



# Enterprise Town Advisory Board

March 26, 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.

Roxy Pais-Evia, 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 12, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for DATE.

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

### IV. Approval of Agenda for March 26, 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:

1. VS-25-0156-TPG AG EHC SD MULTI STATE 1, LLC:
2. WS-25-0207-TPG AG EHC SD MULTI STATE 1, LLC:
3. TM-25-500035-TPG AG EHC SD MULTI STATE 1, LLC:
  
4. PA-25-700012-PARAMOUNT INVESTMENTS CO:
5. ZC-25-0188-PARAMOUNT INVESTMENTS CO:
6. VS-25-0189-PARAMOUNT INVESTMENTS CO:
7. PUD-25-0190-PARAMOUNT INVESTMENTS CO:
8. WS-25-0191-PARAMOUNT INVESTMENTS CO:
9. TM-25-500043-PARAMOUNT INVESTMENTS CO:
  
14. ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:
15. VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:
16. WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:
17. TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:
  
18. VS-25-0176-NALA PROPERTIES, LLC:
19. WS-25-0175-NALA PROPERTIES, LLC:
20. TM-25-500040-NALA PROPERTIES, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - Commissioner Michael Naft and LVMPD Present Coffee and Conversation, Saturday March 29, 2025, 9 A.M. – 10 A.M. at 85°C Bakery Café, 7325 S. Rainbow Blvd.

VI. Planning & Zoning

1. **VS-25-0156-TPG AG EHC SD MULTI STATE 1, LLC:**  
**AMENDED VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Ford Avenue and between Cimarron Road and Gagnier Boulevard (previously not notified); a portion of right-of-way being Tomsik Street located between Cougar Avenue and Ford Avenue (previously not notified); a portion of right-of-way being Cougar Avenue located between Tomsik Street and Gagnier Boulevard (previously not notified); and a portion of right-of-way being Cimarron Road between Wigwam Avenue and Ford Avenue within Enterprise (description on file). JJ/nai/cv (For possible action) **04/01/25 PC**

Motion by Barris Kaiser

Action: **DENY**

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

2. **WS-25-0207-TPG AG EHC SD MULTI STATE 1, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase retaining wall height; and **2)** increase fill height.  
**DESIGN REVIEW** for a proposed single-family residential subdivision on 22.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/hw/kh (For possible action) **04/01/25 PC**

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

3. **TM-25-500035-TPG AG EHC SD MULTI STATE 1, LLC:**  
**TENTATIVE MAP** consisting of 41 lots and common lots on 22.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Avenue within Enterprise. JJ/nai/cv (For possible action) **04/01/25 PC**

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

4. **PA-25-700012-PARAMOUNT INVESTMENTS CO:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 19.4 acres. Generally located on the south side of Mistral Avenue and the west side of Edmond Street within Enterprise. JJ/rk (For possible action) **04/15/25 PC**

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

5. **ZC-25-0188-PARAMOUNT INVESTMENTS CO:**  
**ZONE CHANGES** for the following: **1)** reclassify 19.4 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Mistral Avenue and the west side of Edmond Street within Enterprise (description on file). JJ/rk (For possible action) **04/15/25 PC**

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

6. **VS-25-0189-PARAMOUNT INVESTMENTS CO:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Mistral Avenue and Camero Avenue (alignment), and between Lindell Road and Edmond Street; a portion of right-of-way being Lindell Road located between Mistral Avenue and Camero Avenue (alignment); a portion of right-of-way being Shelbourne Avenue located between Lindell Road and Edmond Street; portions of right-of-way being Mohawk Street located between Mistral Avenue and Camero Avenue (alignment); and portions of right-of-way being Mistral Avenue between Lindell Avenue and Edmond Street within Enterprise (description on file). JJ/rg/cv (For possible action) **04/15/25 PC**

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

7. **PUD-25-0190-PARAMOUNT INVESTMENTS CO:**  
**PLANNED UNIT DEVELOPMENT** for 57 lot single-family residential detached development with modified development standards on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg (For possible action) **04/15/25 PC**

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

8. **WS-25-0191-PARAMOUNT INVESTMENTS CO:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate right-of-way dedication; **2)** increase driveway width; and **3)** reduce throat depth in conjunction with a proposed single-family residential development on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg/cv (For possible action) **04/15/25 PC**

