



BP/RD 11/14/2024 (~~12/03/2024~~)

# Enterprise Town Advisory Board

September 25, 2024

## MINUTES

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

### 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.

Brady Bernhart, 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 11, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for September 11, 2024.

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

### IV. Approval of Agenda for September 25, 2024 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 to be heard together:

1. PA-24-700020-ROOHANI KHUSROW FAMILY TRUST:
2. ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:
3. VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:
4. WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:
5. TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:

7. VS-24-0338-GREEN ELEPHANT DEVELOPMENT, LLC:

RECEIVED

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COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair - WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON - JUSTIN C. JONES - MARILYN KIRKPATRICK - ROSS MILLER - MICHAEL NAFT  
KEVIN SCHILLER, County Manager

8. WS-24-0340-GREEN ELEPHANT DEVELOPMENT, LLC:
10. ZC-24-0427-COUNTY OF CLARK (AVIATION):
11. VS-24-0429-COUNTY OF CLARK (AVIATION):
12. WS-24-0428-COUNTY OF CLARK (AVIATION):
13. TM-24-500087-COUNTY OF CLARK (AVIATION):
14. ZC-24-0438-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
15. VS-24-0440-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
16. WS-24-0439-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
17. TM-24-500090-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
18. VS-24-0457-DBAC, LLC:
19. WS-24-0456-DBAC, LLC:
20. TM-24-500096-DBAC, LLC:
21. VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:
22. WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:
23. TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:
24. WC-24-400100 (ZC-1289-05)-HGA HOLDINGS, LLC:
25. VS-24-0469-HGA HOLDINGS, LLC:
26. WS-24-0468-HGA HOLDINGS, LLC:

V. Informational Items

1. County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year (2-year) term beginning January 2025. (For discussion only)
2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
3.
  - a) Silverado Ranch Community Center and Commissioner Michael Naft Present Movie Night at Silverado Ranch, 9855 Gilespe St.  
Friday September 27, "Trolls Band Together" at 6:30pm.
  - b) Commissioner Michael Naft Presents, Drive-Thru Car Seat Safety Check Saturday, September 28, 8:00am – 10:00am  
Silverado Ranch Community Center, 9855 Gilespe St.
  - c) LVMPD's National Night Out, October 8<sup>th</sup>, 2024  
Town Square Las Vegas  
6605 S Las Vegas Blvd  
5:00pm-9:00pm
  - d) Monster Mash, Music-Games-Party  
Trunk or Treat/Vendors Thursday October 24, 2024, 5pm -9pm  
The Crossing, 7950 W. Windmill Lane, Las Vegas 89113

VI. Planning & Zoning

1. **PA-24-700020-ROOHANI KHUSROW FAMILY TRUST:**

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager

**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/rk (For possible action) **10/15/24 PC**

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

2. **ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:**  
**ZONE CHANGE** to reclassify the following: **1)** 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and **2)** 4.77 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone, within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise (description on file). JJ/rg (For possible action) **10/15/24 PC**

Motion by David Chestnut  
Action: **DENY:** Zone Change #1 for property west of Edmond St.  
**APPROVE:** Zone Change #2 to RS10 zone district for property east of Edmond St.  
Per staff if approved conditions  
Motion **PASSED** (5-0) /Unanimous

3. **VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Mohawk Street and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/rg/xx (For possible action) **10/15/24 PC**

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

4. **WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase fill height; and **2)** increase retaining wall height.  
**DESIGN REVIEW** for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/xx (For possible action) **10/15/24 PC**

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

5. **TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side

of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/xx  
(For possible action) **10/15/24 PC**

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

6. **UC-24-0463-BLUE DIAMOND RETAIL PARTNERS, LLC:**  
**USE PERMIT** for a vehicle wash.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify residential adjacency standards; and **2)** reduce street landscaping.  
**DESIGN REVIEW** for a commercial center consisting of a vehicle wash and a restaurant with drive-thru on 1.9 acres in a CG (Commercial General) Zone. Generally located on the southeast corner Durango Road and Blue Diamond Road within Enterprise. JJ/sd/kh (For possible action) **10/15/24 PC**

