



# Enterprise Town Advisory Board

December 11, 2024

## MINUTES

Board Members	Justin Maffett, Chair <b>PRESENT</b> David Chestnut <b>PRESENT</b> Kaushal Shah <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>EXCUSED</b> Chris Caluya <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chaves70@yahoo.com">chaves70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com <b>PRESENT</b>	

### 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.

Judith M. Rodriguez, 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.

A representative for items 28-30 indicated the items would be held until February 12, 2025, but he was willing to meet with any interested parties who were present.

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### III. Approval of Minutes for November 13 and November 26, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published .

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

IV. Approval of Agenda for December 11, 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 holds:

28. ZC-24-0653-GOLDSTRIKE GRID, LLC: The applicant has requested **HOLD** to the February 12, 2025, Enterprise TAB meeting.
29. VS-24-0654-GOLDSTRIKE GRID L, LLC: The applicant has requested **HOLD** to the February 12, 2025, Enterprise TAB meeting.
30. UC-24-0655-GOLDSTRIKE GRID, LLC: The applicant has requested **HOLD** to the February 12, 2025, Enterprise TAB meeting.
38. ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested **HOLD** to the January 15, 2025, Enterprise TAB meeting.
39. VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested **HOLD** to the January 15, 2025, Enterprise TAB meeting.
40. WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested **HOLD** to the January 15, 2025, Enterprise TAB meeting.
41. TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS: The applicant has requested **HOLD** to the January 15, 2025, Enterprise TAB meeting.

Related applications to be heard together:

2. PA-24-700033-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
3. ZC-24-0625-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
4. VS-24-0624-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
5. WS-24-0626-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
6. TM-24-500139-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
  
7. VS-24-0457-DBAC, LLC:
8. WS-24-0456-DBAC, LLC:
9. TM-24-500096-DBAC, LLC:
  
11. VS-24-0649-PREMIERE REAL ESTATE HOLDINGS II, LLC:
12. UC-24-0650-PREMIERE REAL ESTATE HOLDINGS II, LLC:
  
13. PA-24-700034-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
14. ZC-24-0628-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
15. VS-24-0630-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
16. WS-24-0629-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
17. TM-24-500141-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
  
18. PA-24-700035-LANDBERG LAND INVESTORS, LLC:
19. ZC-24-0669-LANDBERG LAND INVESTORS, LLC:
20. VS-24-0668-LANDBERG LAND INVESTORS, LLC:
21. WS-24-0670-LANDBERG LAND INVESTORS, LLC:

- 22. TM-24-500145-LANDBERG LAND INVESTORS, LLC:
- 24. WC-24-400053 (ZC-0708-16)-BARTSAS MARY 10, LLC:
- 25. WS-24-0662-BARTSAS MARY 10, LLC:
- 31. ZC-24-0656-FAR EAST PROPERTY, LLC:
- 32. VS-24-0658-FAR EAST PROPERTY, LLC:
- 33. WS-24-0657-FAR EAST PROPERTY, LLC:
- 34. TM-24-500144-FAR EAST PROPERTY, LLC:
- 35. ZC-24-0663-RAINBOW GOMER, LLC:
- 36. VS-24-0665-RAINBOW GOMER, LLC:
- 37. WS-24-0664-RAINBOW GOMER, LLC:

V. Informational Items

- 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

- **Breakfast with Badges**

- Will be hosted by LVMPD on December 18, 10am-noon at Broken Yolk, 6805 S. Las Vegas Blvd.

- **Put Out the Fire, Clark County!**

Each fall and winter, particulate matter pollution increases in Clark County due in part to increased wood-burning. For the past two years on Dec. 25, Clark County has exceeded the EPA's air quality standard for PM2.5 pollution. We've traced much of that pollution to one source: wood burning during the holiday season.

That's why we want you to help us **Put Out the Fire!**

**Take the Pledge for Your Chance to Win an Electric Fireplace!**

Thanks to our friends at the American Lung Association in Nevada, you can win an electric fireplace if you pledge to help reduce particulate pollution in Clark County. How can you do that?

