



# Enterprise Town Advisory Board

April 9, 2025

## MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Justin Maffett <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.

Jonathan Marenfeld, Comprehensive 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 March 26, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for March 26, 2025.

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

### IV. Approval of Agenda for April 9, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

3. VS-25-0212-ROOHANI KHUSROW FAMILY TRUST:
4. WS-25-0213-ROOHANI KHUSROW FAMILY TRUST:
5. TM-25-500052-ROOHANI KHUSROW FAMILY TRUST:
  
6. PA-25-700015-HMRT CSIM-BLUE DIAMOND, LLC:
7. ZC-25-0210-HMRT CSIM-BLUE DIAMOND, LLC:
  
8. PA-25-700016-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
9. ZC-25-0215-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
10. VS-25-0217-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
11. WS-25-0216-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
12. TM-25-500054-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
  
13. ET-25-400030 (ZC-21-0119)-MACKOVSKI, ALEXANDER:
14. ET-25-400031 (WS-24-0396)-MACKOVSKI, ALEXANDER:
  
18. ZC-25-0200-KULAR GULZAR:
19. VS-25-0201-KULAR GULZAR:
20. UC-25-0199-KULAR, GULZAR:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
2. Receive courtesy presentation on James Regional Sports Park softball complex. (For discussion only)

VI. Planning & Zoning

1. **UC-25-0120-WINDMILL & PLACID, LLC:**  
**USE PERMIT** to allow outdoor storage as a primary use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow outdoor storage as a primary use adjacent to a residential use; **2)** allow existing attached sidewalks to remain; and **3)** alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed outdoor vehicle storage facility on 3.91 acres in a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane and the east side of Placid Street and the west side of Fairfield Avenue within Enterprise. MN/hw/kh (For possible action) **04/16/25 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

2. **UC-25-0224-S RMF TOWN SQUARE OWNER, LLC:**  
**USE PERMIT** for a recreational facility in conjunction with an existing shopping center on a portion of 94.4 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/sd/kh (For possible action) **05/06/25 PC**

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

3. **VS-25-0212-ROOHANI KHUSROW FAMILY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Buffalo Drive and Jerlyn Street within Enterprise (description on file). JJ/rr/kh (For possible action) **05/06/25 PC**

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

4. **WS-25-0213-ROOHANI KHUSROW FAMILY TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) modify residential adjacency standards.  
**DESIGN REVIEW** for a proposed single-family residential development on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action) **05/06/25 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

5. **TM-25-500052-ROOHANI KHUSROW FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 16 single-family residential lots on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action) **05/06/25 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

6. **PA-25-700015-HMRT CSIM-BLUE DIAMOND, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Compact Neighborhood (CN) to Corridor Mixed-Use (CM) on 4.71 acres. Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise. JJ/mc (For possible action) **05/06/25 PC**

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

7. **ZC-25-0210-HMRT CSIM-BLUE DIAMOND, LLC:**  
**ZONE CHANGE** to reclassify a 4.71 acre portion of an 8.31 acre site from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Cimarron Road and Blue Diamond Road within Enterprise (description on file). JJ/mc (For possible action) **05/06/25 PC**

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

8. **PA-25-700016-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 15.0 acres. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rk (For possible action) **05/06/25 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

9. **ZC-25-0215-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**  
**ZONE CHANGES** for the following: **1)** reclassify 15.0 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/rk (For possible action) **05/06/25 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

10. **VS-25-0217-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue, and between Conquistador Street (alignment) and Grand Canyon Drive within Enterprise (description on file). JJ/rr/cv (For possible action) **05/06/25 PC**

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

11. **WS-25-0216-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** increase retaining wall height; **3)** modify residential adjacency standards; **4)** allow attached sidewalks; and **5)** reduce the street intersection off-set.  
**DESIGN REVIEW** for a proposed single-family residential development on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rr/cv (For possible action) **05/06/25 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

12. **TM-25-500054-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**  
**TENTATIVE MAP** consisting of 115 single-family residential lots and common lots on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rr/cv (For possible action) **05/06/25 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

