



# Enterprise Town Advisory Board

December 13, 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:chaves70@yahoo.com">chaves70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>EXCUSED</b> Jayson <a href="mailto:Dagher@clarkcountynv.com">Dagher@clarkcountynv.com</a> <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.

Steven DeMerritt, 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 November 29, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for November 29, 2023.

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

### IV. Approval of Agenda for December 13, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Applicant has requested a **HOLD**:

4. PA-23-700040-BUFFALO & AGATE, LLC: The applicant requested a **HOLD** to Enterprise TAB meeting on December 27, 2023.
5. ZC-23-0773-CROWE, NANCY D SEPARATE PROPERTY TRUST: The applicant requested a **HOLD** to Enterprise TAB meeting on December 27, 2023.
6. VS-23-0774-CROWE, NANCY D. SEPARATE PROPERTY TRUST: The applicant requested a **HOLD** to Enterprise TAB meeting on December 27, 2023.

Related applications:

1. PA-23-700039-BD EQUITIES, LLC:
2. ZC-23-0767-BD EQUITIES, LLC:
3. VS-23-0768-BD EQUITIES, LLC:
  
8. WS-23-0750-SILVERSTONE PROPERTIES, LLC:
9. TM-23-500159-SILVERSTONE PROPERTIES, LLC:
  
12. UC-23-0771-SOUTHERN HIGHLANDS INVEST PTNRS:
13. TM-23-500164-SOUTHERN HIGHLANDS INVEST PTNRS:

#### V. Informational Items

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

#### VI. Planning & Zoning

1. **PA-23-700039-BD EQUITIES, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 6.7 acres. Generally located on the west side of Arville Street and north side of Cougar Avenue within Enterprise. JJ/rk (For possible action) **01/02/24 PC**

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

2. **ZC-23-0767-BD EQUITIES, LLC:**  
**ZONE CHANGE** to reclassify 6.7 acres from an R-E (Rural Estates Residential) Zone & and H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow modified driveway standards; **2)** allow access to a local street; and **3)** allow modified on-site loading design and improvement standards.  
**DESIGN REVIEWS** for the following: **1)** office/warehouse complex; and **2)** finished grade. Generally located on the west side of Arville Street and the north side of Cougar Avenue within Enterprise (description on file). JJ/rr/syp (For possible action) **01/02/24 PC**

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

3. **VS-23-0768-BD EQUITIES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue, and between Cameron Street and Arville Street and a portion of a right-of-way being Cougar Avenue located between Cameron Street and Arville Street within Enterprise (description on file). JJ/rr/syp (For possible action) **01/02/24 PC**

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

4. **PA-23-700040-BUFFALO & AGATE, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 1.0 acre. Generally located on the southeast corner of Buffalo Drive and Agate Avenue within Enterprise. JJ/gc (For possible action) **01/02/24 PC**

The applicant requested a **HOLD** to Enterprise TAB meeting on December 27, 2023.

5. **ZC-23-0773-CROWE, NANCY D SEPARATE PROPERTY TRUST:**  
**ZONE CHANGE** to reclassify 1.0 acre from R-E (Rural Estate Residential) (RNP-I) Zone to C-2 (General Commercial) Zone.  
**USE PERMIT** for a kennel (dog boarding and daycare).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; and **2)** reduce driveway throat depth.  
**DESIGN REVIEWS** for the following: **1)** a kennel (dog boarding and daycare); and **2)** alternative parking lot landscaping. Generally located on the east side of Buffalo Drive and the south side of Agate Avenue within Enterprise (description on file). JJ/jor/syp (For possible action) **01/02/24 PC**

The applicant requested a **HOLD** to Enterprise TAB meeting on December 27, 2023.

6. **VS-23-0774-CROWE, NANCY D. SEPARATE PROPERTY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Buffalo Drive and Jerlyn Street (alignment), and a portion of a right-of-way being Agate Avenue located between Buffalo Drive and Jerlyn Street (alignment), and a portion of right-of-way being Buffalo Drive located between Agate Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jor/syp (For possible action) **01/02/24 PC**

The applicant requested a **HOLD** to Enterprise TAB meeting on December 27, 2023.

