTRIKE GRID, LLC: The applicant has requested a **HOLD** for the Enterprise TAB to no date certain.
10. VS-24-0654-GOLDSTRIKE GRID L, LLC: The applicant has requested a **HOLD** for the Enterprise TAB to no date certain.
11. UC-24-0655-GOLDSTRIKE GRID, LLC: The applicant has requested a **HOLD** for the Enterprise TAB to no date certain.
12. ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested a **HOLD** for the Enterprise TAB to no date certain.
13. VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested a **HOLD** for the Enterprise TAB to no date certain.
14. WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested a **HOLD** for the Enterprise TAB to no date certain.
15. TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested a **HOLD** for the Enterprise TAB to no date certain.
16. ZC-25-0043-PARAMOUNT NA, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025.
17. VS-25-0045-PARAMOUNT NA, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025.
18. WS-25-0044-PARAMOUNT NA, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025.
19. TM-25-500008-PARAMOUNT NA, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025.

Related applications:

1. VS-24-0752-SUN LINMEI & TAO TONY:
2. WS-24-0751-SUN LINMEI & TAO TONY:
3. VS-25-0015-ASSOCIATION BUDDHIST CENTER USA, INC:
4. WS-25-0016-ASSOCIATION BUDDHIST CENTER USA, INC:
5. WS-24-0770-COUNTY OF CLARK (AVIATION):
6. TM-24-500168-COUNTY OF CLARK (AVIATION):
7. WS-25-0039-COUNTY OF CLARK (AVIATION):
8. TM-25-500007-COUNTY OF CLARK (AVIATION):
20. ZC-25-0056-SILVER HINSON, LLC:
21. VS-25-0058-SILVER HINSON, LLC:
22. WS-25-0057-SILVER HINSON, LLC:
23. TM-25-500013-SILVER HINSON, 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. **VS-24-0752-SUN LINMEI & TAO TONY:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment), and between Westwind Road (alignment) and Lindell Road within Enterprise (description on file). JJ/bb/kh (For possible action) **03/05/2025 BCC**

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

2. **WS-24-0751-SUN LINMEI & TAO TONY:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate a portion of street landscaping; **2)** reduce setback; **3)** eliminate a portion of detached sidewalk; **4)** waive full off-site improvements; **5)** allow modified street standards; and **6)** allow modified driveway design standards.  
**DESIGN REVIEW** for a warehouse with accessory outdoor storage on 2.49 acres in an IP (Industrial Park) Zone and IL (Industrial Light) Zone. Generally located on the southwest side of Windmill Lane and Lindell Road within Enterprise. JJ/bb/kh (For possible action) **03/05/2025 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-2)/NAY - Kaiser and Caluya

3. **VS-25-0015-ASSOCIATION BUDDHIST CENTER USA, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Camero Avenue and Wigwam Avenue and between Miller Lane and Buffalo Drive within Enterprise (description on file). JJ/rr/kh (For possible action) **03/05/2025 BCC**

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

4. **WS-25-0016-ASSOCIATION BUDDHIST CENTER USA, INC.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** waive residential adjacency standards; **3)** reduce buffering and screening; and **4)** reduce departure distance.  
**DESIGN REVIEW** for a place of worship on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action) **03/05/2025 BCC**

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

5. **WS-24-0770-COUNTY OF CLARK (AVIATION):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** reduce street landscaping; **3)** modify Neighborhood Protection (RNP) Overlay standards; and **4)** waive full off-site improvements.  
**DESIGN REVIEW** for a single-family residential development on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south of Warm Springs Road and on the east and west sides of Hinson Street within Enterprise. MN/rg/kh (For possible action) **03/05/2025 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Comprehensive Planning condition:

- Provide a 5-foot asphalt path along Hinson St, Mardon Ave and Schuster St.

**ADD** Public Works - Development Review condition:

- Hinson St, Mardon Ave and Schuster St to be developed to non-urban rural road standards
- Execute a Restrictive Covenant Agreement (deed restrictions).

Per staff if approved conditions

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

6. **TM-24-500168-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 28 single-family residential lots on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south of Warm Springs Road and the east and west sides of Hinson Street within Enterprise. MN/rg/kh (For possible action) **03/05/2025 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Comprehensive Planning condition:

- Provide a 5-foot asphalt path along Hinson St, Mardon Ave and Schuster St.

**ADD** Public Works - Development Review condition:

- Hinson St, Mardon Ave and Schuster St to be developed to non-urban rural road standards
- Execute a Restrictive Covenant Agreement (deed restrictions).

Per staff if approved conditions

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

7. **WS-25-0039-COUNTY OF CLARK (AVIATION):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** reduce street landscaping; **3)** modify Neighborhood Protection (RNP) Overlay standards; and **4)** waive full off-site improvements.  
**DESIGN REVIEW** for a single-family detached dwelling development on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Maulding Avenue and the east and west sides of Schirlls Street within Enterprise. MN/rg/kh (For possible action) **03/05/2025 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Comprehensive Planning condition:

- Provide a 5-foot asphalt path along Eldorado Ln, Schirlls St, Hinson St, Maulding Ave and Arville St.