Motion by Barris Kaiser  
Action: **APPROVE:** Use Permit  
**APPROVE:** Waivers of Development Standards #1;  
**WITHDRAWN:** Waivers of Development Standards #2 by the applicant  
**APPROVE:** Design Review  
**ADD:** Comprehensive Planning conditions:

- Hours of operation 7am to 9pm.
- Southern property line to have mature trees

Per staff if approved conditions  
Motion **PASSED** (5-0) /Unanimous

7. **VS-24-0338-GREEN ELEPHANT DEVELOPMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Giles Street and Haven Street, and between Wigwam Avenue and Shelbourne Avenue, and a portion of a right-of-way being Wigwam Avenue located between Giles Street and Haven Street within Enterprise (description on file). MN/rg/syp (For possible action) **10/15/24 PC**

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

8. **WS-24-0340-GREEN ELEPHANT DEVELOPMENT, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase parking.  
**DESIGN REVIEW** for a proposed motel and accessory building center on 1.07 acres in a CR (Commercial Resort) Zone. Generally located 168 feet west of Giles Street, north of Wigwam Avenue within Enterprise. MN/rg/syp (For possible action) **10/15/24 PC**

Motion by David Chestnut

Action: **APPROVE**

**ADD:** Comprehensive Planning conditions:

- Remove the sport court north of Villa #2
- Move the pool north of Villa #2 to the west

Per staff conditions

Motion **PASSED** (4-1) / Caluya-NAY

9. **ET-24-400091 (UC-22-0335)-NEW WEST RESIDENTIAL 1, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** reduce net lot area for residential lots; and **2)** increase wall height.  
**DESIGN REVIEW** for finished grade in conjunction with a single-family residential subdivision on 2.4 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Placid Street and the north side of Robindale Road within Enterprise. MN/tpd/kh (For possible action) **10/16/24 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

10. **ZC-24-0427-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify a 4.31 acre portion of 8.60 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise (description on file). JJ/rr (For possible action) **10/16/24 BCC**

Motion by David Chestnut

Action: **APPROVE:** Zone Change to RS 5.2

Per staff conditions

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

11. **VS-24-0429-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** a portion of right-of-way being Windmill Lane between Cimarron Road and Warbonnet Way, and a portion of right-of-way being Warbonnet Way between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/dd/syp (For possible action) **10/16/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

12. **WS-24-0428-COUNTY OF CLARK (AVIATION):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce front setback; **2)** residential adjacency standards; **3)** increase retaining wall height; **4)** reduce street landscaping; **5)** allow attached sidewalk; and **6)** reduce back of curb radius.  
**DESIGN REVIEW** for a single-family residential development on 8.60 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise. JJ/rr/syp (For possible action) **10/16/24 BCC**

Motion by David Chestnut

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

13. **TM-24-500087-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 42 single-family residential lots and 4 common lots on 8.60 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise. JJ/dd/syp (For possible action) **10/16/24 BCC**

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

14. **ZC-24-0438-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**ZONE CHANGE** to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise (description on file). JJ/rr (For possible action) **10/16/24 BCC**

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

15. **VS-24-0440-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Cimarron Road and Warbonnet Way within Enterprise (description on file). JJ/rr/kh (For possible action) **10/16/24 BCC**

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

16. **WS-24-0439-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; 2) residential adjacency standards; and 3) allow attached sidewalk.  
**DESIGN REVIEW** for a single-family residential development on 5.0 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise. JJ/rr/kh (For possible action) **10/16/24 BCC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

17. **TM-24-500090-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**TENTATIVE MAP** consisting of 39 single-family residential lots and 4 common lots on 5.0 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise. JJ/rr/kh (For possible action) **10/16/24**

**BCC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

18. **VS-24-0457-DBAC, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action) **10/16/24 BCC**

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

19. **WS-24-0456-DBAC, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase fill height; **2)** increase retaining wall height; and **3)** reduce driveway setback.  
**DESIGN REVIEW** for a single-family residential subdivision on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action) **10/16/24 BCC**

Motion by David Chestnut  
Action: **APPROVE:**  
**ADD** Public Works - Development Review conditions:

