



# Enterprise Town Advisory Board

January 15, 2025

## MINUTES

Board Members:	David Chesnut – Chair – <b>PRESENT</b> Barris Kaiser – Vice Chair – <b>PRESENT</b> Chris Caluya – <b>PRESENT</b>	Matthew Griebel – <b>PRESENT</b> Kaushal Shah – <b>EXCUSED</b>
Secretary:	Carmen Hayes 702- 371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:tlh@clarkcountynv.gov">tlh@clarkcountynv.gov</a> <b>PRESENT</b>	

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

The meeting was called to order at 6:00 p.m.

Judith Rodriguez Guggiari, Comprehensive Planning

### II. Public Comment

- Neighbor states Application WS-24-0732 has not received HOA approval.

### III. Approval of December 11, 2024 (For Possible Action)

Motion by Barris Kaiser  
 Action: **APPROVE** Minutes for December 11, 2024  
 Motion **PASSED** (4-0)/ Unanimous.

### IV. Approval of Agenda January 15, 2025

Moved by: Barris Kaiser  
 Action: **APPROVE as amended.**  
 Motion: **PASSED** (4-0) /Unanimous

General Business item # 1 to be heard after the agenda approval.

Planning and Zoning Items 27 and 28 will not be heard. The 2 items were heard by the BCC on January 8, 2025.

- 27. WC-24-400053 (ZC-0708-16)-BARTSAS MARY 10, LLC:
- 28. WS-24-0662-BARTSAS MARY 10, LLC:

Applicant requested **HOLDS** on the following Planning & Zoning items:

7. WS-24-0526-GHANOLI HOLDINGS, LLC: The applicant has requested a HOLD to the Enterprise TAB meeting on February 26, 2025.
29. ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MISIK TRS: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.
30. VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MISIK TRS: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.
31. WS-24-0673-MA TONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MISIK TRS: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.
32. TM-24-500146-MA TONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.

Related Planning & Zoning applications to be heard together:

2. ZC-24-0694-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:
3. VS-24-0695-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:
4. WS-24-0696-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:
5. TM-24-500149-IOVINO CARMEN IRREVOCABLE TRUST ETAL & IOVINO CARMEN TRS:
  
10. PA-24-700041-WARD, BRANON P & KIDD-WARD, JAMES C:
11. ZC-24-0741-WARD, BRANON P & KIDD-WARD, JAMES C:
12. VS-24-0740-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:
13. WS-24-0739-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:
14. TM-24-500159-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:
  
15. WS-24-0728-STONE LAND HOLDINGS, LLC:
16. TM-24-500156-STONE LAND HOLDINGS, LLC:
  
18. ZC-24-0707-ORLYO, LLC ETAL & D & J FAMILY TRUST:
19. VS-24-0709-ORLYO, LLC ET AL & D & J FAMILY TRUST:
20. WS-24-0708-ORLYO, LLC, ET AL & D & J FAMILY TRUST:
21. TM-24-500152-ORLYO, LLC ET AL & D & J FAMILY TRUST:
  
22. VS-24-0730-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:
23. WS-24-0731-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:
24. TM-24-500158-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)

- **Rural Alliance Advisory Committee:**

The committee is requesting citizen opinion on the naming for the RNP neighborhoods. Brian Scroggins is the committee representative for Enterprise, and he is available to take input.

- **PUPPY LOVE:**

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. **ET-24-400137 (UC-2093-96)-CAPSTONE CHRISTIAN SCHOOL:**

**USE PERMITS SEVENTH EXTENSION OF TIME** to complete the following: **1)** a temporary batch plant; and **2)** additions to an existing temporary sand and gravel mining (gravel pit) operation including temporary associated equipment storage and stockpiling areas all in conjunction with a previously approved, privately funded storm water detention basin and future construction projects.