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

9. **TM-25-500043-PARAMOUNT INVESTMENTS CO:**  
**TENTATIVE MAP** consisting of 57 single-family residential lots and common lots on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg/cv (For possible action) **04/15/25 PC**

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

10. **VS-25-0162-BLUE DIAMOND ACQUISITION R E 2022, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Robindale Road (alignment), and between Las Vegas Boulevard South and I-15; portions of right-of-way being Parvin Street located between Blue Diamond Road and Robindale Road (alignment); and a portion of right of way being Blue Diamond Road located between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/dd/kh (For possible action) **04/15/25 PC**

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

11. **WC-25-400028 (UC-0598-14) -MMC CONTRACTORS WEST, INC:**  
**WAIVER OF CONDITION** of a use permit requiring the maximum storage area as depicted per plans in conjunction with an existing outside storage yard and office/warehouse building on 4.16 acres in an IP (Industrial Park) Zone. Generally located on the southeast corner of Redwood Street and Badura Avenue within Enterprise. MN/jud/kh (For possible action) **04/15/25 PC**

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

12. **ET-25-400022 (ZC-22-0103)-MERCURY STORAGE 6, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for reduced driveway departure distances.  
**DESIGN REVIEW** for a proposed mini-warehouse building on 3.5 acres in a CG (Commercial General) Zone. Generally located on the north side of Ford Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/dd/cv (For possible action) **04/16/25 BCC**

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

13. **ET-25-400026 (ZC-20-0598)-RIVERVIEW LVB DEVELOPMENT, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: **1)** reduce the separation between on-premises consumption of alcohol establishments (taverns) to a residential use (multi-family); **2)** reduce the separation between outside dining, drinking (taverns), and cooking to a residential use (multi-family); and **3)** permit outside dining, drinking and cooking in conjunction with a tavern.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping adjacent to a less intensive (multiple family) use; **2)** eliminate street landscaping; **3)** increase building height; and **4)** allow non-standard improvements within the right-of-way (Las Vegas Boulevard South).  
**DESIGN REVIEWS** for the following: **1)** shopping center; and **2)** finished grade on a 7.5 acre portion of 15.32 acres in a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise. MN/tpd/kh (For possible action) **04/16/25 BCC**

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

14. **ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**HOLDOVER 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) **04/16/25 BCC**

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

15. **VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**AMENDED HOLDOVER 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); a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Windmill Lane located between Haven Street and Rancho Destino Road (previously not notified) within Enterprise (description on file). MN/sd/kh (For possible action) **04/16/25 BCC**

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

16. **WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking lot landscaping (no longer needed); **2)** reduce buffering and screening (no longer needed); **3)** increase maximum parking (no longer needed); **4)** reduce drive-thru distance to properties subject to residential adjacency; and **5)** allow an attached sidewalk (no longer needed). **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) **04/16/25 BCC**

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

17. **TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:**  
**HOLDOVER 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) **04/16/25 BCC**

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

18. **VS-25-0176-NALA PROPERTIES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Conquistador Street (alignment) and between Ford Avenue and Pebble Road, and a portion of right-of-way being Pebble Road within Enterprise (description on file). JJ/rg/kh (For possible action) **04/16/25 BCC**

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

19. **WS-25-0175-NALA PROPERTIES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following **1)** increase retaining wall height; **2)** increase fill height; **3)** eliminate street landscaping; and **4)** alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** hillside development; and **2)** proposed single-family residential development on 23.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/rg/kh (For possible action) **04/16/25 BCC**

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

20. **TM-25-500040-NALA PROPERTIES, LLC:**  
**TENTATIVE MAP** consisting of 122 single-family residential lots on 23.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/rg/kh (For possible action) **04/16/25 BCC**

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

21. **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 David Chestnut  
Action: **APPROVE** the applicant's request to hold this item to the Enterprise TAB meeting on April 9, 2025.  
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 expressed concerns that large apartment projects degrade a neighborhood. The apartment residents are not as invested in the neighborhood as people who own their homes. He wishes the State and County would take a different approach.
- A TAB member requested a discussion regarding the impact of development applications up against RNP.

IX. Next Meeting Date

The next regular meeting will be April 9, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by

Action: **ADJOURN** meeting at 8:22 p.m.

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