



BP/RD 12/15/2024 (01/06/2025)

# Enterprise Town Advisory Board

November 13, 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>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>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.

Lorena 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 25, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for September 25, 2024

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

IV. Approval of Agenda for November 13, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Applicant requested holds:

Applicant requested **WS-24-0526 GHANOLI HOLDINGS, LLC: HOLD** until January 15, 2025, Enterprise TAB Meeting.

RECEIVED

DEC 15 2024

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

Related applications to be heard together:

V. Informational Items

1. Applications are available until November 14<sup>th</sup> at 5:30 pm for appointments by the Clark 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)  
Tiffany Hesser reminded interested applicants to get their application in by tomorrow.
2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)  
None

VI. Planning & Zoning

1. **DR-24-0517-NORRIS FAMILY TRUST & NORRIS LYLE C TRS:**  
**DESIGN REVIEW** for an existing accessory structure not architecturally compatible with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Haven Street, 165 feet north of Mesa Verde Lane within Enterprise. MN/tpd/kh (For possible action) **11/19/24 PC**  
  
Motion by David Chestnut  
Action: **APPROVE** per staff if approved  
Motion **PASSED** (4-0) /Unanimous
2. **PA-24-700024-DIAMOND RAVEN, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 4.84 acres. Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action) **11/19/24 PC**  
  
Motion by Justin Maffett  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
3. **PA-24-700025-DIAMOND RAVEN, LLC:**  
**PLAN AMENDMENT** to amend the Transportation Map of the Clark County Master Plan by eliminating the I-15 crossing on Pebble Road (alignment); and reduce a segment of Pebble Road from an Arterial (100 foot right-of-way) to a Collector (60 foot right-of-way) between Dean Martin Drive and I-15. Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action) **11/19/24 PC**  
  
Motion by Justin Maffett  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
4. **ZC-24-0528-DIAMOND RAVEN, LLC:**

**ZONE CHANGE** to reclassify 4.84 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 Pebble Road and the west side of the I-15 right-of-way within Enterprise (description on file). JJ/hw (For possible action) **11/19/24 PC**

Motion by David Chestnut

Action: **APPROVE ZONE CHANGE reduced to RS10**

**ADD** Public Works Development Review condition: Dedicate Pebble Rd to 50 ft per staff conditions

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

5. **VS-24-0530-DIAMOND RAVEN, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Raven Avenue and Pebble Road and between Dean Martin Drive and the I-15 right-of-way, and a portion of right-of-way being Pebble Road located between Dean Martin Drive and the I-15 right-of-way within Enterprise (description on file). JJ/hw/kh (For possible action) **11/19/24 PC**

Motion by Justin Maffett

Action: **DENY**

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

6. **WS-24-0529-DIAMOND RAVEN, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** eliminate landscape buffer; and **3)** allow an attached sidewalk.

**DESIGN REVIEW** for a single-family detached residential development on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action) **11/19/24 PC**

Motion by Justin Maffett

Action: **DENY**

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

7. **TM-24-500115-DIAMOND RAVEN, LLC:**

**TENTATIVE MAP** consisting of 38 lots and common lots on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action) **11/19/24 PC**

Motion by Justin Maffett

Action: **DENY**

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

8. **TM-24-500125-NAMAZ, LLC:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 3.99 acres in an H-2 (General Highway Frontage) Zone. Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise. JJ/jor/ky (For possible action) **11/19/24 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

9. **WS-24-0537-WALKER, TANYA YOLANDA & WILLIAM, BRIAN:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Salutations Avenue and 225 feet west of Ullom Drive within Enterprise. MN/jm/kh (For possible action) **11/19/24 PC**

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

10. **ET-24-400107 (UC-20-0288)-WTML WARM SPRINGS, LLC:**  
**USE PERMIT SECOND EXTENSION OF TIME** for a cannabis establishment (retail cannabis store).  
**DESIGN REVIEW** for a retail building for a cannabis establishment on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 480 feet east of Haven Street within Enterprise. MN/mh/kh (For possible action) **11/20/24 BC**

