



# Enterprise Town Advisory Board

March 31, 2021

## MINUTES

---

Board Members	David Chestnut, Chair <b>PRESENT</b> Tanya Behm <b>PRESENT</b> Joseph Throneberry <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Gabriela Everett <b>EXCUSED</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 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>PRESENT</b>	

---

### 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.

Lorna Phegley, 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 March 10, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for March 10, 2021.

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

### IV. Approval of Agenda for March 31, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested holds:

#### 7. ZC-20-0284-LH VENTURES, LLC:

The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 28, 2021.

The applicant has requested a **HOLD** to Planning Commission August 17, 2021.

The applicant has requested a **HOLD** to Board of County Commissioners September 22, 2021

8. VS-20-0285-LH VENTURES, LLC:  
The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 28, 2021.  
The applicant has requested a **HOLD** to Planning Commission August 17, 2021.  
The applicant has requested a **HOLD** to Board of County Commissioners September 22, 2021.
9. AG-20-900314:  
The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 28, 2021.  
The applicant has requested a **HOLD** to Planning Commission August 17, 2021.  
The applicant has requested a **HOLD** to Board of County Commissioners September 22, 2021.
23. UC-20-0338-SANG TJIE GIOK: The applicant has requested a **HOLD** to the Enterprise TAB meeting on May 12, 2021.
24. WC-21-400026 (Nzc-18-0287)-GREYSTONE NEVADA, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on April 14, 2021.

Related applications:

3. NZC-20-0524-MAK ZAK LLC, ET AL:
4. VS-20-0523-MAK ZAK, LLC:
5. TM-20-500185-MAK ZAK, LLC:
6. TM-20-500186-MAK ZAK LLC, ET AL:
  
10. NZC-21-0088-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
11. VS-21-0089-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
12. TM-21-500023-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
  
18. ET-21-400024 (ZC-18-0961)-LONE MOUNTAIN PARTNERS, LLC:
19. ET-21-400025 (VS-18-0962)-LONE MOUNTAIN PARTNERS, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
  - Neighborhood meeting:  
Representatives are hosting a virtual ZOOM meeting to discuss a proposed nonconforming zone change from R-E to R- 2 for a 112 unit single - family residential development on property generally located near Dean Martin Drive and Pyle Avenue  
Assessor Parcel Numbers : 177-29-203- 002, 003, 004, 005, 008 ' 009 & 010  
Current Zoning: R-E  
Proposed Zoning: R-2  
Master Plan : RNP (Rural Neighborhood Preservation)  
Date: Monday, April 5, 2021, Time: 5:30 p.m.  
ZOOM Meeting Link:  
Meeting ID: 859 8801 8809  
Passcode: 713818  
Please join: <https://tinyurl.com/dean-martin-pyle>

- Neighborhood meeting:

Meeting Date: April 6, 2012

Meeting Location: Windmill Library, 7060 W. Windmill Ln, Las Vegas, NV 89113

Application Number: NZC-21-0101 / VS-21-0102 / TM-21-500026

Neighborhood Meeting to present a proposed Non-Conforming Zone Change.

A Non-Conforming Zone Change from C-P to M-D for a proposed office/ warehouse development.

Dean Martin & Robindale Street 177-08-206-002, 177-08-206-003, 177-08-207-001, & 177-08-207-003

Existing Zoning: Office Professional (C-P) Proposed Zoning: Designed Manufacturing (M-D)

Master Plan Designation: Office Professional (OP)

- NEIGHBORHOOD MEETING

Representatives are hosting a virtual neighborhood meeting to discuss a proposed non-conforming zone change and related applications for a proposed townhouse development on property located on the southwest corner of Serene Avenue and Ft.

Apache Road. APNs: 176-19 - 701-004, 007, and 008

Current Zoning: General Highway Frontage (H-2), Rural Estates Residential (R-E)

Proposed Zoning: RUD with overlay of PUD

Date: April 7, 2021, Time: 5:30 p.m.

