



BP/IRD 4/17/2024 (5/7/2024)

## Enterprise Town Advisory Board

March 27, 2024

### MINUTES

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Board Members

Justin Maffett, Chair **PRESENT**  
David Chestnut **PRESENT**  
Kaushal Shah **PRESENT**

Barris Kaiser, Vice Chair **PRESENT**  
Chris Caluya **PRESENT**

Secretary:

Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com) **PRESENT**

County Liaison:

Tiffany Hesser 702-455-7388 [TLH@clarkcountynv.com](mailto:TLH@clarkcountynv.com) **PRESENT**

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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.

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.

- Two citizens are concerned with the traffic congestion in the Fort Apache area due to increased residential building and many roads not being improved. They felt too many road upgrade projects were underway at the same time. County management should not let this occur.

III. Approval of Minutes for March 13, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for March 13, 2024.

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

IV. Approval of Agenda for March 27, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended

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

RECEIVED  
APR 17 2024  
COUNTY CLERK

**Withdrawn Applications:**

9. ET-24-400022 (UC-21-0725)-ZUFFA RE, LLC: **WITHDRAWN** by the Staff.

**Related applications to be heard together:**

1. ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:
2. VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:
3. TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:
  
4. PA-24-700002-FORT APACHE LTD:
5. ZC-24-0058-FORT APACHE, LTD:
6. VS-24-0061-FORT APACHE, LTD:
7. WS-24-0059-FORT APACHE, LTD:
8. SDR-24-0060-FORT APACHE, LTD
  
10. VS-24-0056-ST SHARBEL MARONITE CATHOLIC MISSION TR:
11. UC-23-0591-ST SHARBEL MARONITE CATHOLIC MISSION LV RL EST TR & ZAIDEN A ELIAS TRS

**V. Informational Items**

1. Receive information regarding Clark County Department of Family Services' Foster Care Recruitment efforts. (For discussion only)
  - Family Services' Foster Care is looking for additional foster parents. Children in need far exceeds the foster parents available. The request to spread the word of the need to help recruit more foster parents. Information on becoming a foster parent was left at the Library.
  
2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - **Enterprise TAB Relocation**  
Beginning May 15, 2024, our Enterprise TAB meetings will be held at the Silverado Ranch Community Center - 9855 Gilespe St, Las Vegas, NV 89183. Our last Enterprise TAB meeting at the Windmill Library will be May 1, 2024

VI. Planning & Zoning

1. **ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:**  
**ZONE CHANGE** to reclassify 2.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) net lot area; 2) eliminate street landscaping; 3) off-site improvements; and 4) street configuration.  
**DESIGN REVIEW** for a single family residential subdivision on 16.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise (description on file). JJ/sd/syp (For possible action) **03/20/24 BCC**

Motion by David Chestnut

Action:

**APPROVE** Zone Change

**WITHDRAWN** by applicant Waivers of Development Standards 1 & 4

**APPROVE** Waivers of Development Standards 2 & 3

**APPROVE** Design Review

**ADD** Comprehensive Planning conditions:

- Install county trail along Wigwam Ave.
- Provide 10,000 sq ft or greater lots adjacent to RS20 lots

Per staff if approved conditions

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

2. **VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Gagnier Boulevard and Durango Drive, and between Ford Avenue and Wigwam Avenue; a portion of right-of-way being Wigwam Avenue located between Gagnier Boulevard and Durango Drive; a portion of right-of-way being Cougar Avenue between Gagnier Boulevard and Durango Drive; and a portion of an unnamed right-of-way located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action) **03/20/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

3. **TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:**  
**TENTATIVE MAP** consisting of the following: 1) 25 lots in an R-E (Rural Estates Residential) (RNP-I) Zone; and 2) 20 lots in an R-2 (Medium Density) Zone on 16.2 acres. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise. JJ/sd/syp (For possible action) **03/20/24 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Comprehensive Planning conditions:

- Install county trail along Wigwam Ave.
- Provide 10,000 sq ft or greater lots adjacent to RS20 lots.

