



# Enterprise Town Advisory Board

November 1, 2023

## MINUTES

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

Judith M. Rodriguez, 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 October 11, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for October 11, 2023.

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

### IV. Approval of Agenda for November 1, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications:

2. PA-23-700034-NALA PROPERTIES, LLC; ET AL;
3. ZC-24-0678-NALA PROPERTIES, LLC; ET AL;

13. VS-24-0688-KEYES, CHARLES:
14. WS-24-0687-KEYES, CHARLES:
  
16. ZC-24-0608-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:
17. VS-24-0609-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:
18. TM-23-500127-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:
  
19. ZC-24-0686-MOLLY V. SERIES 3, LLC:
20. VS-24-0685-MOLLY V. SERIES 3, LLC:
21. TM-23-500140-MOLLY V. SERIES 3, 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. **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**

Motion by David Chestnut

Action: **APPROVE**

CHANGE Comprehensive Planning bullet #1 to read:

- Until December 20, 2024 to commence;

Per staff conditions

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

2. **PA-23-700034-NALA PROPERTIES, LLC; ET AL:**  
**PLAN AMENDMENT** to redesignate the existing land use categories from Ranch Estate Neighborhood (RN), Open Lands (OL), and Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 23.1 acres. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/gc (For possible action) **11/21/23 PC**

Motion by Barris Kaiser

Action: **DENY**

Motion **PASSED** (3-1) /Chestnut - Nay

3. **ZC-23-0678-NALA PROPERTIES, LLC; ET AL:**  
**ZONE CHANGE** to reclassify 23.1 acres from an R-E (Rural Estates Residential) Zone, an R-E (Rural Estates Residential) (RNP-I) Zone, and an R-2 (Medium Density Residential) Zone to an R-2 (Medium Density Residential) Zone for a future residential development. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/gc/syp (For possible action) **11/21/23 PC**

Motion by Barris Kaiser

Action: **DENY**

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

4. **UC-23-0652-CATS MEOW TRUST & HETHERINGTON TRICIA M TRS:**  
**USE PERMIT** for accessory structure size.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for a rooftop balcony in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Miller Lane, approximately 270 feet north of Ford Avenue within Enterprise. JJ/tpd/syp (For possible action) **11/21/23 PC**

Motion by David Chestnut

Action: **APPROVE** Use Permits

**DENY:** Waivers of Development Standards

**ADD** Comprehensive Planning conditions;

- Install 3 medium trees on the western boundary
- Delete the roof top deck balcony

Per staff if approved conditions

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

5. **UC-23-0661-DELGADO FERNANDO M:**  
**USE PERMIT** to allow an accessory structure (detached workshop) not architecturally compatible with the principal building.  
**WAIVER OF DEVELOPMENT STANDARDS** for increased height of an accessory structure (detached workshop) on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Schuster Street, 135 feet south of Eldorado Lane within Enterprise. MN/bb/syp (For possible action) **11/21/23 PC**

Motion by Justin Maffett

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

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

6. **UC-23-0669-JER 2911 PARTNERS, LLC:**  
**USE PERMIT** for a day spa establishment in conjunction with an existing office complex on a 0.3 acre portion of 9.2 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Gilesie Street, approximately 385 feet south of Warm Springs Road within Enterprise. MN/tpd/syp (For possible action) **11/21/23 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

7. **UC-23-0670-SRMF TOWN SQUARE OWNER, LLC:**  
**USE PERMIT** for a recreational facility (indoor golf simulator) with accessory uses (shop, restaurant, and bar) in conjunction with an existing shopping center on a portion of 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/dd/syp (For possible action) **11/21/23 PC**

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

8. **VS-23-0662-RICHMOND LIMITED PARTNERSHIP:**  
**VACATE AND ABANDON** an easement of interest to Clark County located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise (description on file). MN/mh/syp (For possible action) **11/21/23 PC**

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

9. **VS-23-0671-8415 RAVEN, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Becket Ranch Court and between Raven Avenue and Creek Canyon Avenue within Enterprise (description on file). JJ/nai/syp (For possible action) **11/21/23 PC**

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

10. **DR-23-0474-NEVADA INVESTMENT ASSN GRP, LLC:**  
**DESIGN REVIEW** for finished grade in conjunction with an approved mini-warehouse facility on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road and the west side of La Cienega Street within Enterprise. MN/rp/syp (For possible action) **11/21/23 BCC**

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

11. **ET-23-400140 (ZC-21-0396)-DIAMOND TORINO, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; **2)** hammerhead street design; and **3)** finished grade on 1.4 acres in an R-E (Rural Estates Residential) Zone. Generally located 350 feet east of Decatur Boulevard, 300 feet south of Ford Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action) **11/21/23 BCC**