**ADD** Public Works - Development Review condition:

- Eldorado Ln, Schirlls St, Hinson St, Maulding Ave and Arville St. to be developed to non-urban rural road standards

Per staff if approved conditions

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

8. **TM-25-500007-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 24 single-family detached residential lots on 12.45 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Maulding Avenue and the east and west sides of Schirlls Street within Enterprise. MN/rg/kh (For possible action) **03/05/2025 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Comprehensive Planning condition:

- Provide a 5-foot asphalt path along Eldorado Ln, Schirlls St, Hinson St, Maulding Ave and Arville St.

**ADD** Public Works - Development Review condition:

- Eldorado Ln, Schirlls St, Hinson St, Maulding Ave and Arville St. to be developed to non-urban rural road standards

Per staff if approved conditions

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

9. **ZC-24-0653-GOLDSTRIKE GRID, LLC:**  
**HOLDOVER ZONE CHANGE** to reclassify 4.03 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise (description on file). MN/al (For possible action) **03/05/2025 BCC**

The applicant has requested a **HOLD** for the Enterprise TAB to no date certain

10. **VS-24-0654-GOLDSTRIKE GRID L, LLC:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Decatur Boulevard and Edmond Street (alignment), and a portion of right-of-way being Decatur Boulevard located between Warm Springs Road and Mardon Avenue within Enterprise (description on file). MN/rg/kh (For possible action) **03/05/2025 BCC**

The applicant has requested a **HOLD** for the Enterprise TAB to no date certain

11. **UC-24-0655-GOLDSTRIKE GRID, LLC:**  
**HOLDOVER USE PERMIT** for a public utility structures (battery energy storage system).  
**WAIVER OF DEVELOPMENT STANDARDS** for increased structure height.  
**DESIGN REVIEW** for a public utility structure on 4.03 acres in an IP (Industrial Park) Zone.  
Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road  
within Enterprise. MN/rg/kh (For possible action) **03/05/2025 BCC**

The applicant has requested a **HOLD** for the Enterprise TAB to no date certain

12. **ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**HOLDOVER ZONE CHANGE** to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action) **03/05/2025 BCC**

The applicant has requested a **HOLD** for the Enterprise TAB to no date certain.

13. **VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/sd/kh (For possible action) **03/05/2025 BCC**

The applicant has requested a **HOLD** for the Enterprise TAB to no date certain

14. **WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking lot landscaping; **2)** reduce buffering and screening; **3)** increase maximum parking; **4)** reduce drive-thru distance to properties subject to residential adjacency; and **5)** allow an attached sidewalk.  
**DESIGN REVIEW** for a commercial development on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **03/05/2025 BCC**

The applicant has requested a **HOLD** for the Enterprise TAB to no date certain

15. **TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**HOLDOVER TENTATIVE MAP** consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **03/05/2025 BCC**

The applicant has requested a **HOLD** for the Enterprise TAB to no date certain

16. **ZC-25-0043-PARAMOUNT NA, LLC:**  
**ZONE CHANGE** to reclassify 2.67 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Arville Street and Rush Avenue within Enterprise (description on file). JJ/mc (For possible action) **03/05/2025 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025

17. **VS-25-0045-PARAMOUNT NA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rush Avenue and Frias Avenue, and between Cameron Street and Arville Street within Enterprise (description on file). JJ/mh/kh (For possible action) **03/05/2025 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025

18. **WS-25-0044-PARAMOUNT NA, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** increase retaining wall height; and **3)** allow an attached sidewalk. **DESIGN REVIEW** for a proposed single-family residential subdivision on 2.67 acres in an RS3.3 Zone. Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action) **03/05/2025 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025

19. **TM-25-500008-PARAMOUNT NA, LLC:**  
**TENTATIVE MAP** consisting of 21 single-family residential lots and common lots on 2.67 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action) **03/05/2025 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025

20. **ZC-25-0056-SILVER HINSON, LLC:**  
**ZONE CHANGE** to reclassify 0.89 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/rk (For possible action) **03/05/2025 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

21. **VS-25-0058-SILVER HINSON, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Hinson Street and Valley View Boulevard, and between Silverado Ranch Boulevard and Gary Avenue (alignment); a portion of right-of-way being Hinson Street located between Silverado Ranch Boulevard and Gary Avenue (alignment) and a portion of right-of-way being Silverado Ranch Boulevard located between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/bb/kh (For possible action) **03/05/2025 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

22. **WS-25-0057-SILVER HINSON, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) reduce street intersection off-set.  
**DESIGN REVIEW** for a single-family residential development on 0.89 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/bb/kh (For possible action) **03/05/2025 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

23. **TM-25-500013-SILVER HINSON, LLC:**  
**TENTATIVE MAP** consisting of 7 residential lots and common lots on 0.89 acres in RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/bb/kh (For possible action) **03/05/2025 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /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.

- Two residents spoke to the Enterprise TAB about the negotiations between the HOA and affected residents with a commercial development north of Blue Diamond Rd east of Durango Dr. They expressed their appreciation for the gas station being removed, but now have concerns about a potential drive-thru and squawk box.



IX. Next Meeting Date

The next regular meeting will be February 26, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:49 p.m.

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