Per staff if approved conditions

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

4. **PA-24-700002-FORT APACHE LTD:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 8.8 acres. Generally located on the southwest corner of Fort Apache Road and Pebble Road within Enterprise. JJ/gc (For possible action) **04/16/24 PC**

Motion by Justin Maffett

Action: **DENY**

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

5. **ZC-24-0058-FORT APACHE, LTD:**  
**ZONE CHANGE** to reclassify 9.1 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise (description on file). JJ/hw/ng (For possible action) **04/16/24 PC**

Motion by Justin Maffett

Action: **DENY**

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

6. **VS-24-0061-FORT APACHE, LTD:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Park Street and between Pebble Road and Raven Avenue; a portion of right-of-way being Raven Avenue located between Pacific Mist Street and Fort Apache Road; and a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/hw/ng (For possible action) **04/16/24 PC**

Motion by Justin Maffett

Action: **DENY**

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

7. **WS-24-0059-FORT APACHE, LTD:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) setbacks; 2) building height; 3) parking lot landscaping; 4) required parking; 5) drive aisle length; 6) residential adjacency; and 7) driveway geometrics.  
**DESIGN REVIEW** for a proposed multiple family residential (apartment) development on 9.1 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action) **04/16/24 PC**

Motion by Justin Maffett

Action: **DENY**

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



8. **SDR-24-0060-FORT APACHE, LTD**  
**SIGN DESIGN REVIEW** for signage in conjunction with a proposed multiple family residential development on 9.1 acres within an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action) **04/16/24 PC**

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

9. **ET-24-400022 (UC-21-0725)-ZUFFA RE, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a recreational facility (event center) with accessory commercial uses including, but not limited to, shops, snack bars, and restaurants.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; 2) alternative landscaping; and 3) reduced throat depth.  
**DESIGN REVIEWS** for the following: 1) expansion to an existing building; and 2) parking lot addition on a portion of 31.4 acres in a CG (Commercial General) Zone, an IP (Industrial Park) Zone, and an RS20 (Residential Single Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Rafael Rivera Way and the east side of Torrey Pines Drive, 715 feet south of Sunset Road, and 315 feet west of Jones Boulevard within Enterprise. MN/jm/ng (For possible action) **04/17/24 BCC**

Application Was **WITHDRAWN** by the Staff

10. **VS-24-0056-ST SHARBEL MARONITE CATHOLIC MISSION TR:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rancho Destino Road and Gilespie Street, and between Frias Avenue and Rush Avenue (alignment) within Enterprise (description on file). MN/bb/ng (For possible action) **04/17/24 BCC**

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

11. **UC-23-0591-ST SHARBEL MARONITE CATHOLIC MISSION LV RL EST TR & ZAIDEN A ELIAS TRS:**  
**USE PERMITS** for the following: 1) place of worship; 2) reduce separation to property lines; 3) reduce separation to abutting existing residential uses; 4) reduce separation to live entertainment; and 5) extend live entertainment time outside daytime hours.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) eliminate landscaping adjacent to a residential use; 4) alternative driveway geometrics; 5) fence setback; 6) increase fence height; and 7) full off-site improvements.  
**DESIGN REVIEW** for a parking lot in conjunction with a previously approved place of worship on 4.6 acres in a P-F (Public Facility) Zone and an R-E (Rural Estates Residential) Zone. Generally located on the southwest and southeast corner of Frias Avenue and Rancho Destino Road within Enterprise. MN/bb/syp (For possible action) **04/17/24 BCC**

Motion by Barris Kaiser

Action: **APPROVE:** Use Permits # 1, 3 and 4

**DENY:** Use Permits #s 2 and 5

**DENY:** Waivers of Development Standards #s 1, 2, and 3

**APPROVE:** Waivers of Development Standards #s 4, 5, 6, 7

**APPROVE:** Design Review

**ADD** Comprehensive Planning conditions:

- Temporary outdoor commercial events be limited to 3 events a year
- Temporary outdoor commercial events are allowed on APN 177-28-401-005 only.

Per staff if approved 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 April 10, 2024 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:46 p.m.

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