**VARIANCES** for the following: **1)** permit a previously approved, privately funded, below grade storm water detention basin; and **2)** permit a temporary construction trailer on 40.38 acres in a PF (Public Facility) Zone. Generally located on the north side of Cactus Avenue, 900 feet east of Amigo Street within Enterprise. MN/nai/kh (For possible action) **01/22/25 BCC**

Motion by David Chestnut

Action: **DENY:** Use Permit #1

**APPROVE:** Use Permits #2

**APPROVE:** Variances

Per staff if approved conditions

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

2. **ZC-24-0694-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:**

**ZONE CHANGE** to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action) **01/22/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

3. **VS-24-0695-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Meranto Avenue and Richmar Avenue, and between Hinson Street and Valley View Boulevard; and a portion of a right-of-way being Richmar Avenue located between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/tpd/kh (For possible action) **01/22/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

4. **WS-24-0696-IOVINO, CARMEN IRREVOCABLE TRUST ETAL & IOVINO, CARMEN TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** increase retaining wall height; and **3)** modify residential adjacency standards.

**DESIGN REVIEW** for a single-family residential subdivision on 7.55 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise. JJ/rg/kh (For possible action) **01/22/25 BCC**

Motion by David Chestnut

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

**DENY:** Waivers of Development Standards # 3 and Design Review

**ADD** Comprehensive Planning condition:

- Any combination of retaining and decorative wall over 9 ft to be terraced

Per staff if approved conditions

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

5. **TM-24-500149-IOVINO CARMEN IRREVOCABLE TRUST ETAL & IOVINO CARMEN TRS:**

**TENTATIVE MAP** consisting of 32 lots and common lots on 7.55 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valley View Boulevard and the north side of Richmar Avenue within Enterprise. JJ/tpd/kh (For possible action)

Motion by David Chestnut

Action: **DENY**

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

6. **UC-24-0642-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**USE PERMITS** for the following: 1) vocational training facility; and 2) outdoor storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) eliminate landscaping; 3) allow non-decorative fences; 4) increase fence height; 5) eliminate required parking spaces; 6) waive full off-site improvements; 7) eliminate throat depth; 8) reduce departure distance; 9) eliminate the drainage study; and 10) eliminate dedication of public right-of-way.  
**DESIGN REVIEW** for a driving school with outdoor storage on 2.5 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner Serene Avenue and Redwood Street within Enterprise. JJ/sd/kh (For possible action) **01/22/25 BCC**

Motion by Barris Kaiser

Action: **APPROVE**.

**ADD** Comprehensive Planning condition:

- Review Waiver of development standards in 3 years

Per staff if approved conditions

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

7. **WS-24-0526-GHANOLI HOLDINGS, LLC:**  
**HOLDOVER 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) **01/22/25 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 26, 2025.

8. **ZC-24-0686-BIDI STAR, LLC:**  
**ZONE CHANGE** to reclassify 0.92 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Jonathan Drive within Enterprise (description on file). MN/gc (For possible action) **01/22/25 BCC**

Motion by Chris Caluya

Action: **APPROVE** per staff conditions

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

9. **AR-24-400129 (UC-0773-13)-VEGAS GROUP, LLC:**  
**USE PERMIT FIFTH APPLICATION FOR REVIEW** for a place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking for a place of worship within an office complex on a portion of 8.0 acres within a CP (Commercial Professional) Zone. Generally located on the east side of Gilespie Street and the south side of Silverado Ranch Boulevard within Enterprise. MN/mh/kh (For possible action) **02/04/25 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

10. **PA-24-700041-WARD, BRANON P & KIDD-WARD, JAMES C.:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Corridor Mixed-Use (CM) and Ranch Estates Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 12.9 acres. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/rk (For possible action) **02/04/25 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

11. **ZC-24-0741-WARD, BRANON P & KIDD-WARD, JAMES C.:**  
**ZONE CHANGES** for the following: **1)** reclassify 12.9 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and **2)** eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise (description on file). JJ/rk/(For possible action) **02/04/25 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

