



Enterprise Town Advisory Board

February 26, 2025

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya PRESENT
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Secretary: Carmen Hayes 702-371-7991 chayes70@yahoo.com **PRESENT**

County Liaison: Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com **PRESENT**

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.

Dane Detommaso, 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.

A citizen is concerned that infrastructure has not kept up with the rapid residential expansion in the Southern Highlands area. There are concerns that the conversion of commercial land to residential will not allow for provision of services such as grocery stores and will result in long-term problems for residents.

III. Approval of Minutes for February 12, 2025 and (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for February 12, 2025

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

IV. Approval of Agenda for February 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. ZC-25-0043-PARAMOUNT NA, LLC:
2. VS-25-0045-PARAMOUNT NA, LLC:

3. WS-25-0044-PARAMOUNT NA, LLC:
4. TM-25-500008-PARAMOUNT NA, LLC:

8. PA-25-700003-MADISON PEBBLE, LLC:
9. ZC-25-0068-MADISON PEBBLE, LLC:
10. VS-25-0069-MADISON PEBBLE, LLC:
11. WS-25-0070-MADISON PEBBLE, LLC:

12. PA-25-700004-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
13. ZC-25-0082-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
14. VS-25-0081-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
15. WS-25-0083-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
16. TM-25-500019-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:

17. PA-25-700006-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
18. ZC-25-0086-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
19. VS-25-0087-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
20. PUD-25-0088-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
21. WS-25-0089-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
22. TM-25-500021-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

23. PA-25-700007-TSANG JOYCE & GRACE:
24. ZC-25-0104-TSANG JOYCE & GRACE:
25. VS-25-0105-TSANG JOYCE & GRACE:
26. WS-25-0106-TSANG JOYCE & GRACE:
27. TM-25-500024-TSANG JOYCE & GRACE:

28. PA-25-700008-PACIFIC CLASSIC, LLC:
29. ZC-25-0107-PACIFIC CLASSIC, LLC:
30. DR-25-0108-PACIFIC CLASSIC, LLC:

31. AR-25-400012 (WS-21-0525)-LMG LAS VEGAS, LLC:
32. ET-25-400011 (NZC-19-0903)-LMG LAS VEGAS, LLC:

Items 31 and 32 will be heard first in the Planning and Zoning section.

34. ZC-25-0046-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS
35. VS-25-0048-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS
36. WS-25-0047-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS
37. TM-25-500009-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS

38. VS-25-0094-CHURCH FULL GOSPEL LV KOREAN:
39. DR-25-0093-CHURCH FULL GOSPEL LV KOREAN:

V. Informational Items

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

VI. Planning & Zoning

1. **ZC-25-0043-PARAMOUNT NA, LLC:**
ZONE CHANGE to reclassify 2.67 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 Arville Street and Rush Avenue within Enterprise (description on file). JJ/mc (For possible action) **03/05/25 BCC**

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

2. **VS-25-0045-PARAMOUNT NA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue and Frias Avenue, and between Cameron Street and Arville Street within Enterprise (description on file). JJ/mh/kh (For possible action) **03/05/25 BCC**

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

3. **WS-25-0044-PARAMOUNT NA, LLC:**
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase retaining wall height; **3)** modify residential adjacency standards (previously not notified); and **4)** allow an attached sidewalk.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.67 acres in an RS3.3 Zone. Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action) **03/05/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE:** Amended Waivers of Development Standards 1, 3, and 4
DENY: Waivers of Development Standards 2
DENY: Design Review
Per staff if approved conditions
Motion **PASSED** (3-1) /NAY - Chestnut

4. **TM-25-500008-PARAMOUNT NA, LLC:**
TENTATIVE MAP consisting of 21 single-family residential lots and common lots on 2.67 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action) **03/05/25 BCC**

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

5. **UC-25-0010-LAS VEGAS PAVER MFG, LLC:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower on a portion of 4.54 acres in an IL (Industrial Light) Zone. Generally located on the south side of Gomer Road, 300 feet east of Redwood Street within Enterprise. JJ/jud/kh (For possible action) **03/18/25 PC**