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

12. **ET-23-400146 (NZC-21-0285)-RAINBOW BADURA LAND OWNER, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 14.0 acres from an R-E (Rural Estates Residential) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential (High Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduce parking; **3)** increase sign area; **4)** increase sign height; and **5)** allow an alternative security gate design and geometrics.  
**DESIGN REVIEWS** for the following: **1)** multiple family development; and **2)** comprehensive sign plan in the CMA Design Overlay District. Generally located on the south side of Badura Avenue and the west side of Redwood Street within Enterprise (description on file). MN/rp/syp (For possible action) **11/21/23 BCC**

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

13. **VS-23-0688-KEYES, CHARLES:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Pebble Road and between Rancho Destino Road and Gilespie Street within Enterprise (description on file). MN/jor/syp (For possible action) **11/21/23 BCC**

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

14. **WS-23-0687-KEYES, CHARLES:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate sidewalk and street landscaping; and **2)** waive full off-site improvements in conjunction with a proposed minor subdivision on an existing single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Ford Avenue and Gilespie Street within Enterprise. MN/jor/syp (For possible action) **11/21/23 BCC**

Motion by Barris Kaiser  
Action: **APPROVE**  
**ADD** Comprehensive Planning condition;  
• Provide a 3-foot-wide asphalt path along Ford Ave and Gilespie St.  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

15. **WS-23-0683-LMG NEVADA LAND EXPANSION, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEWS** for the following: **1)** an office/warehouse building; and **2)** increase finished grade in conjunction with a previously approved office/warehouse on 2.4 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northwest corner of Capovilla Avenue and Windy Street within Enterprise. MN/jud/syp (For possible action) **11/21/23 BCC**

Motion by David Chestnut  
Action: **DENY** Waiver of Development Standards;  
**DENY** Design Review # 1  
**APPROVE** Design Review # 2  
Per staff conditions  
Motion **PASSED** (4-0) /Unanimous

16. **ZC-23-0608-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:**  
**ZONE CHANGE** to reclassify 2.4 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; and **2)** reduce driveway separation.  
**DESIGN REVIEWS** for the following: **1)** a proposed single family residential detached development; and **2)** finished grade. Generally located on the north side of Richmar Avenue, 165 feet west of Valley View Boulevard within Enterprise (description on file). JJ/hw/syp (For possible action) **11/21/23 BCC**

Motion by David Chestnut  
Action: **APPROVE** the Zone Change reduced to R-D;  
**DENY:** Waiver of Development Standards;  
**DENY:** Design Reviews  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

17. **VS-23-0609-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Meranto Avenue and between Valley View Boulevard and Hinson Street, and a portion of right-of-way being Richmar Avenue located between Valley View Boulevard and Hinson Street within Enterprise (description on file). JJ/hw/syp (For possible action) **11/21/23 BCC**

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

18. **TM-23-500127-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:**  
**TENTATIVE MAP** consisting of 12 single family detached residential lots and 2 common lots on 2.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Richmar Avenue, 165 feet west of Valley View Boulevard within Enterprise. JJ/hw/syp (For possible action) **11/21/23 BCC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

19. **ZC-23-0686-MOLLY V. SERIES 3, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone for a single family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase retaining wall height; and **2)** eliminate street landscaping.  
**DESIGN REVIEWS** for the following: **1)** single family residential subdivision; **2)** allow a hammerhead street design; and **3)** finished grade. Generally located on the northwest corner of Conquistador Street and Gomer Road within Enterprise (description on file). JJ/sd/syp (For possible action) **11/21/23 BCC**

Motion by David Chestnut  
Action: **APPROVE** Zone Change reduced to R-1  
**DENY** Waiver of Development Standards;  
**DENY** Design Reviews  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

20. **VS-23-0685-MOLLY V. SERIES 3, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Conquistador Street and Hualapai Way and between Gomer Road and Cliff Dwellings Avenue (alignment) within Enterprise (description on file). JJ/sd/syp (For possible action) **11/21/23 BCC**

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

21. **TM-23-500140-MOLLY V. SERIES 3, LLC:**  
**TENTATIVE MAP** consisting of 20 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Conquistador Street and Gomer Road within Enterprise. JJ/sd/syp (For possible action) **11/21/23 BCC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /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.

- None.

IX. Next Meeting Date

The next regular meeting will be November 15, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett  
Action: **ADJOURN** meeting at 8:57 p.m.  
Motion **PASSED** (4-0) /Unanimous