- Install non-urban road standards on Arville St and Maule Ave.
- Install streetlight only at the intersection of Arville St and Maule Ave
- Install a five-foot asphalt path along Arville St and Maule Ave

**DELETE** Public Works - Development Review bullet #3  
Per staff if approved conditions  
Motion **PASSED** (5-0) /Unanimous

20. **TM-24-500096-DBAC, LLC:**  
**TENTATIVE MAP** consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action) **10/16/24 BCC**

Motion by David Chestnut  
Action: **APPROVE:**  
**ADD** Public Works - Development Review conditions:

- Install non-urban road standards on Arville St and Maule Ave.
- Install streetlight only at the intersection of Arville St and Maule Ave
- Install a five-foot asphalt path along Arville St and Maule Ave

**DELETE** Public Works - Development Review bullet #3  
Per staff if approved conditions  
Motion **PASSED** (5-0) /Unanimous

21. **VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/hw/kh (For possible action) **10/16/24 BCC**

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

22. **WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce net lot area; **2)** reduce street landscaping; **3)** increase retaining wall height; **4)** increase fill height; **5)** alternative lot orientation; **6)** off-site improvements (streetlights); and **7)** reduce driveway setbacks.  
**DESIGN REVIEW** for a single-family detached residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action) **10/16/24 BCC**

Motion by David Chestnut  
Action: **DENY:** Waivers of Development Standards #s 1, 2, 3 and 6;  
**APPROVE:** Waivers of Development Standards #s 4, 5 and 7  
**DENY** Design Review

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

- Install non-urban road standards on Arby Ave, Capovilla Ave and Procyon St.
- Install streetlights only at the intersections of Arby Ave/Procyon St and Capovilla Ave/Procyon St.
- Install a five-foot asphalt path along Arby Ave, Capovilla Ave and Procyon St.

**CHANGE** Public Works - Development Review bullet # 2 to read

- Full off-site improvements on Valley View Blvd only

Per staff if approved conditions  
Motion **PASSED** (5-0) /Unanimous

23. **TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:**  
**TENTATIVE MAP** consisting of 13 single-family detached residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action) **10/16/24 BCC**

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

24. **WC-24-400100 (ZC-1289-05)-HGA HOLDINGS, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring incorporating a pedestrian realm consistent to Title 30.48 in conjunction with a proposed vehicle maintenance and repair facility on 5.0 acres in a Commercial General (CG) Zone. Generally located on the east side of Redwood Street and the south side of Maule Avenue within Enterprise. MN/jor/kh (For possible action) **10/16/24 BCC**

Motion by Barris Kaiser



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

25. **VS-24-0469-HGA HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Maule Avenue and Badura Avenue and between Redwood Street and Torrey Pines Drive within Enterprise (description on file). MN/jor/kh (For possible action) **10/16/24 BCC**

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

26. **WS-24-0468-HGA HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking lot landscaping; **2)** reduce driveway throat depth; and **3)** reduce driveway departure distance.  
**DESIGN REVIEW** for a proposed vehicle maintenance and repair facility on 5.0 acres in a Commercial General (CG) Zone. Generally located on the east side of Redwood Street and the south side of Maule Avenue within Enterprise. MN/jor/kh (For possible action) **10/16/24 BCC**

Motion by Barris Kaiser  
Action: **DENY:** Waiver of Development Standards # 1  
**APPROVE:** Waivers of Development Standards #s 2 and 3  
**APPROVE:** Design Review  
Per staff if approved conditions  
Motion **PASSED** (5-0) /Unanimous

VII. General Business:

1. Review previous fiscal year budget requests, take public input and possibly finalize requests for the next fiscal year budget (for possible action)  
Motion by Justin Maffett  
Action: **APPROVE:** Enterprise TAB budget request for 2025-2026 as amended.  
Motion **PASSED** (5-0) /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 October 9, 2024 at 6:00 p.m. at the Silverado Ranch Community

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair - WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON - JUSTIN C. JONES - MARILYN KIRKPATRICK - ROSS MILLER - MICHAEL NAFT  
KEVIN SCHILLER, County Manager

Center

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 10:22 p.m.

