



Enterprise Town Advisory Board

January 10, 2024

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair TARDY a Chris Caluya EXCUSED
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.

Barris Kaiser, delayed , arrived after Planning & Zoning item #1.

Brady Bernhart, 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 27, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for December 27, 2023.

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

IV. Approval of Agenda for January 10, 2024 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 **HOLDS**:

9. PA-23-700045-ROOHANI KHUSROW FAMILY TRUST: The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.
10. ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST: The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.
13. PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.
14. ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.
18. ET-23-400183 (VS-21-0695)-AGRAWAL, PAWAN & ROSY: The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.
19. VS-23-0853-AGRAWAL, PAWAN & ROSY: The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.
20. UC-23-0852-AGRAWAL, PAWAN & ROSY: The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.
21. WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC: The applicant has requested a **HOLD** to The Enterprise TAB meeting on February 28, 2024.

Related applications:

2. PA-23-700042-MAK ZAK, LLC:
3. ZC-23-0809-MAK ZAK, LLC:

4. PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:
5. ZC-23-0812-ROOHANI KHUSROW FAMILY TRUST:

6. PA-23-700044-DIAMOND CACTUS, LLC:
7. ZC-23-0823-DIAMOND CACTUS, LLC:
8. VS-23-0824-LAS VEGAS VALLEY WATER DISTRICT:

11. PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:
12. ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:

23. ZC-23-0827-A & A III, LLC ET. AL:
24. VS-23-0828-A & A III, LLC ET. AL:
25. TM-23-500176-A & A III, LLC ET. AL:

V. Informational Items

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

VI. Planning & Zoning

1. **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**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous

2. **PA-23-700042-MAK ZAK, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise. JJ/rk (For possible action) **02/06/24 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

3. **ZC-23-0809-MAK ZAK, LLC:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise (description on file). JJ/rk/syp (For possible action) **02/06/24 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

4. **PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/gc (For possible action) **02/06/24 PC**

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

5. **ZC-23-0812-ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise (description on file). JJ/gc/syp (For possible action) **02/06/24 PC**

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

6. **PA-23-700044-DIAMOND CACTUS, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 3.8 acres. Generally located on the north side of Cactus Avenue and the west side of Redwood Street within Enterprise. JJ/rk (For possible action) **02/06/24 PC**

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

7. **ZC-23-0823-DIAMOND CACTUS, LLC:**
ZONE CHANGE to reclassify 3.8 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone.
DESIGN REVIEWS for the following: **1)** equipment rental facility; **2)** outside storage and display. Generally located on the north side of Cactus Avenue and the west side of Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action) **02/06/24 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

ADD Comprehensive Planning Condition:

- Design review as a public hearing for signage

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

8. **VS-23-0824-LAS VEGAS VALLEY WATER DISTRICT:**
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue (extended) and Cactus Avenue, and between Rainbow Boulevard and Torrey Pines Drive; and a portion of a right-of-way being Redwood Street located between Rush Avenue and Cactus Avenue; and a portion of right-of-way being Rush Avenue located between Rainbow Boulevard and Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action) **02/06/24 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions.

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

9. **PA-23-700045-ROOHANI KHUSROW FAMILY TRUST:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al (For possible action) **02/06/24 PC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 2024.

10. **ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-1) Zone to an R-1 (Single Family Residential) Zone for a future single family residential development. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al/syp (For possible action) **02/06/24 PC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 2024.

11. **PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:**
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 northeast corner of Frias Avenue and Fairfield Avenue within Enterprise. MN/gc (For possible action) **02/06/24 PC**

Motion by David Chestnut

Action: **DENY**

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

12. **ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-1 (Single Family Residential) Zone for a future residential development. Generally located on the northeast corner of Frias Avenue and Fairfield Avenue within Enterprise (description on file). MN/gc/xx (For possible action) **02/06/24 PC**

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

13. **PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
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 north side of Torino Avenue and the east side of Belcastro Street within Enterprise. JJ/rk (For possible action) **02/06/24 PC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 2024

14. **ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise (description on file). JJ/rk/xx (For possible action) **02/06/24 PC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 2024.

