



Enterprise Town Advisory Board

February 23, 2022

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm PRESENT Justin Maffett PRESENT	Barris Kaiser, Vice Chair PRESENT Joseph Throneberry 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.

Rob Kaminski, 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 February 9, 2022. (For possible action)

Pages 5 and 6 were reversed when initially published. The pages are now in the correct order.

Motion by David Chestnut

Action: **APPROVE** Minutes as amended for February 9, 2022

Motion **PASSED** (4-0)/ Unanimous, Behm absent

IV. Approval of Agenda for February 23, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended

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

Item #14 ET-22-400012 (VS-19-0889)-PN II, INC will be heard first.

Related applications to be heard together:

2. NZC-22-0028-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
3. VS-22-0029-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
4. TM-22-500016-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

5. NZC-22-0042-STIMSON CHRISTOPHER J & A FAM TR & STIMSON CHRISTOPHER & ARALEE TRS:
6. VS-22-0043-STIMSON CHRISTOPHER J & A FAM TR & STIMSON CHRISTOPHER & ARALEE TRS:

7. NZC-22-0045-RAINBOW EXPRESS, LLC:
8. VS-22-0055-RAINBOW EXPRESS, LLC:

9. VS-22-0073-DESTINY HOMES, LLC:
10. UC-22-0034-DESTINY HOMES, LLC:

11. VS-22-0039-ARBY JONES 402 LLC & RAINS 1992 TRUST:
12. WS-22-0038-ARBY JONES 402 LLC & RAINS 1992 TRUST:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

1. NEIGHBORHOOD MEETING

You are cordially invited to attend a neighborhood meeting to discuss a proposed single-family development on property located on the northwest corner of Richmar Avenue and Valley View Boulevard. The Applicant is requesting a nonconforming zone change to rezone the property from R-E to R-2.

APN's: 177-19-703-006; 177-19-703-007; 177-19-703-008; 177-19-703-009; 177-19-703-010; 177-19-703-011; 177-19-703-012, 177-19-704-001; 177-19-704-002 ; 177-19-704-003; and 177-19-704-005

Current Land Use: Low Intensity Suburban Neighborhood (LN) and Mid-Intensity Suburban Neighborhood (MN)

Current Zoning: Rural Estates Residential (R-E)

Proposed Zoning: Medium-Density Residential (R-2)

Date: February 28, 2022

Time: 5:30 p.m.

Location: Enterprise Library

8310 S Las Vegas Blvd.

Las Vegas, NV 89123

Please contact Parker Sieck of Kaempfer Crowell at psieck@kcnvlaw.com or 702-693-4262 with any questions or comments.

2. NV Energy Seeks Customer Input to Develop Economic Recovery Transportation Electrification Plan

As part of its commitment to help achieve Governor Steve Sisolak’s and the Nevada Legislature’s vision for Nevada’s new clean energy economy, NV Energy is investing up to \$100 million to rapidly expand electric vehicle (EV) charging station infrastructure over the next three years through its Economic Recovery Transportation Electrification Plan (ERTEP) and is launching the program by seeking public input on charging station locations and their knowledge of EVs.

Starting today, Nevada residents, tourists and NV Energy customers can visit nvenergy.com/ertep to suggest locations of their preferred charging station locations by noting the address on a map of Nevada. This stakeholder input will help NV Energy inform where charging stations are needed to accelerate transportation electrification.

3. Solid Waste Management

The County is proposing an ordinance to amend Chapter 9.04 of the Clark County Code regarding solid waste management. Attached is the Notification of the Proposed Amendment and a copy of the Proposed Ordinance. Public comments will be received through March 21, 2022 at 5:00 p.m. Please direct your comments, data and arguments in writing to Jordan Sandecki at PublicCommentCCBL@ClarkCountyNV.gov.

4. Small Business and Non-Profit Survey

Clark County is conducting a short survey for small businesses and non-profits to share their thoughts about future support programs. Please pass this survey link along to your networks.
https://www.surveymonkey.com/r/NDC_ClarkCounty_ARPASurvey

5. Rock and Roll Marathon

Reminder the Rock and Roll Marathon is this upcoming weekend, so plan any trips to the Strip accordingly.

VI. Planning & Zoning

1. **ET-22-400001 (VS-0813-17)-CEO DEVELOPMENT, LLC: VACATE AND ABANDON SECOND EXTENSION OF TIME** of easements of interest to Clark County located between Silverado Ranch Boulevard and Great Duke Avenue (alignment), and between Walmer Castle Lane (alignment) and Gillespie Street and portions of a right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Great Duke Avenue (alignment) within Enterprise (description on file). MN/jvm/jo (For possible action) **03/02/22 BCC**

Motion by David Chestnut

Action: **REQUEST** the application be returned to the Enterprise TAB on March 9 2022 due to the applicant’s second no show

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

2. **NZC-22-0028-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 4.9 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce open space.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** finished grade. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise (description on file). JJ/al/jo (For possible action) **03/15/22 PC**

Motion by Tanya Behm

Action: **DENY**

Motion **PASSED** (4-1) / Throneberry - Nay

3. **VS-22-0029-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Oleta Avenue and between Conquistador Street and Hualapai Way within Enterprise (description on file). JJ/al/jo (For possible action) **03/15/22 PC**

Motion by Tanya Behm

Action: **APPROVE** per staff conditions

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

4. **TM-22-500016-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 43 single family residential lots and common lots on 4.9 acres in an RUD (Residential Urban Density) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/al/jo (For possible action) **03/15/22 PC**