- Don't burn wood on Dec. 25
- If you do burn wood, use Burn Wise tips from the EPA to ensure you're not over-polluting the air we share
- Reduce vehicle idling to lower vehicle emissions
- [Go to our website](#) for more tips and information

VI. Planning & Zoning

1. **UC-24-0463-BLUE DIAMOND RETAIL PARTNERS, LLC:**  
**HOLDOVER AMENDED USE PERMIT** for a vehicle wash.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify residential adjacency standards; and **2)** reduce street landscaping (no longer needed).  
**DESIGN REVIEW** for a commercial center consisting of a vehicle wash and a restaurant with drive-thru on 1.9 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Durango Drive and Blue Diamond Road within Enterprise. JJ/sd/kh (For possible action) **12/17/24 PC**

Motion by David Chestnut

Action: **APPROVE** Use Permits, Waivers of Development Standards #1 and Design Review  
**WITHDRAWN** by applicant Waivers of Development Standards #2

**ADD** Current Planning Conditions:

- Hours of operation limited to 7am – 9pm
- Southern property line to have mature trees

Per staff if approved conditions

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

2. **PA-24-700033-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 8.27 acres. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/rk (For possible action) **12/17/24 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

3. **ZC-24-0625-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**ZONE CHANGE** to reclassify 8.27 acres from a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise (description on file). MN/rk (For possible action) **12/17/24 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

4. **VS-24-0624-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cactus Avenue and Mystic Cliffs Avenue (alignment) and between Bermuda Road and Aphrodite Street; a portion of a right-of-way being Cactus Avenue located between Bermuda Road and Aphrodite Street; and a portion of a right of way being Amigo Street between Cactus Avenue and Mystic Cliffs Avenue (alignment) within Enterprise (description on file). MN/hw/kh (For possible action) **12/17/24 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

5. **WS-24-0626-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase retaining wall height.  
**DESIGN REVIEW** for a proposed single-family residential subdivision on 8.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/hw/kh (For possible action) **12/17/24 PC**

Motion by Justin Maffett

Action: **APPROVE**

**ADD** Comprehensive Planning condition:

- Tier the retaining wall along Cactus Ave.

Per staff conditions

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

6. **TM-24-500139-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**TENTATIVE MAP** consisting of 60 single-family residential lots and 4 common lots on 8.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/hw/kh (For possible action) **12/17/24 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

7. **VS-24-0457-DBAC, LLC:**  
**AMENDED HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, a portion of right-of-way being Arville Street located between Maule Avenue and Pamalyn Avenue (previously not notified), and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action) **12/18/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions and previous TAB recommendations

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

8. **WS-24-0456-DBAC, LLC:**  
**AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following:  
1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.  
**DESIGN REVIEW** for a single-family residential subdivision on 3.37 acres (previously notified as 3.11 acres) in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action) **12/18/24 BCC**

Motion by David Chestnut

Action: **APPROVE:** With previously approved Enterprise TAB conditions.

**DELETE:** Public Works - Development Review bullet #4.

Per staff if approved conditions

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

9. **TM-24-500096-DBAC, LLC:**  
**HOLDOVER TENTATIVE MAP** consisting of 6 single-family residential lots and 1 common lot on 3.37 acres (previously notified as 3.11 acres) in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action) **12/18/24 BCC**

Motion by David Chestnut

Action: **APPROVE:** With previously approved Enterprise TAB conditions.

**DELETE:** Public Works - Development Review bullet #4.

Per staff if approved conditions

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

10. **SDR-24-0627-HENDERSON HILLS LAS VEGAS, LLC**  
**SIGN DESIGN REVIEWS** for the following: 1) reduce separation between freestanding signs; and 2) waive residential adjacency standards in conjunction with an approved restaurant on 1.16 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue, 380 feet west of Dean Martin Drive within Enterprise. JJ/dd/kh (For possible action) **01/07/25 PC**

Motion by David Chestnut

Action: **APPROVE:** Sign Design Review #1;

**DENY:** Sign Design Reviews # 2

Per staff if approved conditions

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

11. **VS-24-0649-PREMIERE REAL ESTATE HOLDINGS II, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and between El Camino Road and Jones Boulevard within Enterprise (description on file). JJ/mh/kh (For possible action) **01/07/25 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

12. **UC-24-0650-PREMIERE REAL ESTATE HOLDINGS II, LLC:**  
**USE PERMIT** for outdoor storage and display.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** reduce parking lot landscaping; **3)** allow a non-decorative fence; **4)** increase fence height; and **5)** reduce parking.  
**DESIGN REVIEW** for an equipment rental facility and outdoor storage and display on 11.12 acres in an IL (Industrial Light) Zone. Generally located on the northwest corner of Jones Boulevard and Blue Diamond Road within Enterprise. JJ/mh/kh (For possible action) **01/07/25 PC**

Motion by David Chestnut  
Action: **APPROVE:** Use Permit  
**APPROVE:** Waivers of Development Standards #s 1,3 and 4:  
**DENY:** Waivers of Development Standards # 2 and 5.  
**DENY:** Design Review.  
per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