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

**Blue items are changes or additions****Enterprise's need for multiple County facilities**

Enterprise requires an additional community center, multiple seniors' facilities, aquatic facilities, parks and trails due to rapidly increasing population, significant connectivity barriers and physical size.

**Rapidly Increasing Population**

- County facilities have not kept up with Enterprise population increases.
  - There are 249,500+ citizens in Enterprise.
  - Enterprise population in 2000 was approximately 14,000.
  - Enterprise population in 2010 was approximately 108,000.
  - Enterprise population in 2020 was approximately 214,000.
- Enterprise covers 67 sq. miles.
- Approximately 15 sq miles are outside the federal disposal boundary

**Residential uses are increasing rapidly**

- Higher density, multifamily projects are being built or planned.
- A significant increase in multi-family housing along Las Vegas Blvd.
- Lower density land use is being replaced with higher density land use.

**Significant connectivity barriers**

- South of CC215, arterial roads are spaced every two miles. The standard is one every mile.
- Interstate 15 limits east/west access.
- 4 Major Projects, 3 are active (Southern Highlands, Mountain's Edge, and Rhodes Ranch), one failed (Pinnacle Peaks).
  - Arterial and collector roads have been removed from the transportation grid by Major projects.
  - Enclosed subdivisions have vacated local roads for more homes.
  - Major projects' plans have not added sufficient facilities to serve the public.
- South of CC 215, only three east/west arterials are available. All are not fully built out from 1-15 to Fort Apache Rd.
  - UPRR tracks block or inhibit arterial and collector road development.
  - Geographic features, 12% or greater slopes block arterial and collector road development.
  - Local roads are being vacated to build enclosed subdivisions.
  - Local road vacations have reduced alternate traffic routes.
  - Public transportation, where available, is oriented north/south.
  - RTC-OnDemand public transportation is available.
- The connectivity barriers significantly increase travel time, traffic and mileage to county facilities currently planned for western Enterprise.
  - The planned regional park facilities in Mountain's Edge are not centrally located in Enterprise.
  - Individuals east of 1-15 most likely will not use those facilities.

**Other factors**

- If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.
- BLM reservations are being released and sold, significantly decreasing land available for needed county facilities given the population increases.

ENTERPRISE BUDGET REQUESTS 2025-2026 09-25-2024  
Blue items are changes or additions

**Budget Requests by Category**  
The requested priority is listed within each category

**County Major Facilities**

**Priority #1: Enterprise Community Centers**

- An additional center are needed to serve 249,500+ residents.
- The Mountain's Edge Recreational Center and aquatic facility should be moved up on the priority list and be funded.
- Funded for design in April 2024.
- Current Scope of Work is for a 65,000 sq ft recreation center
- An option to add 45,000 sq ft aquatic facility in the future

**Priority #2: Enterprise Senior Centers**

- Fund a senior center in Mountain's Edge Regional Park or other west Enterprise location.
- Mountain's Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise. ~~Update: Not currently on CIP list.~~
  - Request RPM will work with Parks and Rec to identify location and scope of work to add to CIP.
- Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville.
  - On CIP list, request funding.
  - ~~Add to County's Community Park CIP list.~~
  - Lack of effective east/west public transportation.
  - Traffic density higher than seniors are comfortable driving in.
- A senior room is included in the Recreation Center at Silverado Ranch Park.
  - The senior room is a start to fill the need for senior services east of and adjacent to 1-15.
  - Reserve additional property for a senior center east of 1-15.
  - Add an eastern Enterprise senior center to CIP list and fund. ~~Update: Not on current CIP list~~

**Priority #3: Aquatic Facilities**

- There are no aquatic facilities for the 249,500+ people living in Enterprise.
- Aquatic facilities are needed in Enterprise eastern and western locations.
  - Add aquatic facilities to the funding list for community parks.
  - Request RPM will work with Parks and Recreation to identify locations and scope of work.
  - Add to CIP list
- Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville.
  - Move up on CIP list
  - Request funding.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
  - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
  - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list. ~~Update: Not on current CIP list.~~
  - Request RPM will work with Parks and Recreation to identify location and scope of work.
  - Identify and add to the CIP list for an aquatic facility east of 1-15.
  - Drive time to Mountain Edge is too long from east of 1-15 for a western aquatic facility .