7. **VS-23-0749-SILVERSTONE PROPERTIES LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Rainbow Boulevard located between Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jud/syp (For possible action) **01/02/24 PC**

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

8. **WS-23-0750-SILVERSTONE PROPERTIES, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow an attached sidewalk along Raven Avenue where detached sidewalks are required in conjunction with a 1 lot commercial subdivision on 3.8 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Rainbow Boulevard and Raven Avenue within Enterprise. JJ/sd/syp (For possible action) **01/02/24 PC**

Motion by Justin Maffett  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

9. **TM-23-500159-SILVERSTONE PROPERTIES, LLC:**  
**TENTATIVE MAP** consisting of a 1 lot commercial subdivision on 3.8 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Rainbow Boulevard and Raven Avenue within Enterprise. JJ/jud/syp (For possible action) **01/02/24 PC**

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

10. **WS-23-0756-KEFALE LIVING TRUST & KEFALE NEBEU TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setbacks for an existing accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Mount Eden Avenue, 55 feet west of Windsor Oaks Street within Enterprise. JJ/nai/syp (For possible action) **01/02/24 PC**

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

11. **DR-23-0758-BLUE DIAMOND SP LAND, LLC:**  
**DESIGN REVIEW** for restaurant buildings with drive-thru services on a 0.9 acre portion of 2.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road, 1,000 feet east of Grand Canyon Drive within Enterprise. JJ/sd/syp (For possible action) **01/03/24 BCC**

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

12. **UC-23-0771-SOUTHERN HIGHLANDS INVEST PTNRS:**  
**USE PERMITS** for the following: **1)** modified wall height standards; and **2)** modified front setback standards.  
**WAIVER** to allow modified street improvement standards.  
**DESIGN REVIEWS** for the following: **1)** detached single family residential development; **2)** to allow hammerhead cul-de-sacs; and **3)** finished grade on 54.4 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the east side of Dectaur Boulevard (alignment) and the south side of Bruner Avenue (alignment) within Enterprise. JJ/hw/syp (For possible action) **01/03/24 BCC**

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

13. **TM-23-500164-SOUTHERN HIGHLANDS INVEST PTNRS:**  
**TENTATIVE MAP** consisting of 190 single family detached residential lots and 2 common lots on 54.4 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the east side of Dectaur Boulevard (alignment) and the south side of Bruner Avenue (alignment) within Enterprise. JJ/hw/syp (For possible action) **01/03/24 BCC**

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

14. **UC-23-0777-BBR OIL IX, LLC:**  
**USE PERMIT** to reduce setback from a vehicle wash to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase the number of freestanding signs; and **2)** allow wall signs to face adjacent residential development.  
**DESIGN REVIEWS** for the following: **1)** vehicle (automobile) wash; **2)** lighting; and **3)** signage on 1.8 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard, 295 feet south of Mountains Edge Parkway within Enterprise. JJ/jud/syp (For possible action) **01/03/24 BCC**

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

15. **WC-23-400166 (UC-22-0007)-SIGNATURE LAND HOLDINGS, LLC:**  
**WAIVER OF CONDITIONS** of a use permit requiring perimeter walls on the north and east sides of the subdivision to be tiered (consistent with Figure 30.64-1 to the extent practical) and decorative in conjunction with an approved single family residential subdivision on 2.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the northeast corner of Chieftain Street and Serene Avenue within Enterprise. JJ/tpd/syp (For possible action) **01/03/24 BCC**

Motion by David Chestnut  
Action: **APPROVE** Waiver of Conditions for the eastern boundary only.  
**ADD** Comprehensive Planning conditions:  
Any Combination of retaining and decorative wall over 9 feet be terraced not to exceed a 3-foot terrace setback and be rockscaped.  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

VII. General Business:

1. Discuss February 14, 2024, Enterprise Town Advisory Board meeting. (For possible action)  
Motion by Justin Maffett  
**ACTION: CANCEL** the Enterprise TAB meeting on February 14, 2024, and **FORWARD** the applications to The February 28, 2024, Enterprise TAB meeting.  
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.

- None.

IX. Next Meeting Date

The next regular meeting will be December 27, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett  
Action: **ADJOURN** meeting at 7:31 p.m.  
Motion **PASSED** (4-0) /Unanimous