15. **VS-23-0784-REUVEN YITZHAK:**
VACATE AND ABANDON easements of interest to Clark County located between Fairfield Avenue and Bermuda Road, and between Mesa Verde Lane and Moberly Avenue (alignment) within Enterprise (description on file). MN/dd/syp (For possible action) **02/06/24 PC**

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

16. **WS-23-0789-BARON BRIAN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a 6 foot high non-decorative wall with no landscaping within 15 feet of the front property line; **2)** eliminate setbacks for access gates; **3)** reduce setbacks for accessory structures; and **4)** reduce separation between structures in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the south side of Pebble Road and the east side of Procyon Street within Enterprise. JJ/nai/syp (For possible action) **02/06/24 PC**

Motion by Barris Kaiser
Action: **APPROVE**
CHANGE Comprehensive Planning Bullet #1 to read;
• 2 years to complete the building permit and inspection process related to the block wall
CHANGE Comprehensive Planning Bullet #1 to read
• 2 years to remove the storage building and shade structure
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

17. **ET-23-400180 (NZC-0914-17)-LOFTS PHASES 2 & 3, LLC:**
ZONE CHANGE THIRD EXTENSION OF TIME to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a proposed residential condominium development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** allow non-standard driveway geometrics per Clark County Improvement Standards.
DESIGN REVIEWS for the following: **1)** proposed residential condominium development; and **2)** finished grade. Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jm/syp (For possible action) **02/07/24 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

18. **ET-23-400183 (VS-21-0695)-AGRAWAL, PAWAN & ROSY:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for an easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gilespe Street within Enterprise (description on file). MN/rp/syp (For possible action) **02/07/24 BCC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 2024

19. **VS-23-0853-AGRAWAL, PAWAN & ROSY:**
VACATE AND ABANDON a portion of right-of-way being La Cienega Street located between Ford Avenue and Pebble Road within Enterprise (description on file). MH/rp/syp (For possible action) **02/07/24 BCC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 2024

20. **UC-23-0852-AGRAWAL, PAWAN & ROSY:**
USE PERMITS for the following: **1)** allow a place of worship; and **2)** increase building height.
DESIGN REVIEW for a place of worship on 2.2 acres in an R-E (RNP-I) Zone. Generally located on the west side of La Cienega Steet, 260 feet north of Pebble Road within Enterprise. MN/jud/xx (For possible action) **02/07/24 BCC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 2024

21. **WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow attached sidewalk and alternative landscaping; **2)** increase wall height; **3)** eliminate parking lot landscaping; **4)** allow non-standard improvements; **5)** reduce departure distance; and **6)** reduce driveway width.
DESIGN REVIEWS for the following: **1)** modification to previously approved tavern; **2)** finished grade on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action) **02/07/24 BCC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.

22. **ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 2.5 acres from an R-D (Suburban Estates Residential) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise (description on file). MN/al/syp (For possible action) **02/07/24 BCC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

23. **ZC-23-0827-A & A III, LLC ET. AL.:**
ZONE CHANGE to reclassify 6.3 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the north side of Pyle Avenue, 336 feet west of Valley View Boulevard within Enterprise (description on file). JJ/md/syp (For possible action) **02/07/24 BCC**

Motion by Barris Kaiser
Action: **APPROVE:** Zone Change
DENY: Design Review #1
APPROVE: Design Review # 2
ADD comprehensive Planning condition:

- 10,000 sq ft or greater lots adjacent to the following APNs: 177-30-604-014, 177-30-604-015, 177-30-604-016, and 177-30-604-022
- Single-story homes adjacent to existing single-story homes

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

24. **VS-23-0828-A & A III, LLC ET. AL.:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Hinson Street (alignment), and between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). JJ/md/syp (For possible action) **02/07/24 BCC**

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

25. **TM-23-500176-A & A III, LLC ET. AL.:**
TENTATIVE MAP consisting of 31 lots and common lots on 6.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pyle Avenue, 336 feet west of Valley View Boulevard within Enterprise. JJ/md/syp (For possible action) **02/07/24 BCC**

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

VII. General Business:

1. Review and approve the 2024 meeting calendar (for possible action)
Motion by David Chestnut
Action: **APPROVE** Enterprise 2024 meeting calendar with the November 27,2024 meeting changed to November 26, 2024.
Motion **PASSED** (4-0) /Unanimous

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 wanted to know why they received two notification cards for the same property.

IX. Next Meeting Date

The next regular meeting will be January 31, 2024 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 8:03 p.m.

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