



EP/RD 2/13/25 (3/4/25)

Enterprise Town Advisory Board

January 29, 2025

MINUTES

Board Members

David Chestnut, **PRESENT**
Kaushal Shah **PRESENT**
Matthew Griebel **PRESENT**

Barris Kaiser **PRESENT**
Chris Caluya **PRESENT**

Secretary:

Carmen Hayes 702-371-7991 chayes70@yahoo.com **PRESENT**

County Liaison:

Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com **PRESENT**

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.

Lorna Phegley, 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 (For possible action)

Motion by David Chestnut

Action: **HOLD:** Minutes for January 15, 2025, to February 12, 2025, Enterprise TAB meeting.

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

IV. Approval of Agenda for January 29, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

2. PA-24-700042-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC:
3. ZC-24-0765-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC:
4. VS-24-0766-A B C HAVEN WEST INC:
5. WS-24-0767-A B C HAVEN WEST INC:
6. TM-24-500166-A B C HAVEN WEST INC:

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLUM, Chair WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON JUSTIN C. JONES MARIILYN KIRKPATRICK APRIL BECKER MICHAEL NAFT

RECEIVED

FEB 13 2025

COUNTY CLERK

7. PA-25-700001-KRLJ 3, LLC & KRLJ 2, LLC:
8. ZC-25-0005-KRLJ 3, LLC & KRLJ 2, LLC:
9. VS-25-0006-K R L J 3, LLC:
10. WS-25-0008-K R L J 3, LLC:

12. VS-24-0754-MILANO, SHARON & FRANK TRUST & MILANO, FRANK R. & SHARON D. TRS:
13. WS-24-0768-MILANO, SHARON & FRANK TRUST & MILANO, FRANK R. & SHARON D. TRS:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - PUPPY LOVE:
Animal adoptions, Vegan food and treats, Pet-friendly vendors, Pet arts and crafts
Silverado Ranch Dog Park
9855 Gilespe St.
February 8, 2025, 2PM to 4PM

VI. Planning & Zoning

1. **UC-24-0720-BELTWAY BUSINESS PARK RETAIL NO 1, LLC:**
USE PERMIT for a gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an existing retaining wall where a decorative screen wall is required; and 2) allow modified driveway design standards.
DESIGN REVIEW for a gasoline station and retail building (convenience store) on 1.78 acres in an IP (Industrial Park) Zone. Generally located on the east side of Jones Boulevard and the south side of Badura Avenue within Enterprise. MN/dd/kh (For possible action) **02/05/25 BCC**

Motion by David Chestnut
 Action: **APPROVE:** Use Permit
APPROVE: Waivers of Development Standards #1
APPROVE: Waivers of Development Standards # 2c
DENY: Waivers of Development Standards # 2a and 2b
DENY: Design Review
 Per staff if approved conditions
 Motion **PASSED** (4-1) /NAY - Kaiser

2. **PA-24-700042-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC.:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.01 acres. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise. MN/gc (For possible action) **02/18/25 PC**

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

3. **ZC-24-0765-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC.:**
ZONE CHANGE to reclassify 10.16 acres: 1) from an RS20 (Residential Single-Family 20) Zone and CP (Commercial Professional) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise (description on file). MN/gc (For possible action) **02/18/25 PC**

Motion by David Chestnut

Action: **APPROVE:** Zone Change #1 to RS10 for APNs 177-09-401-009, 177-09-401-012, and 177-09-402-002, 177-09-402-004, and 177-09-402-005

DENY: Zone Change #1 for APNs 177-09-403-014, 177-09-401-017

DENY: Zone Change #2

Per staff if approved conditions

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

4. **VS-24-0766-A B C HAVEN WEST INC:**
VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Rancho Destino Road, and between Mesa Verde Lane and Windmill Lane; a portion of right-of-way being Santoli Avenue located between Haven Street and Giles Street; and a portion of right-of-way being Haven Street located between Mesa Verde Lane and Windmill Lane within Enterprise (description on file). MN/rg/kh (For possible action) **02/18/25 PC**

Motion by David Chestnut

Action: **APPROVE:** Vacation of Easements;

DENY: Santoli Avenue and Haven Street right-of-way vacation.