13. **ET-25-400030 (ZC-21-0119)-MACKOVSKI, ALEXANDER:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: **1)** landscaping; **2)** non-standard off-site improvements (landscaping); and **3)** alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** hotel; **2)** commercial building; **3)** lighting plan; **4)** alternative parking lot landscaping; and **5)** finished grade on 2.76 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South, 425 feet south of Cactus Avenue within Enterprise. MN/dd/cv (For possible action) **05/07/25 BCC**

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

14. **ET-25-400031 (WS-23-0396)-MACKOVSKI, ALEXANDER:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** landscaping; and **2)** waive full off-site improvements in conjunction with a previously approved hotel and retail development on 2.76 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South, 425 feet south of Cactus Avenue within Enterprise. MN/dd/cv (For possible action) **05/07/25 BCC**

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

15. **ET-25-400032 (ZC-22-0143)-LACONIC LP:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: **1)** reduced driveway departure distance; and **2)** reduced driveway throat depth.  
**DESIGN REVIEWS** for the following: **1)** a proposed retail center; and **2)** finished grade on 1.73 acres in a CG (Commercial General) Zone. Generally located on the north side of Cactus Avenue and the west side of Bermuda Road within Enterprise. MN/jm/kh (For possible action) **05/07/25 BCC**

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

16. **ET-25-400033 (UC-22-0459)-NV LAS DEC, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with an approved 230kV substation with associated equipment on 9.0 acres in an IP (Industrial Park) Zone. Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/my/kh (For possible action) **05/07/25 BCC**

Motion by David Chestnut

Action: **APPROVE**

**CHANGE:** Comprehensive Planning bullet #1 to read: 3 months to submit civil plans and **12** months to complete full off-site improvements per NOFA UC-22-0459.

Per staff conditions

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

17. **UC-25-0227-RICHMAR & REDWOOD, LLC:**  
**USE PERMIT** for outdoor storage and display.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** reduce setbacks; **3)** alternative screening; **4)** reduce access gate setback; **5)** reduce driveway throat depth; and **6)** waive full off-site improvements.  
**DESIGN REVIEW** for outdoor storage with an office on 4.98 acres in an IL (Industrial Light) Zone. Generally located on the east side of Redwood Street and the north side of Richmar Avenue within Enterprise. JJ/nai/kh (For possible action) **05/07/25 BCC**

Motion by David Chestnut

Action: **APPROVE**

**CHANGE:** Comprehensive Planning bullet #3 to read:

- Applicant is advised within 2 years from date of approval the application must be **reviewed as a public hearing** or the application will expire...

**CHANGE:** Public Works-Development Review bullet #1 to read:

- **2 years to review off-site improvements as a public hearing**

Per staff if approved conditions.

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

18. **ZC-25-0200-KULAR GULZAR:**  
**ZONE CHANGE** to reclassify 2.31 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk (For possible action) **05/07/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-1) / NAY - Kaiser

19. **VS-25-0201-KULAR GULZAR:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Schuster Street, and between Silverado Ranch Boulevard and Landberg Avenue; and a portion of right-of-way being Silverado Ranch Boulevard located between Valley View Boulevard and Schuster Street within Enterprise (description on file). JJ/sd/cv (For possible action) **05/07/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

20. **UC-25-0199-KULAR, GULZAR:**  
**USE PERMITS** for the following: 1) gas station; and 2) vehicle wash.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; and 2) alternative driveway geometrics.  
**DESIGN REVIEW** for a commercial center on 2.31 acres in a CG (Commercial General) Zone. Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise. JJ/sd/cv (For possible action) **05/07/25 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff if approved conditions  
Motion **PASSED** (3-1) /NAY- Kaiser

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 is concerned with the increase population density in the Highlands Ranch area without the necessary government services and commercial to support that population. Also concerned with the lack of public comment about this topic.

IX. Next Meeting Date

The next regular meeting will be April 30, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut  
Action: **ADJOURN** meeting at 8:19 p.m.  
Motion **PASSED** (4-0) /Unanimous