



EP/RD 03/31/25 (04/15/25)

# Enterprise Town Advisory Board

March 12, 2025

## MINUTES

Board Members:	David Chestnut, Chair <b>PRESENT</b> Kaushal Shah, <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Chris Caluya EXCUSED
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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**

### I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions (see above)

The meeting was called to order at 6:02 p.m.

Michael Huling, 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 February 26, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for February 26, 2025.

Motion **PASSED** (3-0)/ Unanimous.

### IV. Approval of Agenda for March 12, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (3-0) /Unanimous

**RECEIVED**

**MAR 31 2025**

**COUNTY CLERK**

Related applications to be heard together:

1. PA-25-700010-STAR DUST TOWERS, LLC:
2. ZC-25-0141-STAR DUST TOWERS, LLC:
3. VS-25-0140-STAR DUST TOWERS, LLC:
4. PUD-25-0143-STAR DUST TOWERS, LLC:
5. WS-25-0142-STAR DUST TOWERS, LLC:
6. TM-25-500032-STAR DUST TOWERS, LLC
  
9. VS-25-0151-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:
10. WS-25-0152-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:
11. TM-25-500036-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:
  
12. ZC-25-0122-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:
13. VS-25-0121-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:
14. WS-25-0123-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:
15. TM-25-500026-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:
  
16. ZC-25-0146-A&A III, LLC & A & A REVOCABLE LIVING TRUST, ET AL:
17. VS-25-0145-A & A III LLC & A& A REVOCABLE LIVING TRUST:
18. WS-25-0147-A & A III LLC & A& A REVOCABLE LIVING TRUST:
19. TM-25-500033-A & A III, LLC & A& A REVOCABLE LIVING TRUST:
  
20. ZC-25-0148-7-ELEVEN, INC:
21. VS-25-0150-7-ELEVEN, INC:
22. WS-25-0149-7-ELEVEN, INC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - Commissioner Michael Naft and LVMPD Present Coffee and Conversation, Saturday March 29, 2025, 9 A.M. – 10 A.M. at 85°C Bakery Café, 7325 S. Rainbow Blvd.

VI. Planning & Zoning

1. **PA-25-700010-STAR DUST TOWERS, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 6.32 acres. Generally located on the north side of Pebble Road and east side of Giles Street within Enterprise. MN/rk (For possible action) **04/01/25 PC**

Motion by Barris Kaiser

Action: **DENY**

Motion **PASSED** (3-0) /Unanimous

2. **ZC-25-0141-STARBUST TOWERS, LLC:**  
**ZONE CHANGE** to reclassify 6.32 acres from an RS20 (Residential Single-Family 20) Zone and CR (Commercial Resort) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and east side of Giles Street within Enterprise. MN/rk (For possible action) **04/01/25 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (3-0) /Unanimous

3. **VS-25-0140-STARBUST TOWERS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Giles Street and Haven Street; a portion of a right-of-way being Giles Street located between Ford Avenue and Pebble Road; and a portion of right-of-way being Pebble Road located between Giles Street and Haven Street within Enterprise (description on file). MN/rr/kh (For possible action) **04/01/25 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (3-0) /Unanimous

4. **PUD-25-0143-STARBUST TOWERS, LLC:**  
**PLANNED UNIT DEVELOPMENT** for an 83 lot single-family attached residential development with modified standards on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr (For possible action) **04/01/25 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (3-0) /Unanimous

5. **WS-25-0142-STARBUST TOWERS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase the number of dwelling units on private stub streets; **2)** reduce the street intersection off-set; **3)** reduce the separation from the property line to a residential driveway; and **4)** reduce back of curb radius in conjunction with a single-family attached residential development on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr/kh (For possible action) **04/01/25 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (3-0) /Unanimous

6. **TM-25-500032-STARBUST TOWERS, LLC:**  
**TENTATIVE MAP** consisting of 83 single family attached residential lots and common lots on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr/kh (For possible action) **04/01/25 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (3-0) /Unanimous

7. **AR-25-400017 (UC-23-0796)-AIP RICHMAR, LLC:**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: **1)** waive screening for existing outside storage yard; **2)** allow items to be stacked above the height of a screened fence; and **3)** allow the use of millings in lieu of paving.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping and screening; **2)** access gate setbacks; **3)** eliminate trash enclosures; and **4)** full off-site improvements.  
**DESIGN REVIEW** for 2 accessory structures in conjunction with an existing storage yard on 14.7 acres in an IL (Industrial Light) Zone. Generally located on the south side of Richmar Avenue and the east side of Redwood Street within Enterprise. JJ/my/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Comprehensive Planning condition:

- **EXPUNGE** Use Permits First Application for Review #1

Per staff if approved conditions

Motion **PASSED** (3-0) /Unanimous

8. **ET-25-400005 (TM-500153-16)-LENNAR PACIFIC PROPERTIES, LLC:**  
**TENTATIVE MAP FIRST EXTENSION OF TIME** for 56 single-family residential lots and common lots on 35.0 acres in an RS20 (Single Family Residential 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, 1,000 feet west of Rainbow Boulevard within Enterprise. JJ/nai/cv (For possible action) **04/02/25 BCC**

