



# Enterprise Town Advisory Board

May 15, 2024

## MINUTES

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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:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com <b>PRESENT</b>	

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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.

Lorna 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.

- Clark County Commissioner Michael Naft welcomed the Enterprise Town Advisory Board and attendees to the new Silverado Ranch Community Center.

### III. Approval of Minutes for May 1, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for May 1, 2024.

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

### IV. Approval of Agenda for May 15, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications to be heard together:

4. DR-24-0147-LOFTS PHASES 2 & 3 LLC:
5. TM-24-500037-LOFTS PHASES 2 & 3 LLC:
  
7. WC-23-400155 (ZC-0339-08)-SCT SILVERADO RANCH & ARVILLE, LLC:
8. VS-24-0092-SCT SILVERADO RANCH & ARVILLE, LLC:
9. ET-23-400154 (WS-19-0816)-SCT SILVERADO RANCH & ARVILLE, LLC:
10. WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:
  
11. WC-24-400046 (ZC-1926-03)-PALM BEACH RESORT CONDO, LLC:
12. UC-24-0158-PALM BEACH RESORT CONDO, LLC:
  
13. ZC-24-0143-PAMAKA LAND HOLDINGS, LLC:
14. VS-24-0145-PAMAKA LAND HOLDINGS, LLC:
15. WS-24-0144-PAMAKA LAND HOLDINGS, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - None

VI. Planning & Zoning

1. **VC-24-0103-BLUE HERON STONewater, LLC:**

**VARIANCE** to reduce the setback for a proposed single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the southwest side of Heron Fairway Drive, south of Stonewater Lane within Enterprise. JJ/rp/ng (For possible action) **05/21/24 PC**

Motion by David Chestnut

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

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

2. **WS-23-0908-KELLER CACTUS HILLS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced landscaping in conjunction with an existing mixed-use development.

**DESIGN REVIEW** landscaping and open space in conjunction with an existing mixed-use development on 8.26 acres in a U-V (Urban Village) Zone. Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise. JJ/bb/ng (For possible action) **06/04/24 PC**

Motion by David Chestnut

Action: **DENY**

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

3. **WS-24-0153-WATERBENDER FAMILY TRUST ETAL & LUU JAROM TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height for an existing single family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/sd/ng (For possible action) **06/04/24 PC**

Motion by Justin Maffett

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

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

4. **DR-24-0147-LOFTS PHASES 2 & 3 LLC:**  
**DESIGN REVIEW** to eliminate the trash area and enclosures where required in conjunction with a previously approved multiple family (condominium) development on 1.25 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Ensworth Street, 320 feet south of Ford Avenue within Enterprise. MN/md/ng (For possible action) **06/05/24 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

5. **TM-24-500037-LOFTS PHASES 2 & 3 LLC:**  
**TENTATIVE MAP** consisting of 15 condominium units and common lots on 1.25 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Ensworth Street, 320 feet south of Ford Avenue within Enterprise. MN/md/ng (For possible action) **06/05/24 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

6. **ET-24-400044 (NZN-21-0037)-LAS VEGAS SILVERADO RANCH ROGER, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 1.05 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce landscaping; **2)** reduce height/setback ratio; **3)** reduce parking; and **4)** alternative driveway geometrics.  
**DESIGN REVIEW** for a commercial complex. Generally located on the south side of Silverado Ranch Boulevard, 670 feet west of Arville Street within Enterprise (description on file). JJ/jm/ng (For possible action) **06/05/24 BCC**

Motion by David Chestnut

Action: **RECOMMEND** the application be returned to the Enterprise TAB on May 29, 2024, due to applicant no show.

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

7. **WC-23-400155 (ZC-0339-08)-SCT SILVERADO RANCH & ARVILLE, LLC:**  
**HOLDOVER WAIVER OF CONDITIONS** of a zone change requiring cross access and parking easement to the north and east in conjunction with a tavern on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action) **06/05/24 BCC**

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

8. **VS-24-0092-SCT SILVERADO RANCH & ARVILLE, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Arville Street located between Silverado Ranch Boulevard and Gary Avenue (alignment) within Enterprise (description on file). JJ/jm/ng (For possible action) **06/05/24 BCC**

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

9. **ET-23-400154 (WS-19-0816)-SCT SILVERADO RANCH & ARVILLE, LLC:**  
**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: **1)** reduce driveway separation; and **2)** reduce throat depth for a driveway. **DESIGN REVIEW** for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action) **06/05/24 BCC**

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

10. **WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:**  
**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow attached sidewalk and alternative landscaping; **2)** increase wall height; **3)** allow non-standard improvements; **4)** reduce departure distance; **5)** reduce driveway width; and **6)** reduce parking. **DESIGN REVIEWS** for the following: **1)** modification to previously approved tavern; **2)** alternative parking lot landscaping; **3)** finished grade on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action) **06/05/24 BCC**

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

11. **WC-24-400046 (ZC-1926-03)-PALM BEACH RESORT CONDO, LLC:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following: **1)** development be limited to “For Sale” condominiums rather than apartments or commercial; and **2)** a 20 foot wide intense landscape buffer be provided along the west and south property lines in conjunction with a multiple family residential development on 6.47 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Serene Avenue, approximately 1,000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/ng (For possible action) **06/05/24 BCC**

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

12. **UC-24-0158-PALM BEACH RESORT CONDO, LLC:**  
**USE PERMIT** for a multiple family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** electric vehicle charging spaces; **2)** drive aisle length; **3)** accessory structure setbacks; and **4)** driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** alternative landscaping plan; and **2)** affordable multiple family senior housing development on 6.47 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Serene Avenue, approximately 1,000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/ng (For possible action) **06/05/24 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Comprehensive Planning condition

- Install 4 EV charging stations and provide 20 EV-capable spaces

Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

13. **ZC-24-0143-PAMAKA LAND HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify 3.85 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Ford Avenue within Enterprise. (description on file). JJ/jor (For possible action) **06/05/24 BCC**

Motion by Barris Kaiser  
Action: **APPROVE**  
Per staff conditions  
Motion **PASSED** (3-1) /NAY - Chestnut

14. **VS-24-0145-PAMAKA LAND HOLDINGS, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Durango Drive located between Cougar Avenue and Ford Avenue, a portion of a right-of-way being Cougar Avenue located between Durango Drive and Gagnier Boulevard, and a portion of a right-of-way being Ford Avenue located between Durango Drive and Lisa Lane (alignment) within Enterprise (description on file). JJ/jor/ng (For possible action) **06/05/24 BCC**

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

15. **WS-24-0144-PAMAKA LAND HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** residential adjacency standards; **2)** loading spaces **3)** reduce driveway approach distance; and **4)** reduce driveway departure distance.  
**DESIGN REVIEW** for a proposed shopping center on 3.85 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Ford Avenue within Enterprise. JJ/jor/ng (For possible action) **06/05/24 BCC**

Motion by Barris Kaiser

Action: **APPROVE**

**ADD** Comprehensive Planning conditions:

- Provide 5 foot high sound attenuating walls on the east side of the drive-thru lane pads extending 15 feet beyond the curves to the west
- Emergency exit only on the east side of Building #1
- Add additional architectural features on the east elevation of Building #1

Per staff if approved conditions

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

- A citizen asked how to find property information on the County Web site.

IX. Next Meeting Date

The next regular meeting will be May 29, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 8:50 p.m.

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