



# Enterprise Town Advisory Board

December 27, 2023

## 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>PRESENT</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.

Steven 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 December 13, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as amended for December 13, 2023.

Motion **PASSED** (5-0)/ Unanimous.

### IV. Approval of Agenda for December 27, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

Motion **PASSED** (5-0) /Unanimous

Applicant requested hold:

6. VS-23-0780-AMH NV8 DEVELOPMENT, LLC: The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 10, 2024.

Related applications:

1. PA-23-700040-BUFFALO & AGATE, LLC:
2. ZC-23-0773-CROWE, NANCY D SEPARATE PROPERTY TRUST:
3. VS-23-0774-CROWE, NANCY D. SEPARATE PROPERTY TRUST:
  
8. VS-23-0786-BABIN GARY:
9. UC-23-0785-BABIN GARY:
  
10. VS-23-0800-BECKSTROM JAMES ALLAN II:
11. WS-23-0799-BECKSTROM JAMES ALLAN II:

V. Informational Items

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

VI. Planning & Zoning

1. **PA-23-700040-BUFFALO & AGATE, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 1.0 acre. Generally located on the southeast corner of Buffalo Drive and Agate Avenue within Enterprise. JJ/gc (For possible action) **01/02/24 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

2. **ZC-23-0773-CROWE, NANCY D SEPARATE PROPERTY TRUST:**  
**ZONE CHANGE** to reclassify 1.0 acre from an R-E (Rural Estates Residential) (RNP-I) Zone to a C-2 (General Commercial) Zone.  
**USE PERMIT** for a kennel (dog boarding and daycare).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; and **2)** reduce driveway throat depth.  
**DESIGN REVIEWS** for the following: **1)** a kennel (dog boarding and daycare); and **2)** alternative parking lot landscaping. Generally located on the east side of Buffalo Drive and the south side of Agate Avenue within Enterprise (description on file). JJ/jor/syp (For possible action) **01/02/24 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

3. **VS-23-0774-CROWE, NANCY D. SEPARATE PROPERTY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Buffalo Drive and Jerlyn Street (alignment), and a portion of a right-of-way being Agate Avenue located between Buffalo Drive and Jerlyn Street (alignment), and a portion of right-of-way being Buffalo Drive located between Agate Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jor/syp (For possible action) **01/02/24 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

4. **TM-23-500168-LV ERIE, LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 3.5 acres in a C-1 (Local Business) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise. MN/nai/syp (For possible action) **01/03/24 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

5. **TM-23-500170-DESERTXPRESS ENTERPRISES, LLC:**  
**TENTATIVE MAP** consisting of a 4 lot commercial subdivision on 110.9 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the south side of Eldorado Lane and the west side of Las Vegas Boulevard South within Enterprise. MN/lm/syp (For possible action) **01/03/24 BCC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

6. **VS-23-0780-AMH NV8 DEVELOPMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Conquistador Street, and between Blue Diamond Road and Cathedral Spires Avenue within Enterprise (description on file). JJ/rr/syp (For possible action) **01/16/24 PC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 10, 2024.

7. **VS-23-0783-CUSTOM BUILDS LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Torino Avenue and Pebble Road, and between Monte Cristo Way and Buffalo Drive within Enterprise (description on file). JJ/rp/syp (For possible action) **01/16/24 PC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

8. **VS-23-0786-BABIN GARY:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Eula Street and Conquistador Street (alignment), and between Pebble Road and Ford Avenue within Enterprise (description on file). JJ/lm/syp (For possible action) **01/16/24 PC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

9. **UC-23-0785-BABIN GARY:**  
**USE PERMITS** for the following: **1)** increase accessory structures size (detached garages); and **2)** allow a detached accessory structure not architecturally compatible with the principal structure in conjunction with a single family residence on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Eula Street, 300 feet north of Pebble Road within Enterprise. JJ/lm/syp (For possible action) **01/16/24 PC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