13. **PA-24-700034-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 5.13 acres. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/gc (For possible action) **01/07/25 PC**

Motion by Justin Maffett  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

14. **ZC-24-0628-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**ZONE CHANGE** to reclassify 5.13 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise (description on file). JJ/gc (For possible action) **01/07/25 PC**

Motion by Justin Maffett  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

15. **VS-24-0630-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tiger Milkweed Street and Valley View Boulevard, and between Pyle Avenue and Haleh Avenue and a portion of a right-of-way being Haleh Avenue located between Tiger Milkweed Street and Valley View Boulevard within Enterprise (description on file). JJ/rg/kh (For possible action) **01/07/25 PC**

Motion by Justin Maffett  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

16. **WS-24-0629-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase retaining wall height; **2)** modify residential adjacency standards; **3)** curb type; and **4)** reduced right-of-way width. **DESIGN REVIEW** for single-family residential homes on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action) **01/07/25 PC**

Motion by Justin Maffett  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

17. **TM-24-500141-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**  
**TENTATIVE MAP** consisting of 41 single-family residential lots on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action) **01/07/25 PC**

Motion by Justin Maffett  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

18. **PA-24-700035-LANDBERG LAND INVESTORS, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN), Compact Neighborhood (CN), and Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on a portion of 12.08 acres. Generally located on the northwest corner of Rainbow Boulevard (alignment) and Landberg Avenue (alignment) within Enterprise. JJ/gc (For possible action) **01/07/25 PC**

Motion by David Chestnut  
Action: **APPROVE:** Plan Amendment for APN's 176-27-501-008 and 176-27-501-015.  
**DENY:** Plan Amendment for 176-22-801-009, 176-27-501-007 and 176-27-501-014  
Motion **PASSED** (4-0) /Unanimous

19. **ZC-24-0669-LANDBERG LAND INVESTORS, LLC:**  
**ZONE CHANGE** to reclassify 9.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Rainbow Boulevard (alignment) and Landberg Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action) **01/07/25 PC**

Motion by David Chestnut  
Action: **APPROVE:** Zone Change for APN's 176-27-501-008 and 176-27-501-015.  
**DENY:** Zone Change for 176-22-801-009, 176-27-501-007 and 176-27-501-014  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous



20. **VS-24-0668-LANDBERG LAND INVESTORS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Landberg Avenue and Gary Avenue and between Rosanna Street and Rainbow Boulevard within Enterprise (description on file). JJ/hw/kh (For possible action) **01/07/25 PC**
- Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
21. **WS-24-0670-LANDBERG LAND INVESTORS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase accessory structure height; **2)** full off-site improvements including drainage study and compliance; and **3)** reduce street dedication on 14.56 acres.  
**DESIGN REVIEW** for a single-family detached residential subdivision on a 13.75 acre portion of 14.56 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise. JJ/hw/kh (For possible action) **01/07/25 PC**
- Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
22. **TM-24-500145-LANDBERG LAND INVESTORS, LLC:**  
**TENTATIVE MAP** consisting of 61 lots and common lots on a 13.75 acres portion of a 14.56 acre site in an RS3.3 (Residential Single-Family 3.3) Zone & an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise. JJ/hw/kh (For possible action) **01/07/25 PC**
- Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
23. **ET-24-400131 (ZC-22-0606)-B-R OVATION LIMITED PARTNERSHIP:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a multi-family residential development (senior housing).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduce throat depth; **3)** reduce setback for decorative fence; and **4)** increase wall height.  
**DESIGN REVIEW** for a multi-family residential development on 12.2 acres in an CR (Commercial Resort) Zone. Generally located on the north side of Bruner Avenue and the west side of Parvin Street (alignment) within Enterprise (description on file). MN/my/kh (For possible action) **01/08/25 BCC**
- Motion by Justin Maffett  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

24. **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: **REQUEST:** The Board of County Commissioners return the application to the Enterprise TAB meeting on January 15, 2025, due to applicant no show.

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

25. **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: **REQUEST:** The Board of County Commissioners return the application to the Enterprise TAB meeting on January 15, 2025, due to applicant no show.

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

26. **WS-24-0645-32 ACRES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify residential adjacency standards; and **2)** eliminate a portion of landscape buffer.  
**DESIGN REVIEWS** for the following: **1)** proposed retail and restaurant buildings; and **2)** modifications to an approved commercial complex on 3.42 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Starr Avenue within Enterprise. MN/lm/kh (For possible action) **01/08/25 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Comprehensive Planning conditions:

- 8-foot property line wall to be a noise attenuation wall from the western edge of the drive through aisle the western edge of new building # 1 .
- The eastern exits for new building #1 to be emergency exit only.