ENTERPRISE BUDGET REQUESTS 2025-2026 09-25-2024  
Blue items are changes or additions

Parks/RPM

**Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr, Cactus Ave, Rainbow Blvd and Blue Diamond Rd.**

- Fund at least two additional parks.
  - Request RPM will work with Parks and Rec to identify locations and determine scope of work to add to CIP.
- Enterprise population is growing rapidly.
  - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
  - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
- Currently Enterprise population requires 610+ acres of developed parks (2.5 acres per 1000 residents).
- At a growth rate of 4,000 residents per year, 10 acres of new parks, every year, is needed to meet the County standard.
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Park District 4 parks identified on the Neighborhood Parks CIP list include:
  - \*\*Rankings were not updated this year\*\*
  - Serene and Jones (176-24-201-046) - 10-acre- 2015 estimate \$10,959,220 needs to be updated. Ranks #6.
    - Updated estimate will be added to CIP list
    - Fund the park
  - Valley View and Pyle - 10 acres, 2015 estimate \$12,399,940 needs to be updated- ranked #9 up from 13 last year.
    - Design to begin 2024
  - Cactus and Torrey Pines -10 acres, 2015 estimate \$9,079,645 needs to be updated - ranked #14 up from 21 last year.
    - Updated estimate will be added to CIP list
    - Fund the park
  - LeBaron & Rainbow (176-27-601-011) - 20 acres, 2012 estimate \$15,357,800 needs to be updated, ranked # 27
    - Updated estimate will be added to CIP list
    - Fund the park.

**Parks/RPM Continued**

**Priority #2: Reserve and add to the CIP list a 30-acre community park bounded by Valley View Blvd, Serene Ave, Arville St and Agate Ave.**

- Request RPM to work with Parks and Recreation to confirm available location and determine scope of work.
- Add to CIP.
- Currently, there are 66 acres, APN 177-19-601-003 identified for public use.
- Transfer from Department of Aviation to Parks and Rec and add to CIP list.
- This land is centrally located in an area that does not have any parks between Dean Martin and Decatur
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Enterprise population is growing rapidly.
  - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
  - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
  - Currently Enterprise population requires 610+ acres of developed parks (2.5 acres per 1000 residents).
  - At a growth rate of 4,000 residents per year, 10 acres of new parks, every year, is needed to meet the County standard.

**Advanced Planning****Priority #1: Study and develop a plan to use electrical transmission easements for multi-modal trail system Throughout Enterprise.**

Continue with this effort. Planning is currently looking at some additional trail alignments under NV Energy's and Nevada Power Company's transmission lines that branch from and connect to the Highlands Ranch trail (currently under construction) at the request of Commissioner Jones. Some of this would also involve BLM land since some transmission lines are on BLM property. Current efforts involve seeking their verbal acceptance of such a proposal. If acceptable, we would need to coordinate with Public Works and/or RPM on the design and permitting work, and construction; this would also Board approval. If we were to do a larger effort, we would need to generally follow the same steps.

- ADD to work plan.
- 60 to 100 ft electrical transmission easements exist throughout Enterprise.
- Many areas of Enterprise are connected via electrical transmission easements.
- Obtain permission to use electrical transmission easements for multi-modal trails.
- Identify funding sources for the multi-modal trail system.
- Design multi-modal trail system throughout Enterprise using Highlands Ranch Trail Agreement example.
- Add to CIP list.

**Public Works**

**Priority #1: Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.**

- Road Design is at ?.
- Sewer design is at ?.
  - Waiting on final decision on cost participation for sewer
- Build according to proposed plan including signalize horse crossing at Arville St.
  - Signals at Arville and Valley View will go out to bid Fall 2024
- Not out for bid or construction date given.
- Warm Springs Rd is a two-lane road from Dean Martin Dr to Decatur Blvd.
  - South of CC 215, there are only three arterials that could provide arterial east/west travel routes.
  - Traffic is significantly increasing on Warm Springs Rd with frequent backups at Decatur Blvd.
- South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