12. **VS-24-0740-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL**  
**VACATE AND ABANDON** easements of interest to Clark County located between Torino Avenue and Pebble Road and between Rainbow Boulevard and Belcastro Street, a portion of a right-of-way being Torino Avenue located between Belcastro Street and Rainbow Boulevard, a portion of a right-of-way being Rainbow Boulevard located between Torino Avenue and Pebble Road, a portion of a right-of-way being Pebble Road located between Belcastro Street and Rainbow Boulevard, and a portion of a right-of-way being Rosanna Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jor/kh (For possible action) **02/04/25 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

13. **WS-24-0739-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce rear setback; **2)** modify residential adjacency standards; and **3)** alternative driveway geometrics.  
**DESIGN REVIEW** for a single-family residential subdivision on 12.80 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Avenue and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action) **02/04/25 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

14. **TM-24-500159-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL :**  
**TENTATIVE MAP** consisting of 97 lots and common lots on 12.80 acres in RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action)

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

15. **WS-24-0728-STONE LAND HOLDINGS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce front setbacks.  
**DESIGN REVIEW** for a proposed single-family residential subdivision on 2.16 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/lm/kh (For possible action) **02/04/25 PC**

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

16. **TM-24-500156-STONE LAND HOLDINGS, LLC:**  
**TENTATIVE MAP** consisting of 6 single-family residential lots on 2.16 acres in an RS10 (Residential Single-Family 10) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/lm/kh (For possible action) **02/04/25 PC**

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

17. **WS-24-0732-PLACEK, PAUL C.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce building separation; **2)** reduce setbacks; **3)** modify Neighborhood Protection (RNP) Overlay standards; and **4)** modify residential adjacency standards for an accessory structure and an addition in conjunction 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 northwest side of Habersham Court, 200 feet north of Great Gable Drive within Enterprise. MN/my/kh (For possible action)

Motion by Chris Caluya  
Action: **DENY**  
Motion **PASSED** (4-0)

18. **ZC-24-0707-ORLYO, LLC ETAL & D & J FAMILY TRUST:**  
**ZONE CHANGE** to reclassify 9.13 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise (description on file). JJ/mc (For possible action) **02/05/25 BCC**

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

19. **VS-24-0709-ORLYO, LLC ET AL & D & J FAMILY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Arville Street, and between Serene Avenue and Meranto Avenue (alignment) and a portion of right-of-way being Serene Avenue located between Valley View Boulevard and Arville Street, a portion of right-of-way being Meranto Avenue (alignment) located between Valley View Boulevard and Arville Street, and a portion of right-of-way being Valley View Boulevard located between Meranto Avenue (alignment) and Serene Avenue within Enterprise (description on file). JJ/sd/kh (For possible action) **02/05/25 BCC**

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

20. **WS-24-0708-ORLYO, LLC, ET AL & D & J FAMILY TRUST:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce street landscaping.  
**DESIGN REVIEW** for a single-family residential subdivision on 9.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action) **02/05/25 BCC**

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

21. **TM-24-500152-ORLYO, LLC ET AL & D & J FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 44 lots and common lots on 9.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Serene Avenue and Valley View Boulevard within Enterprise. JJ/mc/kh (For possible action) **02/05/25 BCC**

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

22. **VS-24-0730-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Torino Avenue, and between Monte Cristo Way and Tenaya Way within Enterprise (description on file). JJ/rr/kh (For possible action) **02/05/25 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Add Comprehensive Planning conditions  
Motion **PASSED** (4-0) /Unanimous



23. **WS-24-0731-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce gross lot area; 2) waive full off-site improvements; and 3) alternative driveway geometrics. **DESIGN REVIEW** for a single-family residential development on 5.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Torino Avenue and the east side of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action) **02/05/25 BCC**

Motion by David Chestnut

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

**ADD** Comprehensive Planning condition:

Provide a 5-foot-wide asphalt path along Ford Ave, Monte Cristo Way and Torino Ave.