Per if approved staff conditions

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

27. **WS-24-0666-TOPETE FAMILY TRUST & TOPETE, RAMON & LETICIA TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce front setbacks; **2)** reduce access gate setback; **3)** eliminate street landscaping; and **4)** waive full off-site improvements in conjunction with proposed and existing single-family residences on 1.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Shelbourne Avenue and the east side of Placid Street within Enterprise. MN/dd/kh (For possible action) **01/08/25 BCC**

Motion by Justin Maffett

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

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

28. **ZC-24-0653-GOLDSTRIKE GRID, LLC:**  
**ZONE CHANGE** to reclassify 4.03 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise (description on file). MN/al (For possible action) **01/08/25 BCC**

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

29. **VS-24-0654-GOLDSTRIKE GRID L, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Decatur Boulevard and Edmond Street (alignment), and a portion of right-of-way being Decatur Boulevard located between Warm Springs Road and Mardon Avenue within Enterprise (description on file). MN/rg/kh (For possible action) **01/08/25 BCC**

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

30. **UC-24-0655-GOLDSTRIKE GRID, LLC:**  
**USE PERMIT** for a public utility structure.  
**WAIVER OF DEVELOPMENT STANDARDS** for increased structure height.  
**DESIGN REVIEW** for a public utility structure on 4.03 acres in an IP (Industrial Park) Zone. Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise. MN/rg/kh (For possible action) **01/08/25 BCC**

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

31. **ZC-24-0656-FAR EAST PROPERTY, LLC:**  
**ZONE CHANGE** to reclassify 2.52 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 Gomer Road and the west side of the Chieftain Street (alignment) within Enterprise (description on file). JJ/mc (For possible action) **01/08/25 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions.

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

32. **VS-24-0658-FAR EAST PROPERTY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Grand Canyon Drive, and between Gomer Road and Le Baron Avenue (alignment) within Enterprise (description on file). JJ/sd/kh (For possible action) **01/08/25 BCC**
- Motion by Justin Maffett  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous
33. **WS-24-0657-FAR EAST PROPERTY, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) increase wall height; and 3) increase fill.  
**DESIGN REVIEW** for an 11 lot single-family residential subdivision on 2.52 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 680 feet west of Fort Apache Road within Enterprise. JJ/sd/kh (For possible action) **01/08/25 BCC**
- Motion by Justin Maffett  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous
34. **TM-24-500144-FAR EAST PROPERTY, LLC:**  
**TENTATIVE MAP** consisting of 11 lots and common lots on 2.52 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 680 feet west of Fort Apache Road within Enterprise. JJ/sd/kh (For possible action) **01/08/25 BCC**
- Motion by Justin Maffett  
Action: **APPROVE** per staff if approved conditions.  
Motion **PASSED** (4-0) /Unanimous
35. **ZC-24-0663-RAINBOW GOMER, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located on the south side of Gomer Road (alignment), 280 feet east of Rainbow Boulevard within Enterprise (description on file). JJ/mc (For possible action) **01/08/25 BCC**
- Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous
36. **VS-24-0665-RAINBOW GOMER, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Redwood Street (alignment), and between Gomer Road and Landberg Avenue (alignment) within Enterprise (description on file). JJ/bb/kh (For possible action) **01/08/25 BCC**
- Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

37. **WS-24-0664-RAINBOW GOMER, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; **2)** eliminate parking lot landscaping; **3)** waive full off-site improvements; and **4)** alternative driveway geometrics.  
**DESIGN REVIEW** for outdoor storage on 2.5 acres in an IL (Industrial Light) Zone. Generally located south of Gomer Road and 300 feet east of Rainbow Boulevard within Enterprise. JJ/bb/kh (For possible action) **01/08/25 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Comprehensive Planning condition:

- 2-year review for landscaping.

Per staff if approved conditions.

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

38. **ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**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) **01/08/25 BCC**

The applicant has requested **HOLD** to the January 15, 2025, Enterprise TAB meeting.

39. **VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**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) **01/08/25 BCC**

The applicant has requested **HOLD** to the January 15, 2025, Enterprise TAB meeting.

40. **WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**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) **01/08/25 BCC**

The applicant has requested **HOLD** to the January 15, 2025, Enterprise TAB meeting.

41. **TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**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) **01/08/25 BCC**

The applicant has requested **HOLD** to the January 15, 2025, Enterprise TAB meeting.

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 January 15, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 9:12 p.m.

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