**Priority #2 Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-100**

- Valley View Blvd is mostly a two lane road currently.
- RTC diagram 244,12-100 implemented today would allow Valley View to be developed to the new standard.
- Valley View Blvd will serve as the area's north/south arterial road.
  - Valley View serves as an alternate north/south for Southern Highlands.
  - Valley View Blvd either cuts through or is adjacent to Ranch Estates.
  - West of Valley View Blvd are several large R-2 housing developments.
  - There are 117 acres of available Open Land along Valley View Blvd.
  - Dean Martin Dr was downgraded to collector road status.
- A comprehensive plan is needed for Valley View Blvd and local roads.
  - The Open Land is available for large scale public projects.
  - The proposed DMV facility at Valley View Blvd/Silverado Ranch Blvd is the first
  - The DMV project does not have adequate offsites to accommodate the truck and other vehicle traffic.
- Require any new offsites along Valley view From Blue diamond to Cactus to use RTC diagram 244.12-100.
- Add to 10-year plan.



**Public Works Continued**

**Priority #3: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.**

- The island will be added as part of the Camero roadway improvements.
- Design is completed and will be packaged with the Valley View project from Mesa Verde to Robindale.
- The Cougar Ave connector from Dean Martin to Valley View Blvd is an excellent idea.
- Install S Island as depicted in the attached Traffic Management diagram. (See Attachment 1)
- The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
  - As the Silverton Casino grows, traffic into the RNP-1 has increased.
  - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
  - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
  - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.
- Valley View Blvd will serve as the area's arterial road.
- Dean Martin Dr was downgraded to a collector road.
- Dean Martin Dr is developed to rural standards south of the Silverton to Silverado Ranch Blvd.

**Priority #4: Mitigate traffic on Dean Martin Dr between the Wigwam Ave and Silverado Ranch Blvd.**

- Reduce Dean Martin to a local road from Wigwam to Silverado Ranch Blvd.
- Change the transportation element for Dean Martin from collector to local street.
- Install mini traffic circles at Dean Martin Dr and:
  - Ford Ave
  - Raven Ave
  - Richmar Ave
  - The mini traffic circles can be installed in the current right-of-way.
  - Evaluate Dean Martin improvements in this area.
- Cut-through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
- Dean Martin Dr was downgraded to collector road status.
- Valley View Blvd will serve as the area's arterial road.
- ~~The connection to Valley View Blvd via Cougar Ave is an excellent idea. Plans are complete~~  
Update: Plans are complete
- As the Silverton Casino grows, the traffic into the RNP-1 has increased.

**Priority #5 Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.**

- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up: currently 2025-2026.
- Obtain the necessary right -of-way.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- Work with NDOT for a bridge to cross 1-15
- Work with Brighthline Express to bridge their tracks,
- Begin working with the UPRR for above or below grade crossing.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

**Priority #6 Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.**

- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up.
- Design and fund above or below grade crossing at UPRR tracks.
- Begin working with the UPRR for above or below grade crossing.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

~~Update: Public Works will consider this.~~

**Priority #7: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**

- This work will bid Fall 2024 with the Rainbow Improvement project from Blues Diamond to CC-215.
- Included on a list as a future project for Rainbow Blvd.
- Additional ROW is needed.
- We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate peak traffic.

**Priority #8: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**

- This work will bid Fall 2024 with the Rainbow Improvement project from Blues Diamond to CC-215.
- Included on a list as a future project for Rainbow Blvd.
- Additional ROW is needed.
- We can include it in our Rainbow widening project from Warm Springs to Blue Diamond.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate the peak traffic.

Blue items are changes or additions

Attachment 1

NOUBENCO 001 101111

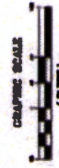
IMPROVEMENT PLANS FOR CAMERO AVENUE AT VALLEY VIEW BOULEVARD



VALLEY VIEW BLVD

CAMERO AVE

OCEAN MARTIN DR



PROJECT	
NOUBENCO 001 101111	EX-1
DATE	DATE
BY	BY
CHECKED	CHECKED
APPROVED	APPROVED

DESIGNED BY: [blank]  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 DATE: [blank]

**CAMERO AVENUE  
 AT VALLEY VIEW BOULEVARD  
 CONSTRUCTION PLAN**  
 CLARK COUNTY, NEVADA, DEPARTMENT OF PUBLIC WORKS