10. **VS-23-0800-BECKSTROM JAMES ALLAN II:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tomsik Street and Cimarron Road, and between Camero Avenue and Windmill Lane within Enterprise (description on file). JJ/bb/syp (For possible action) **01/16/24 PC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

11. **WS-23-0799-BECKSTROM JAMES ALLAN II:**  
**WAIVERS OF DEVELOPMENT STANDARDS** to eliminate street landscaping and detached sidewalks in conjunction with proposed single family residential lots on 2 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the north side of Camero Avenue and the east side of Tomsik Street within Enterprise. JJ/bb/syp (For possible action) **01/16/24 PC**

Motion by Justin Maffett  
Action: **APPROVE**  
ADD Public Works – Development Review conditions:

- Use Rural Road Standards
- Provide an asphalt path along Tomsik St and Camero Ave.

Per staff if approved conditions  
Motion **PASSED** (5-0) /Unanimous

12. **DR-23-0805-PERRONE, NICHOLAS TRUST & PERRONE, NICHOLAS TRS:**  
**DESIGN REVIEW** for a gas station with gasoline pumps in conjunction with an existing gas station, convenience store, and vehicle wash on 1.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Jones Boulevard and the south side of Oleta Avenue within Enterprise. JJ/sd/syp (For possible action) **01/17/24 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

13. **ET-23-400169 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:**  
**USE PERMITS THIRD EXTENSION OF TIME** for the following: 1) proposed place of worship; and 2) proposed school.  
**WAIVER OF DEVELOPMENT STANDARDS** to waive streetlights along Warbonnet Way and Torino Avenue.  
**DESIGN REVIEWS** for the following: 1) proposed place of worship; and 2) proposed school on 20.0 acres on an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jm/syp (For possible action) **01/17/24 BCC**

Motion by David Chestnut

Action: **APPROVE**

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

- Until October 3, 2026 to commence.

Per staff conditions

Motion **PASSED** (5-0) /Unanimous

14. **ET-23-400172 (VS-21-0572)-HAND PROPERTY HOLDING COMPANY:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and between Le Baron Avenue and Pyle Avenue; and a portion of right-of-way being Decatur Boulevard located between Pyle Avenue and Le Baron Avenue; and a portion of right-of-way being Pyle Avenue located between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/jm/syp (For possible action) **01/17/24 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

Motion **PASSED** (5-0) /Unanimous

15. **UC-23-0796-AIP RICHMAR, LLC:**  
**USE PERMITS** 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 in conjunction with an existing storage yard on 14.7 acres in an M-1 (Light Manufacturing) Zone.  
**DESIGN REVIEW** for 2 accessory structures. Generally located on the south side of Richmar Avenue and the east side of Redwood Street within Enterprise. JJ/rr/syp (For possible action) **01/17/24 BCC**

Motion by Barris Kaiser

**Action: DENY:** Use Permits #s 1 and 2;

**APPROVE:** Use Permit #3.

**DENY:** Waiver of Development Standards #s 1 and 4;

**APPROVE:** Waiver of Development Standards #s 2 and 3.

**APPROVE:** Design Review.

**DELETE:** Comprehensive Planning bullet #1.

Per staff if approved conditions

Motion **PASSED** (5-0) /Unanimous

16. **ZC-23-0788-CLARK COUNTY:**  
**ZONE CHANGE** to reclassify 2.0 acres from an M-1 (Light Manufacturing) Zone to a P-F (Public Facility) Zone for a future County public facility. Generally located on the south side of Pebble Road and the west side of Bronco Street within Enterprise (description on file). JJ/rk (For possible action) **01/17/24 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /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 commented that the meeting was very well conducted and informative. He was also interested in the TAB members' experience level and appointment information.

IX. Next Meeting Date

The next regular meeting will be January 10, 2024 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett  
Action: **ADJOURN** meeting at 7:26 p.m.  
Motion **PASSED** (5-0) /Unanimous