Land use: Commercial General (CG), Residential High (RH)

Zoom Meeting link:, <https://tinyurl.com/123serene>

Meeting ID: 817 8454 2304, Password: Serene

Call in: 1-669- 900-6833 (Passcode: 045480)

## VI. Planning & Zoning

### 1. NZC-21-0037-COUNTY OF CLARK (AVIATION):

**ZONE CHANGE** to reclassify 1.1 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce landscaping; **2)** reduce height/setback ratio; **3)** reduce parking; and **4)** alternative driveway geometrics.

**DESIGN REVIEW** for a commercial complex. Generally located on the south side of Silverado Ranch Boulevard, 670 feet west of Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action) **04/06/21 PC**

Motion by David Chestnut

Action:

**APPROVE** Zone Change with a reduction to C-1.

**DENY:** The Waivers of Development Standards.

**DENY:** Design Review

**ADD** Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.
- Provide cross access and shared parking if compatible uses are developed to the east and west.

Per staff if approved conditions.

Motion PASSED (4-0) /Unanimous

2. **UC-20-0543-AFRIDI ROMMAN KHAN:**

**HOLDOVER USE PERMITS** for the following: **1)** allow a communication tower; **2)** increased communication tower height; and **3)** reduced communication tower setback.

**DESIGN REVIEW** for a communication tower on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 300 feet south of Eldorado Lane within Enterprise. MN/jor/jd (For possible action) **04/06/21 PC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning conditions:

- Start branches for mono-pine at 20 feet above grade with 3.1 branches per foot.

Per staff if approved conditions.

Motion PASSED (3-0) / (Throneberry abstained).

3. **NZC-20-0524-MAK ZAK LLC, ET AL:**

**HOLDOVER ZONE CHANGES** for the following: **1)** reclassify 9.8 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone; and **2)** reclassify 7.4 acres from R-E (Rural Estates Residential) (RNP-I) Zone and C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone.

**USE PERMIT** for a planned unit development (townhomes).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** reduce setbacks; **3)** reduce parking; **4)** increase the number of dwelling units accessing a private drive; **5)** reduce street intersection off-set; **6)** alternative residential driveway geometrics; **7)** reduce curb radius; and **8)** allow an inverted street cross section.

**DESIGN REVIEWS** for the following: **1)** a single family residential subdivision on 9.8 acres; **2)** a townhome planned unit development on 7.4 acres; **3)** allow a hammerhead cul-de-sac design; and **4)** increased finished grade. Generally located on the north and south sides of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise (description on file). JJ/jt/jd (For possible action) **04/07/21 BCC**

Motion by Barris Kaiser

Action:

**APPROVE:** Holdover Zone Change # 1 reduce to R-D

**DENY:** Holdover Zone Change # 2

**DENY:** Use Permit.

**DENY:** Waivers of Development standards

**DENY:** Design Reviews

Public Works – first Development Review:

- **DELETE** bullet #1

Current Planning, Planning Commission:

- **DELETE** bullet #s 1, 2, 3, and 4.

Per staff conditions.

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

4. **VS-20-0523-MAK ZAK, LLC:**  
**AMENDED HOLDOVER VACATE AND ABANDON** a portion of a right-of-way being Miller Lane located between Raven Avenue and Agate Avenue (alignment) (previously not notified) and easements of interest to Clark County located between Raven Avenue (alignment) (previously notified as Agate Avenue) and Blue Diamond Road, and between Buffalo Drive (previously notified as Miller Lane) and Warbonnet Way (alignment) within Enterprise (description on file). JJ/jt/jd (For possible action) **04/07/21 BCC**

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

5. **TM-20-500185-MAK ZAK, LLC:**  
**AMENDED HOLDOVER TENTATIVE MAP** consisting of 76 lots (previously 78) and common lots on 9.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise. JJ/jt/jd (For possible action) **04/07/21 BCC**

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

6. **TM-20-500186-MAK ZAK LLC, ET AL:**  
**AMENDED HOLDOVER TENTATIVE MAP** consisting of 99 lots (previously 100) and common lots on 7.4 acres in a RUD (Residential Urban Density) Zone. Generally located on the south side of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise. JJ/jt/jd (For possible action) **04/07/21 BCC**

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

7. **ZC-20-0284-LH VENTURES, LLC:**  
**HOLDOVER ZONE CHANGE** to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.  
**DESIGN REVIEWS** for the following: **1)** a proposed charter school site; and **2)** finished grade. Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **04/20/21 PC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 28, 2021.