CHANGE: Public Works - Development Review billet #1 to read:

- Right-of-way dedication to include 25 feet to the back of curb for Mesa Verde Lane and 25 feet to back of curb for Santoli Avenue and associated spandrels;

Per staff conditions

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

5. **WS-24-0767-A B C HAVEN WEST INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative yards; 2) reduced street landscaping; 3) increase wall height; and 4) modify residential adjacency standards.
DESIGN REVIEW for a single-family detached residential development on 10.16 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Mesa Verde Lane, the west and east sides of Haven Street and 280 feet north of Windmill Lane within Enterprise. MN/rg/kh (For possible action) **02/18/25 PC**

Motion by David Chestnut

Action: **DENY**

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

6. **TM-24-500166-A B C HAVEN WEST INC:**
TENTATIVE MAP consisting of 63 single-family detached residential lots on 10.16 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Mesa Verde Lane and the west side of Haven Street; and 280 feet north of Windmill Lane and the east side of Haven Street within Enterprise. MN/rg/kh (For possible action) **02/18/25 PC**

Motion by David Chestnut

Action: **DENY**

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

7. **PA-25-700001-KRLJ 3, LLC & KRLJ 2, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 11.21 acres. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise. JJ/gc (For possible action) **02/18/25 PC**

Motion by Barris Kaiser

Action: **DENY**

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

8. **ZC-25-0005-KRLJ 3, LLC & KRLJ 2, LLC:**
ZONE CHANGE to reclassify 11.21 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise (description on file). JJ/gc (For possible action) **02/18/25 PC**

Motion by Barris Kaiser

Action: **DENY**

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

9. **VS-25-0006-K R L J 3, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Silverado Ranch Boulevard and Le Baron Avenue; a portion of a right-of-way being Decatur Boulevard located between Le Baron Avenue and Silverado Ranch Boulevard; and a portion of right-of-way being Le Baron Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/rg/kh (For possible action) **02/18/25 PC**

Motion by Barris Kaiser

Action: **DENY**

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

10. **WS-25-0008-K R L J 3, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS of the following: 1) reduce street landscaping; 2) dedication of right-of-way; and 3) allow modified driveway design standards. **DESIGN REVIEW** for a multi-family residential development on 11.21 acres in RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise. JJ/rg/kh (For possible action) **02/18/25 PC**

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

11. **SDR-24-0745-PROJECT CACTUS, LLC**
SIGN DESIGN REVIEWS for the following: 1) modified residential adjacency standards; and 2) proposed signage for a previously approved commercial center on 1.33 acres in a CG (Commercial General) Zone. Generally located on the north side of Cactus Avenue and the east side of Arville Street within Enterprise. JJ/bb/kh (For possible action) **02/19/25 BCC**

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

12. **VS-24-0754-MILANO, SHARON & FRANK TRUST & MILANO, FRANK R. & SHARON D. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Arville Street and Rogers Street within Enterprise (description on file). MN/my/kh (For possible action) **02/19/25 BCC**

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

13. **WS-24-0768-MILANO, SHARON & FRANK TRUST & MILANO, FRANK R. & SHARON D. TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements in conjunction with an existing single-family residence on 0.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Mardon Avenue and the east side of Rogers Street within Enterprise. MN/my/kh (For possible action) **02/19/25 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition:
• Provide a 5-foot asphalt path along Mardon Ave and Rogers St.
Per staff if approved conditions
Motion **PASSED** (5-0) /Unanimous

14. **WC-24-400145 (ZC-19-0349)-DIAMOND ARVILLE, LLC:**
WAIVER OF CONDITIONS of a zone change requiring a separation between site wall and armory to be agreed upon by both property owners in conjunction with an existing warehouse building on 1.25 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Richmar Avenue (alignment), 145 feet west of Arville Street within Enterprise. JJ/nai/kh (For possible action) **02/19/25 BCC**

Motion by David Chestnut
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.

- None.

IX. Next Meeting Date

The next regular meeting will be February 12, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 7:40 p.m.
Motion **PASSED** (5-0) /Unanimous