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

24. **TM-24-500158-ROOHANI, KHUSROW FAMILY TRUST & ROOHANI, KHUSROW TRS: TENTATIVE MAP** consisting of 9 single-family residential lots on 5.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Torino Avenue and the east side of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

Motion by David Chestnut

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

**ADD** Comprehensive Planning condition:

Provide a 5-foot-wide asphalt path along Ford Ave, Monte Cristo Way and Torino Ave.

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

25. **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**

Applicant's request to **HOLD** to the Enterprise TAB meeting on January 29, 2025 in order to work with staff.

26. **WS-24-0706-SILVER CREEK II, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering and screening; 2) allow higher activity areas (parking) of development adjacent to a residential district; and 3) allow modified driveway design standards. **DESIGN REVIEW** for a proposed retail building on 1.12 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Warm Springs Road and Tenaya Way within Enterprise. MN/mh/kh (For possible action) **02/05/25 BCC**

Motion by David Chestnut

Action: **DENY**

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

27. **WC-24-400053 (ZC-0708-16)-BARTSAS MARY 10, LLC:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following:  
1) 8-foot-high wall to include metal fencing on top and to be constructed on the eastern property line; and  
2) intense landscaping consisting of 4-inch caliper trees to be provided on the south property line in conjunction with an existing shopping center on 5.11 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/ng (For possible action) **01/08/25 BCC**

Motion by David Chestnut

Action: **No Action** to be taken- Items heard by BCC on 1/8/2025.

28. **WS-24-0662-BARTSAS MARY 10, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:  
1) reduce street landscaping; and  
2) allow alternative plant types in conjunction with an existing shopping center on 5.15 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/kh (For possible action) **01/08/25 BCC**

Motion by David Chestnut

Action: **No Action** to be taken – Item heard by BCC on 1/8/2025.

29. **ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**HOLDOVER ZONE CHANGE** to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action) **01/22/25 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025

30. **VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/sd/kh (For possible action) **01/22/25 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.

31. **WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**

**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) reduce parking lot landscaping;
- 2) reduce buffering and screening
- 3) increase maximum parking;
- 4) reduce drive-thru distance to properties subject to residential adjacency; and
- 5) allow an attached sidewalk.

**DESIGN REVIEW** for a commercial development on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **01/22/25 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.

32. **TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**

**HOLDOVER TENTATIVE MAP** consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action) **01/22/25 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 12, 2025.

VII. General Business:

1. Elect a Chair and Vice Chair (For possible action)

Motion by Barris Kaiser

Action: **NOMINATE** David Chestnut as Chair.

Motion by Chris Caluya

Action: **NOMINATE** Barris Kaiser as Vice-Chair.

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

2. Approve 2025 Meeting Calendar (For possible action)

Motion by David Chestnut

Action: **CHANGE:** Enterprise TAB meeting date from November 26, 2025, to November 25, 2025.

**CHANGE:** Enterprise TAB meeting date from December 31, 2025, to December 30, 2025.

**Full 2025 Calendar as follows:**

**January 15 & 29**

**February 12 & 26**

**March 12 & 26**

**April 9 & 30**

**May 14 & 28**

**June 11 & 25**

**July 9 & 30**

**August 13 & 27**

**September 10**

**October 1 & 15 & 29**

**November 12 & 25**

**December 10 & 30**

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

3. Review the Enterprise Town Advisory Board Bylaws (For discussion only)

TAB members were requested to review Enterprise TAB by laws. It was noted the Enterprise TAB location needs to be changed.

VIII. Public Comment:

- Tiffany Hesser welcomed the new Enterprise Town Board Members.

IX. Next Meeting Date

The next regular meeting will be January 29, 2025, at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment

Motion by David Chestnut

Action: **ADJOURN** meeting at 9:30 p.m.

Motion PASSED (4-0) / Unanimous