



# Enterprise Town Advisory Board

August 28, 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 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <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.

Steve DeMerritt, 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 August 14, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for August 14, 2024.

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

### IV. Approval of Agenda for August 28, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Applicant requested **HOLD**:

1. UC-24-0268-LEXILAND, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:  
Applicant requested a hold to the Enterprise TAB meeting on September 11, 2024.

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - Silverado Ranch Community Center and Commissioner Michael Naft Present September Movie Night Series:
    - Friday, September 6 - 5pm-6:30pm Foster Family Celebration Event with LVMPD 6:30pm showtime of "Wish"
    - Friday, September 13 -6:30pm showtime of "The Garfield Movie"
    - Friday, September 20-6:30pm showtime of "Kung Fu Panda"
    - Friday, September 27 -6:30pm showtime of "Trolls Band Together"

VI. Planning & Zoning

1. **UC-24-0268-LEXILAND, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:**  
**USE PERMIT** for outdoor storage and display.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** residential adjacency standards; **2)** street landscaping; **3)** buffering and screening; **4)** off-site improvements (curb, gutter, sidewalk, streetlights and partial paving); **5)** driveway geometrics; and **6)** access gate.  
**DESIGN REVIEW** for outdoor storage and display facilities on a portion of 37.14 acres in a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Pebble Road within Enterprise. MN/lm/syp (For possible action) **09/04/24 BCC**

Applicant requested a **HOLD** to the Enterprise TAB meeting on September 11, 2024.

2. **VS-24-0385-ROOHANI KHUSROW FAMILY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Agate Avenue, and between Durango Drive and Gagnier Boulevard (alignment) within Enterprise (description on file). JJ/dd/syp (For possible action) **09/17/24 PC**

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

3. **VS-24-0389-BORISA ZEN CENTER INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ullom Drive and Cameron Street, and between Arby Avenue and Warm Springs Road within Enterprise (description on file). MN/rp/syp (For possible action) **09/17/24 PC**

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

4. **WS-23-0881-STOLTMAN, THERESA LYNN:**  
**WAIVER OF DEVELOPMENT STANDARDS** for fences and walls in conjunction with a single-family residence on 1.03 acres in an R-E (Rural Estates Residential) Zone and within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Chartan Avenue and approximately 330 feet west of Rancho Destino Road within Enterprise. MN/tpd/ng (For possible action) **09/17/24 PC**

Motion by Barris Kaiser

Action: **APPROVE**

**ADD** Comprehensive Planning Condition:

- Front Property Line wall not less than 50 % open.

Per staff if approved conditions

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

5. **WS-24-0380-LIONETTI DENISE:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setback for an accessory structure in conjunction with an existing single-family residence on 0.62 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Agate Avenue, 290 feet west of Cimarron Road within Enterprise. JJ/mh/syp (For possible action) **09/17/24 PC**

Motion by David Chestnut

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

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

6. **ET-24-400086 (WS-20-0171)-CHURCH HOPE BAPTIST LAS VEGAS, INC.:**  
**DESIGN REVIEWS SECOND EXTENSION OF TIME** for the following: **1)** a private school with parking area; and **2)** increased finished grade on a portion of 45.3 acres in a PF (Public Facility) Zone. Generally located on the north side of Cactus Avenue, 1,200 feet east of Amigo Street within Enterprise. MN/my/syp (For possible action) **09/18/24 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff 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.

- One citizen requested Enterprise Town Board help for clean up and a way to secure an easement that was used for drainage. The area is now causing problems with the HOA.

IX. Next Meeting Date

The next regular meeting will be September 11, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 6:55 p.m.

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