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

11. **VS-24-0539-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) and between Belcastro Street and Rosanna Street within Enterprise (description on file). JJ/jud/kh (For possible action) **11/20/24 BC**

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

12. **WS-24-0538-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce net lot size; 2) increase fill height; 3) increase retaining wall height; and 4) increase driveway width.  
**DESIGN REVIEW** for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise. JJ/jud/kh (For possible action) **11/20/24 BC**

Motion by David Chestnut  
Action:  
**DENY** Waivers of Development Standards #1, #2 and #3  
**APPROVE** Waivers of Development Standards #4  
**DENY** Design Review  
**STRIKE** Public Works Development Review Bullet #4  
Motion **PASSED** (4-0) /Unanimous

13. **VS-24-0542-GOLDENSITES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Camero Avenue and Mistral Avenue and between Cimmaron Road and Durango Drive and portion of a right-of-way being Gagnier Boulevard located between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/kh (For possible action) **11/20/24 BC**

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

14. **WS-24-0543-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** increase retaining wall height; **3)** increase fill height; **4)** full off-site improvements; and **5)** reduce street intersection off-set.

**DESIGN REVIEW** for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action) **11/20/24 BC**

Motion by Barris Kaiser

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

**ADD** Public Works Development Review conditions:

- Install 5 foot asphalt path along public rights of way
- Install street lights at intersection Castlemane Street and Camero Avenue.

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

15. **TM-24-500117-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST:**

**TENTATIVE MAP** consisting of 20 single-family residential lots on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action) **11/20/24 BC**

Motion by Barris Kaiser

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

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

16. **WC-24-400111 (ZC-1965-04)-WIGWAM-PARVIN LIMITED PARTNERSHIP:**

**WAIVERS OF CONDITIONS** of a zone change requiring the following: **1)** a 45 foot setback on Las Vegas Boulevard South; **2)** 20 foot minimum setback along all other street frontages; and **3)** 20 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area and a detached sidewalk along Las Vegas Boulevard South unless prohibited by NDOT in conjunction with a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MM/hw/kh (For possible action) **11/20/24 BC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

17. **VS-24-0520-WIGWAM-PARVIN LIMITED PARTNERSHIP:**

**VACATE AND ABANDON** easements of interest to Clark County located between Jo Rae Avenue and Pyle Avenue and between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Pyle Avenue located between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Jo Rae Avenue located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). MN/hw/kh (For possible action) **11/20/24 BC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

18. **UC-24-0521-WIGWAM-PARVIN LIMITED PARTNERSHIP:**  
**USE PERMIT** to allow a multi-family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action) **11/20/24 BC**

Motion by David Chestnut

Action:

**APPROVE** Use Permit

**DENY** Waivers of Development Standards #1

**APPROVE** Waivers of Development Standards #2

**DENY** Design Review

**APPROVE** per staff conditions

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

19. **WS-24-0523-WARREN FAMILY REV LIV TR & WARREN, JOSEPH F. & CARRYN B. TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced separation; **2)** reduced setbacks; and **3)** modified driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise. MN/tpd/kh (For possible action) **11/20/24 BC**

Motion by Barris Kaiser

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

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

20. **WS-24-0526-GHANOLI HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase fence height; and **2)** allow a non-decorative fence.  
**DESIGN REVIEW** for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action) **11/20/24 BC**

Applicant requested **HOLD** until January 15, 2025 Enterprise TAB Meeting.

21. **WS-24-0527-COUNTY OF CLARK (AVIATION):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** increase wall height; **3)** increase fill height; **4)** off-site improvements (curb, gutter, sidewalks, and

streetlights); and **5)** reduce the street intersection off-set.