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

6. **WS-25-0067-SMITH, STEPHEN JAMES & MARY JEANETTE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks for an existing accessory structure; and **2)** increased wall height in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Tumbling Pebble Way and 150 feet north of Pebble Canyon Drive within Enterprise. MN/dd/kh (For possible action) **03/18/25 PC**

Motion by David ChestnutBarris Kaiser
Action: **APPROVE** per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

7. **WS-25-0080-WATERBENDER FAMILY TRUST ETAL & LUU JAROM TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce front setback for a proposed accessory living quarters in conjunction with an existing single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/tpd/kh (For possible action) **03/18/25 PC**

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

8. **PA-25-700003-MADISON PEBBLE, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.50 acres. Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive (alignment) within Enterprise. JJ/gc (For possible action) **03/18/25 PC**

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

9. **ZC-25-0068-MADISON PEBBLE, LLC:**
ZONE CHANGE to reclassify 2.50 acres: **1)** from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone; and **2)** eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive within Enterprise (description on file). JJ/gc (For possible action) **03/18/25 PC**

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

10. **VS-25-0069-MADISON PEBBLE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and El Camino Road, and between Pebble Road and Torino Avenue; within Enterprise (description on file). JJ/rg/kh (For possible action) **03/18/25 PC**

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

11. **WS-25-0070-MADISON PEBBLE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** eliminate landscape buffer; **3)** reduce parking lot landscaping; **4)** increase wall height; and **5)** modify residential adjacency.
DESIGN REVIEW for an office/warehouse and outside storage development on 2.50 acres in an IP (Industrial Park) Zone. Generally located on the north side of Pebble Road and 330 feet east of Torrey Pines Drive (alignment) within Enterprise. JJ/rg/kh (For possible action) **03/18/25 PC**

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

12. **PA-25-700004-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC**
CASH BALANCE PLN:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the east side of Hauck Street and the north side of Camreo Avenue within Enterprise. JJ/rk (For possible action) **03/18/25 PC**

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

13. **ZC-25-0082-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC**
CASH BALANCE PLN:
ZONE CHANGE for the following: **1)** reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and **2)** eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Hauck Street and the north side of Camreo Avenue within Enterprise (description on file). JJ/rk/ (For possible action) **03/18/25 PC**

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

14. **VS-25-0081-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:**
VACATE AND ABANDON easements of interest to Clark County located between Hauck Street and Decatur Boulevard and between Shelbourne Avenue and Camero Avenue within Enterprise (description on file). JJ/hw/kh (For possible action) **03/18/25 PC**

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

15. **WS-25-0083-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** eliminate street landscaping; **3)** increase retaining wall height; **4)** modify residential adjacency standards; and **5)** allow modified driveway design standards.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.5 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise. JJ/hw/kh (For possible action) **03/18/25 PC**

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

16. **TM-25-500019-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:**
TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 2.5 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise. JJ/hw/kh (For possible action) **03/18/25 PC**

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

17. **PA-25-700006-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 8.35 acres. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rk (For possible action) **03/18/25 PC**

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

18. **ZC-25-0086-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 8.35 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise (description on file). JJ/rk (For possible action) **03/18/25 PC**

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

19. **VS-25-0087-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/rg/kh (For possible action) **03/18/25 PC**

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

20. **PUD-25-0088-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
PLANNED UNIT DEVELOPMENT for a 118 lot single-family residential attached development with modified development standards on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg (For possible action) **03/18/25 PC**

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

21. **WS-25-0089-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify uniform standard drawings; and **2)** increase the number of dwelling units on private stub streets in conjunction with a proposed 118 lot single-family attached residential subdivision on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg/kh (For possible action) **03/18/25 PC**

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

22. **TM-25-500021-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 118 lot single-family attached residential lots and common lots with modified development standards on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg (For possible action) **03/18/25 PC**

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

23. **PA-25-700007-TSANG JOYCE & GRACE:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.04 acres. Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue within Enterprise. JJ/gc (For possible action) **03/18/25 PC**

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

24. **ZC-25-0104-TSANG JOYCE & GRACE:**
ZONE CHANGE to reclassify 2.04 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue within Enterprise (description on file). JJ/gc (For possible action) **03/18/25 PC**