8. **VS-20-0285-LH VENTURES, LLC:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Tenaya Way and Montessori Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **04/20/21 PC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 28, 2021.

9. **AG-20-900314:** The Enterprise Town Advisory Board conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and after considering the request, forward a recommendation to the Planning Commission. (For possible action) **04/20/21 PC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 28, 2021.

10. **NZC-21-0088-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**ZONE CHANGE** to reclassify 4.6 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the south side of Starr Avenue and the west side of Placid Street within Enterprise (description on file). MN/md/jd (For possible action) **04/20/21 PC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning Conditions:

- Minimum 9,800 square foot lots adjacent to Doobie Ave;
- Single Story Home adjacent to Doobie Ave;
- Minimum of 2500 sq ft home adjacent to Doobie Ave.

Per staff if approved conditions

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

11. **VS-21-0089-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Starr Avenue and Doobie Avenue, and between Placid Street and La Cienega Street within Enterprise (description on file). MN/md/jd (For possible action) **04/20/21 PC**

Motion by David Chestnut

Action: **APPROVE**

Per staff conditions

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

12. **TM-21-500023-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**TENTATIVE MAP** consisting of 25 lots and common lots on 4.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Starr Avenue and the west side of Placid Street within Enterprise. MN/md/jd (For possible action) **04/20/21 PC**

Motion by David Chestnut

Action: **APPROVE**

Per staff if approved conditions

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

13. **VS-21-0071-GILLIHAN, BRADLEY:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Pioneer Way and Jerlyn Street within Enterprise (description on file). JJ/rk/jd (For possible action) **04/20/21 PC**

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

14. **VS-21-0075-CLARK COUNTY (AVIATION):**  
**VACATE AND ABANDON** easements of interest to Clark County located between CC 215 and Badura Avenue (alignment) and Decatur Boulevard and the Union Pacific Railroad, and a portion of a right-of-way being Decatur Boulevard located at the end of the Badura Avenue alignment within Enterprise (description on file). MN/nr/jd (For possible action) **04/20/21 PC**

Motion by Joseph Throneberry  
Action: **APPROVE**  
Per staff conditions  
Motion **PASSED** (4-0) /Unanimous

15. **VS-21-0081-EAGLE PROMENADE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Mardon Avenue and Eldorado Lane and between Rosanna Street and Rainbow Boulevard within Enterprise (description on file). MN/jor/jd (For possible action) **04/20/21 PC**

Motion by Joseph Throneberry  
Action: **APPROVE**  
Per staff conditions  
Motion **PASSED** (4-0) /Unanimous

16. **WS-21-0074-DBAC, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce lot area in conjunction with a single family residential development on 12.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the west side of Hinson Street and the north side of Maule Avenue within Enterprise. MN/lm/jd (For possible action) **04/20/21 PC**

Motion by Joseph Throneberry  
Action: **APPROVE**  
Per staff conditions  
Motion **PASSED** (4-0) /Unanimous

17. **DR-21-0083-PARDEE HOMES NEVADA:**  
**DESIGN REVIEW** for modified setbacks for 4 lots in a residential Planned Unit Development on 0.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/nr/jd (For possible action) **04/21/21 BCC**

Motion by Joseph Throneberry  
Action: **APPROVE**  
Per staff conditions  
Motion **PASSED** (4-0) /Unanimous

18. **ET-21-400024 (ZC-18-0961)-LONE MOUNTAIN PARTNERS, LLC:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** for the following: **1)** restaurant buildings

with drive-thru service; and 2) alternative parking lot landscaping in conjunction with a commercial development. Generally located on the south side of Blue Diamond Road, the west side of Schirlls Street, and 550 feet east of Arville Street within Enterprise (description on file). JJ/nr/jd (For possible action) **04/21/21 BCC**