Motion by David Chestnut

Action: **APPROVE**

**CHANGE** Comprehensive Planning bullet #1 to read:

- Until **March 24, 2028** to record or the application will expire unless extended with approval of an extension of time

Per staff conditions

Motion **PASSED** (3-0) /Unanimous

9. **VS-25-0151-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Mountains Edge Parkway and Florido Road (alignment), and between Montessori Street and Rainbow Boulevard; and a portion of right-of-way being Rainbow Boulevard located between Mountains Edge Parkway and Florido Road (alignment) within Enterprise (description on file). JJ/rg/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous

10. **WS-25-0152-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow attached sidewalk; and **2)** reduce driveway departure distance.  
**DESIGN REVIEWS** for the following: **1)** retail building; **2)** gas station; **3)** daycare facility; and **4)** alternative landscape plan on a portion of 3.88 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard within Enterprise. JJ/rg/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut  
Action: **DENY** Waivers of Development Standards #1  
**APPROVE** Waivers of Development Standards #2  
**APPROVE** Design Review  
Per staff if approved conditions  
Motion **PASSED** (3-0) /Unanimous

11. **TM-25-500036-SCHWARTZ, MERTON L. & JACQUELINE REVOCABLE TR ETAL & SCHWARTZ, MERTON L. TRS:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 3.88 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Mountains Edge Parkway and Rainbow Boulevard within Enterprise. JJ/rg/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous

12. **ZC-25-0122-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:**  
**ZONE CHANGE** to reclassify 1.26 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 Le Baron Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/hw/kh (For possible action) **04/02/25 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous

13. **VS-25-0121-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Le Baron Avenue and Jo Rae Avenue and between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/hw/kh (For possible action) **04/02/25 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous

14. **WS-25-0123-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) allow attached sidewalks; and 4) modify street design standards.  
**DESIGN REVIEW** for a proposed single-family residential development on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action) **04/02/25 BCC**

Motion by Barris Kaiser

Action: **APPROVE** Waivers of Development Standards # 1, 2, and 4

**WITHDRAWN** Waivers of Development Standards # 3 by the applicant.

**APPROVE** Design Review per plans present to Enterprise TAB on March 12, 2025 showing detached sidewalks on Le Baron Ave and Hinson St.

Approved per staff conditions

Motion **PASSED** (3-0) /Unanimous

15. **TM-25-500026-A & A REVOCABLE LIVING TRUST & MORADI HAMID TRS:**  
**TENTATIVE MAP** consisting of 8 single-family residential lots and common lots on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action) **04/02/25 BCC**

Motion by Barris Kaiser

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

Motion **PASSED** (3-0) /Unanimous

16. **ZC-25-0146-A&A III, LLC & A & A REVOCABLE LIVING TRUST, ET AL:**  
**ZONE CHANGE** to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Hinson Street and Richmar Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action) **04/02/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous

17. **VS-25-0145-A & A III LLC & A & A REVOCABLE LIVING TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Gary Avenue and between Arville Street and Hinson Street within Enterprise (description on file). JJ/rr/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous

18. **WS-25-0147-A & A III LLC & A& A REVOCABLE LIVING TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase retaining wall height; **2)** eliminate street landscaping; and **3)** allow an attached sidewalk.  
**DESIGN REVIEW** for a single-family residential development on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/rr/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut

Action: **APPROVE** Waivers of Development Standards # 1 and 2

**WITHDRAWN** Waiver of Development Standards # 3 by the applicant

**APPROVE** Design Review per plans presented to Enterprise TAB on March 12, 2025, with detached sidewalks on Hinson St and Richmar Ave.

Per staff if approved conditions

Motion **PASSED** (3-0) /Unanimous

19. **TM-25-500033-A & A III, LLC & A& A REVOCABLE LIVING TRUST:**  
**TENTATIVE MAP** consisting of 20 single-family residential lots and common lots on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/rr/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (3-0) /Unanimous

20. **ZC-25-0148-7-ELEVEN, INC.:**  
**ZONE CHANGE** to reclassify 0.61 acres from a CR (Commercial Resort) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Windmill Lane within Enterprise (description on file). MN/gc (For possible action) **04/02/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous

21. **VS-25-0150-7-ELEVEN, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Santoli Avenue, and between Las Vegas Boulevard South and Giles Street, a portion of right-of-way being Giles Street located between Windmill Lane and Santoli Avenue, and a portion of right-of-way being Windmill Lane located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/mh/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous

22. **WS-25-0149-7-ELEVEN, INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce departure distance.  
**DESIGN REVIEW** for a commercial development consisting of a retail building and gas stations on 3.5 acres in a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/kh (For possible action) **04/02/25 BCC**

Motion by David Chestnut  
Action: **DENY** Waivers of Development Standards # 1a  
**APPROVE** Waivers of Development Standards # 1b  
**DENY** Design Review  
Per staff conditions  
Motion **PASSED** (3-0) /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 March 26, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut  
Action: **ADJOURN** meeting at 8:51 p.m.  
Motion **PASSED** (3-0) /Unanimous