



Enterprise Town Advisory Board

April 30, 2025

MINUTES

Board Members	David Chestnut, Chair PRESENT Justin Maffett PRESENT Andy Toulouse PRESENT	Barris Kaiser, Vice Chair EXCUSED Chris Caluya PRESENT
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.

Michael Huling, 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 April 9, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for April 9, 2025.

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

IV. Approval of Agenda for April 30, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

- 6 .PA-25-700019-HU TU TSUEI
- 7 ZC-25-0231-HU TU TSUEI:
- 8 VS-25-0234-HU TU TSUEI:
- 9 UC-25-0232-HU TU TSUEI:

13. VS-25-0236-LAS VEGAS WIGWAM GILES, LLC:
14. WS-25-0237-LAS VEGAS WIGWAM GILES, LLC:
15. TM-25-500059-LAS VEGAS WIGWAM GILES, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **SRCC Showcase**
May 17, 2025, 10:00 am – 12pm 9855 Gilesie St
Celebrate one year of the Silverado Ranch Community Center with Complimentary Food, Games, DJ and a peek at what community members have been creating in the center’s unique classes. *While supplies last
 - **Coffee with a Cop and Commissioners**
Join Clark County Commissioners Micheal Naft and Jim Gibson, Along with LVMPD Enterprise Area Command Officers, for coffee in the park. Ask questions and learn about Clark County, Its departments and its Agencies.
Saturday, May 3 9a.m. – 10a.m.
Pebble Park
8975 Topaz St.

VI. Planning & Zoning

1. **UC-25-0255-REAL EQUITIES, LLC:**
USE PERMITS for the following: **1)** banquet facility; and **2)** avocational/vocational training facility in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone. Generally located on the north side of Serene Avenue and the west side of Las Vegas Boulevard South within Enterprise. MN/jm/cv (For possible action) **05/20/25 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Hours of operation limited to County Daylight hours

Per staff if approved conditions

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

2. **VS-25-0244-MOUNTAIN VIEW DRS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Decatur Boulevard, and between Wagon Trail Avenue (alignment) and Sunset Road within Enterprise (description on file). MN/my/kh (For possible action) **05/20/25 PC**

Motion by Chris Caluya

Action: **APPROVE** per staff conditions

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

3. **WS-25-0253-COOL STORAGE OF LAS VEGAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for buffering and screening.
DESIGN REVIEW for a warehouse and distribution center on 2.12 acres in an IL (Industrial Light) Zone. Generally located on the northeast corner of Jones Boulevard and Cougar Avenue within Enterprise. JJ/sd/kh (For possible action) **05/20/25 PC**

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

4. **WS-25-0264-CHARIOT SOUTH, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall/fence height in conjunction with an existing multi-family residential development on 8.77 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the west side of Bermuda Road and the north side of Neal Avenue within Enterprise. MN/hw/cv (For possible action) **05/20/25 PC**

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

5. **WS-25-0273-OMNI FAMILY LIMITED PARTNERSHIP:**
WAIVER OF DEVELOPMENT STANDARDS for reduced front setbacks in conjunction with an approved single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/dd/cv (For possible action)

Motion by David Chestnut
Action: **APPROVE**
DELETE: Public Works Development Review # 2
ADD Public Works - Development Review conditions:

- Install non-urban road standards on Arby Ave, Capovilla Ave and Procyon St.
- Install streetlights only at the intersections of Arby Ave/Procyon St and Capovilla Ave/Procyon St.
- Install a five-ft asphalt path along Arby Ave, Capovilla Ave and Procyon St.

Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

6. **PA-25-700019-HU TU TSUEI:**
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.25 acres. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise. JJ/rk (For possible action) **05/20/25 PC**

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

7. **ZC-25-0231-HU TU TSUEI:**
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise (description on file). JJ/rk (For possible action) **05/20/25 PC**

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

8. **VS-25-0234-HU TU TSUEI:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Decatur Boulevard and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/sd/cv (For possible action) **05/20/25 PC**

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

9. **UC-25-0232-HU TU TSUEI:**
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; and **2)** reduce driveway width.
DESIGN REVIEW for a proposed mini-warehouse facility on 1.25 acres in a CG (Commercial General) Zone. Generally located on the east side of Arville Street, 585 feet south of Windmill Lane within Enterprise. JJ/sd/cv (For possible action) **05/20/25 PC**

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

10. **SDR-25-0250-GS-OI SOUTH LAS VEGAS BOULEVARD OWNER, LLC**
SIGN DESIGN REVIEW to increase the height of a proposed project entrance sign area on a portion of 11.84 acres in conjunction with a previously approved multi-family residential development within an RM32 (Residential Multi-Family 32) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Chartan Avenue within Enterprise MN/rk/cv (For possible action) **05/21/25 BCC**

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

11. **SDR-25-0269-WT ML WARM SPRINGS, LLC**
SIGN DESIGN REVIEWS for the following: **1)** allow an electronic sign, animation (chase lighting); and **2)** modify residential adjacency standards for signage in conjunction with a previously approved cannabis retail store on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 450 feet east of Haven Street within Enterprise. MN/dd/cv (For possible action) **05/21/25 BCC**

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

12. **UC-25-0247-DIAMOND RANCH I, LLC:**
USE PERMIT for a communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce access gate setback; and **2)** alternative driveway geometrics.
DESIGN REVIEW for a proposed communication tower in conjunction with an existing plant nursery on a portion of 8.05 acres in an IP (Industrial Park) Zone. Generally located on the south side of Ford Avenue and the east side of Lindell Road within Enterprise. JJ/dd/kh (For possible action) **05/21/25 BCC**

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

13. **VS-25-0236-LAS VEGAS WIGWAM GILES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Wigwam Avenue and Ford Avenue; and a portion of a right-of-way being Wigwam Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/hw/kh (For possible action) **05/21/25 BCC**

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

14. **WS-25-0237-LAS VEGAS WIGWAM GILES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** eliminate street landscaping; **3)** allow non-standard improvements; and **4)** reduce departure distance.
DESIGN REVIEW for a proposed hotel on 4.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue within Enterprise. MN/hw/kh (For possible action) **05/21/25 BCC**

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

15. **TM-25-500059-LAS VEGAS WIGWAM GILES, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 4.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue within Enterprise. MN/hw/kh (For possible action) **05/21/25 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff 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.

- None.

IX. Next Meeting Date

The next regular meeting will be May 14, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:50 p.m.

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