Motion by Tanya Behm

Action: **DENY**

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

5. **NZC-22-0042-STIMSON CHRISTOPHER J & A FAM TR & STIMSON CHRISTOPHER & ARALEE TRS:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** increase building height; **3)** reduce the height/setback ratio requirement adjacent to a single family residential use; and **4)** alternative landscaping adjacent to a residential use.
DESIGN REVIEWS for the following: **1)** senior housing (multiple family development); **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the west side of Buffalo Drive and the south side of Cactus Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action) **03/15/22 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage
- Terrace and landscape any combination of retaining and decorative wall over 9 ft next to a public right-of-way

Per staff if approved conditions

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

6. **VS-22-0043-STIMSON CHRISTOPHER J & A FAM TR & STIMSON CHRISTOPHER & ARALEE TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue (alignment) and Erie Avenue (alignment), and between Buffalo Drive and Cimarron Road (alignment) within Enterprise (description on file). JJ/md/jo (For possible action) **03/15/22 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

7. **NZC-22-0045-RAINBOW EXPRESS, LLC:**
ZONE CHANGE to reclassify 14.6 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone. **USE PERMITS** for the following: **1)** vehicle rental; and **2)** vehicle sales
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** throat depth; **2)** driveway approach; **3)** driveway departure; and **4)** access to a local residential street.
DESIGN REVIEW for a vehicle rental and sales facility. Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise (description on file). JJ/jvm/jo (For possible action) **03/15/22 PC**

Motion by David Chestnut
Action: **APPROVE:** Zone Change
APPROVE: Use Permits
DENY: Waiver of Developments Standards 1 and 2
APPROVE: Waiver of Development Standards 3 and 4
APPROVE: Design Review
ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- 20-foot buffer zone adjacent to Rosanna Street consisting of 10 feet of multi-use trail and 10 feet of landscape buffer
- Low level lighting throughout the entire project with lighting to be addressed through a design review
- Applicant to continue working with the neighborhood and develop a screening and buffering program for the south and west property lines which may include enhanced landscaping, larger tree sizes, and non-standard walls and fencing with a final proposal to be reviewed with a design review as a public hearing
- Design Landberg Ave entry/exit for right-in and left-out only
- No blowers allowed for the car wash.

ADD Public Works – Development Review:
Limit Landberg Ave entry/exit to one only
Per if approved staff conditions
Motion **PASSED** (5-0) /Unanimous

8. **VS-22-0055-RAINBOW EXPRESS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment), and between Landberg Avenue and Gary Avenue (alignment) within Enterprise (description on file). JJ/bb/jo (For possible action) **03/15/22 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

9. **VS-22-0073-DESTINY HOMES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive, and between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/bb/jo (For possible action) **03/15/22 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

10. **UC-22-0034-DESTINY HOMES, LLC:**
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping; **2)** trash enclosure setback; and **3)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** mini-warehouse; **2)** alternative landscaping; and **3)** lighting on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the southeast corner of Pebble Road and Decatur Boulevard within Enterprise. JJ/sd/jo (For possible action) **03/15/22 PC**

Motion by David Chestnut
Action: **APPROVE:** Use Permit
WITHDRAWN by the applicant Waiver of Development Standards #1;
APPROVE: Waiver of Development Standards #s 2 and 3
APPROVE: Design Reviews
ADD Current Planning Conditions:

- All wall mounted lighting to be fully shielded
- Increase fenestrations on the east and west sides

Per staff if approved conditions.
Motion **PASSED** (5-0) /Unanimous

11. **VS-22-0039-ARBY JONES 402 LLC & RAINS 1992 TRUST:**
VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Warm Springs Road and Arby Avenue within Enterprise (description on file). MN/al/jo (For possible action) **03/15/22 PC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

12. **WS-22-0038-ARBY JONES 402 LLC & RAINS 1992 TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** trash enclosure requirements; **2)** eliminate parking space striping within a secure parking area; **3)** eliminate parking lot landscaping within a secure parking area; and **4)** alternative landscape within a parking lot (overflow parking lot).
DESIGN REVIEW for a parking lot and secure parking area on a portion of 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 625 feet north of Warm Springs Road within Enterprise. MN/al/jo (For possible action) **03/15/22 PC**

Motion by Barris Kaiser
Action: **APPROVE:** Waiver of Development Standards #s 1 and 2
DENY: Waiver of Development Standards #s 3 and 4
DENY: Design Review
Per staff conditions
Motion **PASSED** (4-1) /Chestnut - Nay

13. **WS-22-0035-SOUTHERN HILLS MEDICAL CENTER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall sign area.
DESIGN REVIEW for a wall sign in conjunction with an emergency care facility on 3.7 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Las Vegas Boulevard South, 660 feet north of Erie Avenue within Enterprise. MN/sd/jo (For possible action) **03/15/22**
PC

Motion by Tanya Behm
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

14. **ET-22-400012 (VS-19-0889)-PN II, INC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Jones Boulevard and Cascadia Creek Street (alignment), and between Haleh Avenue (alignment) and Frias Avenue (alignment) and a portion of a right-of-way being Jones Boulevard located between Haleh Avenue (alignment) and Frias Avenue (alignment) within Enterprise (description on file). JJ/jgh/jo (For possible action) **03/16/22 BCC**

Motion by Joseph Throneberry
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

15. **WS-22-0036-TRACY INVESTMENTS, INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce on-site parking; **2)** off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving along streets); and **3)** increase wall height.
DESIGN REVIEWS for the following: **1)** finished grade; and **2)** new community building in conjunction with a place of worship on 4.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 300 feet north of Robindale Road within Enterprise. MN/jgh/jo (For possible action) **03/16/22 BCC**

Motion by Tanya Behm
Action: **APPROVE** per if approved staff conditions.
Motion **PASSED** (5-0) /Unanimous

VII. General Business:

- 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 March 9, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 9:18 p.m.

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