**DESIGN REVIEW** for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action) **11/20/24 BC**

Motion by Barris Kaiser

Action:

**APPROVE** Waivers of Development Standards #1, #4 and #5.

**APPROVE** Waivers of Development Standards #2 and #3a to a maximum of 5ft per applicant

**DENY** Waivers of Development Standards #3b and #3c

**DENY** Design review

**ADD** Public Works Development Review condition: 5 foot asphalt path along public rights of way

Per staff if approved conditions

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

22. **TM-24-500114-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 10 lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action) **11/20/24 BC**

Motion by Barris Kaiser

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

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

23. **WS-24-0535-BLUE DIAMOND PB HOLDINGS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce landscape planter width; and **2)** reduced driveway geometrics.

**DESIGN REVIEW** for commercial buildings on 0.89 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the west side of Pinkbox Drive within Enterprise. JJ/sd/kh (For possible action) **11/20/24 BC**

Motion by Barris Kaiser

Action:

**WITHDRAWN** by applicant Waivers of Development Standards #1 & 2b

**DENY** Waivers of Development Standards #2a

**DENY** Design Review

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

24. **WS-24-0567-CHIPCLAN FAMILY TRUST & CHIPMAN, THOMAS L. & TYE A. TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a proposed single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone

within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Tomsik Street, 190 feet north of Camero Avenue within Enterprise. JJ/mh/kh (For possible action) **12/03/24 PC**

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

25. **ET-24-400118 (ZC-22-0432)-ALL INVESTMENTS, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for off-highway vehicle, recreational vehicle, and watercraft storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) setbacks; 2) landscaping and 3) throat depth.  
**DESIGN REVIEWS** for the following: 1) mini-warehouse; and 2) finished grade on 3.0 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road and the east side of Park Street within Enterprise. JJ/nai/kh (For possible action) **12/04/24 BCC**

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

26. **WS-24-0568-KARACHOBANOV, PETAR & PETROV, GEORGE IVANOV:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping and 2) allow attached sidewalk.  
**DESIGN REVIEW** for a single-family residential subdivision on 1.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Levi Avenue and the west side of Charismatic Court within Enterprise. JJ/lm/kh (For possible action) **12/04/24 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
**ADD** condition: group adjoining property driveways together to increase onstreet parking.  
Motion **PASSED** (3-0) /Unanimous (Chestnut not present)

27. **TM-24-500124-KARACHOBANOV, PETAR & PETROV, GEORGE IVANOV:**  
**TENTATIVE MAP** consisting of 8 single-family residential lots on 1.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Levi Avenue and the west side of Charismatic Court within Enterprise. JJ/lm/kh (For possible action) **12/04/24 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous (Chestnut not present)

28. **ZC-24-0554-KELEGIAN, SHELLY:**  
**ZONE CHANGE** to reclassify 0.66 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise (description on file). JJ/mh (For possible action) **12/04/24 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous (Chestnut not present)

29. **VS-24-0556-KELEGIAN, SHELLY:**  
**VACATE AND ABANDON** a portion of right-of-way being Cameron Street located between Blue Diamond Road and Ford Avenue within Enterprise (description on file). JJ/mh/kh (For possible

action) **12/04/24 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous (Chestnut not present)

30. **UC-24-0555-KELEGIAN, SHELLY:**

**USE PERMIT** for outdoor dining.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify residential adjacency standards; **2)** reduce buffering requirements; and **3)** allow alternative driveway geometrics.

**DESIGN REVIEW** for restaurants with drive-thrus on 1.21 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise. JJ/mh/kh (For possible action) **12/04/24 BCC**

Motion by Barris Kaiser

Action: **DENY**

Motion **PASSED** (3-0) /Unanimous (Chestnut not present)

31. **TM-24-500121-KELEGIAN, SHELLY:**

**TENTATIVE MAP** consisting of 1 commercial lot on 1.29 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise. JJ/mh/kh (For possible action) **12/04/24 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous (Chestnut not present)

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.

- An informal presentation was given by applicant regarding Richmond American Homes for a project at Chartan and Gilesie which was on a previous agenda for which the meeting was canceled
- A neighbor spoke on the Pebble arterial, stating how important it is to be completed for the community.

IX. Next Meeting Date

The next regular meeting will be **Tuesday, November 26, 2024** at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 9:58 p.m.

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