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

25. **VS-25-0105-TSANG JOYCE & GRACE:**
VACATE AND ABANDON a portion of a right-of-way being Torrey Pines Drive located between Levi Avenue and Fulton Meadows Avenue within Enterprise (description on file). JJ/hw/kh (For possible action) **03/18/25 PC**

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

26. **WS-25-0106-TSANG JOYCE & GRACE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase retaining wall height; **3)** allow attached sidewalks; and **4)** modified driveway design standards.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Torrey Pines Drive and the north side of Levi Avenue within Enterprise. JJ/hw/kh (For possible action) **03/18/25 PC**

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

27. **TM-25-500024-TSANG JOYCE & GRACE:**
TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Torrey Pines Drive and the north side of Levi Avenue within Enterprise. JJ/hw/kh (For possible action) **03/18/25 PC**

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

28. **PA-25-700008-PACIFIC CLASSIC, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Business Employment (BE) on approximately 5.05 acres. Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise. JJ/rk (For possible action) **03/18/25 PC**

Motion by Kaushal Shah
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

29. **ZC-25-0107-PACIFIC CLASSIC, LLC:**
ZONE CHANGE for the following: **1)** reclassify approximately 4.17 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay; and **2)** reclassify approximately 5.05 acres from an H-2 (General Highway Frontage) Zone and RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/rk (For possible action) **03/18/25 PC**

Motion by Kaushal Shah
Action: **APPROVE:** Zone Change #1
DENY: Zone Change #2
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

30. **DR-25-0108-PACIFIC CLASSIC, LLC:**
DESIGN REVIEW for a commercial complex consisting of restaurants with drive-thru and retail buildings on a 4.17 acre portion of a 9.22 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the east side of Hinson Street within Enterprise. JJ/rg/kh (For possible action) **03/18/25 PC**

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

31. **AR-25-400012 (WS-21-0525)-LMG LAS VEGAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW for landscaping in conjunction with an existing distribution facility and outside storage yard on 4.54 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise. MN/tpd/kh (For possible action) **03/19/25 BCC**

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

32. **ET-25-400011 (NZC-19-0903)-LMG LAS VEGAS, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 0.56 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** alternative driveway geometrics; and **3)** reduce the setback for a proposed gate.
DESIGN REVIEW for a proposed outside storage yard in conjunction with an existing distribution center on 4.54 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise (description on file). MN/tpd/kh (For possible action) **03/19/25 BCC**

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

33. **WS-24-0526-GHANOLI HOLDINGS, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase fence height; and **2)** allow a non-decorative fence.
DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action) **03/19/25 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition:
• Install a wrought iron fence
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

34. **ZC-25-0046-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:**
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southeast corner of Serene Avenue and Grand Canyon Drive within Enterprise (description on file). JJ/mc (For possible action) **03/19/25 BCC**

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

35. **VS-25-0048-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Cluny Avenue and between Grand Canyon Drive and Newbattle Street within Enterprise (description on file). JJ/hw/kh (For possible action) **03/19/25 BCC**

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

36. **WS-25-0047-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEW for a single-family residential subdivision on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise. JJ/hw/kh (For possible action) **03/19/25 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Increase architectural features on elevations facing public roads

Per staff conditions

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

37. **TM-25-500009-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:**
TENTATIVE MAP consisting of 15 single-family lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise. JJ/hw/kh (For possible action) **03/19/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

38. **VS-25-0094-CHURCH FULL GOSPEL LV KOREAN:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way, and between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/rg/kh (For possible action) **03/19/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

39. **DR-25-0093-CHURCH FULL GOSPEL LV KOREAN:**
DESIGN REVIEWS for the following: **1)** place of worship; and **2)** school on a portion of 20.00 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/rg/kh (For possible action) **03/19/25 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Torino Ave exit to be emergency exit only

Per staff if approved 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.

- A citizen had additional observations about the Rush Ave and Arville St area. He feels the residential neighborhood is becoming too dense. There is insufficient commercial and government service for the current population.

IX. Next Meeting Date

The next regular meeting will be March 12, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 9:28 p.m.

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