Motion by Joseph Throneberry  
Action: **APPROVE**.  
Motion **PASSED** (4-0) /Unanimous

19. **ET-21-400025 (VS-18-0962)-LONE MOUNTAIN PARTNERS, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of a right-of-way being Schirlls Street located between Blue Diamond Road and Wigwam Avenue within Enterprise. Generally located on the south side of Blue Diamond Road, the west side of Schirlls Street, and 550 feet east of Arville Street within Enterprise (description on file). JJ/nr/jd (For possible action) **04/21/21 BCC**

Motion by Joseph Throneberry  
Action: **APPROVE**  
**ADD** Current Planning Condition:  
• Until February 26, 2023 to commence  
Per staff conditions  
Motion **PASSED** (4-0) /Unanimous

20. **ET-21-400028 (UC-18-0874)-CLAYTON PLAZA LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation from a proposed convenience store to a residential use; and 4) reduce the separation from a proposed gasoline station to a residential use.  
**DESIGN REVIEW** for a convenience store and gasoline station on a portion of 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Windmill Lane and the west side of Buffalo Drive within Enterprise. JJ/lm/jd (For possible action) **04/21/21 BCC**

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

21. **ET-21-400029 (ZC-19-0020)-DECATUR COMMONS, LLC:**  
**FIRST EXTENSION OF TIME USE PERMITS** for the following: 1) retail sales as a principal use; 2) restaurants; 3) on-premises consumption of alcohol (tavern); and 4) future hotel.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping.  
**DESIGN REVIEW** for a commercial retail center on 5.6 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the north side of the CC 215 within Enterprise (description on file). MN/lm/jd (For possible action) **04/21/21 BCC**

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



22. **ET-21-400030 (WS-18-0971)-HANWEN RAINBOW, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for modified driveway design standards.  
**DESIGN REVIEW** for a proposed shopping center on 3.8 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Windmill Lane within Enterprise. JJ/sd/jd (For possible action) **04/21/21 BCC**

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

23. **UC-20-0338-SANG TJIE GIOK:**  
**HOLDOVER USE PERMITS** for the following: **1)** place of worship; **2)** increased height of a place of worship; and **3)** increased height of a freestanding sign.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** driveway geometrics; and **3)** departure distance.  
**DESIGN REVIEW** for a place of worship on 5.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nr/jd (For possible action) **04/21/21 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on May 12, 2021.

24. **WC-21-400026 (Nzc-18-0287)-GREYSTONE NEVADA, LLC:**  
**WAIVER OF CONDITIONS** of a nonconforming zone change requiring that the project must meet Mountains Edge design guidelines and standards in conjunction with a single family, hillside development consisting of 220 single family residential lots on 41.9 acres in an R-2 (Medium Density Residential District) Zone. Generally located on the northwest corner of Fort Apache Road and Mountains Edge Parkway (alignment) within Enterprise. JJ/sd/jd (For possible action) **04/21/21 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on April 14, 2021.

25. **WS-21-0091-KB HOME LV SAGE GLEN, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase screen and retaining wall height in conjunction with a single family residential subdivision.  
**DESIGN REVIEW** for increased retaining wall height on 24.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Cougar Avenue (alignment) within Enterprise. JJ/jgh/jd (For possible action) **04/21/21 BCC**

Motion by David Chestnut  
Action: **APPROVE**.  
**ADD** Current Planning Conditions:  

- Any combination of decorative and retaining wall over 9 ft. adjacent to public right-of-way to be terraced and rockscaped or landscaped.

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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to [TLH@clarkcountynv.gov](mailto:TLH@clarkcountynv.gov), before 4:00 pm, March 10, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- None.

IX. Next Meeting Date

The next regular meeting will be April 14, 2021 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut  
**ADJOURN** meeting at 9:40 p.m.  
Motion **PASSED** (4-0) /Unanimous