



Enterprise Town Advisory Board

July 27, 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 chaves70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com EXCUSED Mike Shannon 702-455-8338 mds@clarkcountynv.gov 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.

Greg Cervan, 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 May 4, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for July 13, 2022.

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

IV. Approval of Agenda for June 1, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

The staff has requested the following applications be **DELTED** from this agenda:

12. UC-22-0370-SOUTHERN HIGHLANDS GOLF CLUB:
13. TM-22-500121-SOUTHERN HIGHLANDS GOLF CLUB:

Related applications:

3.ET-22-400085 (VS-20-0081)-KULAR GULZAR SINGH:

4.ET-22-400086 (WS-20-0080)-KULAR GULZAR SINGH:

6.NZC-22-0381-ROOHANI KHUSROW FAMILY TRUST:

7.VS-22-0382-ROOHANI KHUSROW FAMILY TRUST:

8.TM-22-500129-ROOHANI KHUSROW FAMILY TRUST:

V. Informational Items

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

- Las Vegas Metropolitan Police Department Enterprise Area Command

FIRST TUESDAY

Active-Assailant Presentation

August 2nd, 2022, 6 pm to 7pm

Windmill Library, 7060 W Windmill Ln, Las Vegas, NV 89113

- Las Vegas Metropolitan Police Department Enterprise Area Command

BACK TO SCHOOL

July 30th , 10 am – 1 pm

Free Backpacks, Ice cream, Hot dogs, games.

Windmill Library, 7060 W Windmill Ln, Las Vegas, NV 89113

Sponsored by:

Commissioner Michel Naft

Blue Bell Ice Cream

Health plan of Nevada

Clark County Library District.

VI. Planning & Zoning

1. **DR-22-0383-CHIPOTLE MEXICAN GRILL INC:**

DESIGN REVIEW for a drive-thru addition in conjunction with an existing restaurant on 0.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, approximately 200 feet south of Warm Springs Road within Enterprise. MN/hw/ja (For possible action) **08/02/22 PC**

Motion by David Chestnut

Action: **DENY**

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

2. **TM-22-500124-BELTWAY BUSINESS PARK LLC & SWITCH COMM GROUP LLC-LEASE:**

TENTATIVE MAP consisting of 1 commercial lot on approximately 48.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southwest corner of Badura Avenue and Decatur Boulevard within Enterprise. MN/sd/ja (For possible action) **08/02/22 PC**

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

3. **ET-22-400085 (VS-20-0081)-KULAR GULZAR SINGH:**

VACATE AND ABANDON FIRST EXTENSION OF TIME an easement of interest to Clark County located between Blue Diamond Road and Agate Avenue (alignment) and between Rainbow Boulevard and Inspiration Drive and a portion of right-of-way being Rainbow Boulevard located between Blue Diamond Road and Agate Avenue (alignment) and Agate Avenue (alignment) between Rainbow Boulevard and Inspiration Drive within Enterprise (description on file). JJ/jud/tk (For possible action) **08/16/22 PC**

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

4. **ET-22-400086 (WS-20-0080)-KULAR GULZAR SINGH:**

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for alternative driveway geometrics.

DESIGN REVIEW for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jud/tk (For possible action) **08/16/22 PC**

Motion by Joseph Throneberry
Action: **APPROVE:**
ADD Current Planning Conditions:
• Design Review as a public hearing for lighting and signage.
Per staff conditions
Motion **PASSED** (5-0) /Unanimous

5. **ET-22-400087 (VS-19-0941)-HIGHLAND PROPERTY MANAGEMENT, LLC:**

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Jones Boulevard and Bronco Street (alignment), and between Torino Avenue and Ford Avenue within Enterprise (description on file). JJ/sr/tk (For possible action) **08/16/22 PC**

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

6. **NZC-22-0381-ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 16.8 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce open space; and **3)** street intersection off-set.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/md/jo (For possible action) **08/16/22 PC**

Motion by Barris Kaiser
Action: **DENY**.
Motion **PASSED** (5-0) /Unanimous

7. **VS-22-0382-ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Hinson Street, and between Richmar Avenue and Silverado Ranch Boulevard; and a portion of a right-of-way being Arville Street located between Richmar Avenue and Silverado Ranch Boulevard; and a portion of right-of-way being Silverado Ranch Boulevard located between Arville Street and Hinson Street within Enterprise (description on file). JJ/md/jo (For possible action) **08/16/22 PC**

Motion by Barris Kaiser
Action: **DENY**.
Motion **PASSED** (5-0) /Unanimous

8. **TM-22-500129-ROOHANI KHUSROW FAMILY TRUST:**
TENTATIVE MAP consisting of 160 residential lots and common lots on 16.8 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/md/jo (For possible action) **08/16/22 PC**

Motion by Barris Kaiser
Action: **DENY**.
Motion **PASSED** (5-0) /Unanimous

9. **UC-22-0369-SAH FAMILY TRUST & HESTER-HARPER PATRICE A. ET AL:**
USE PERMIT to reduce the rear setback of a proposed patio cover in conjunction with a single family residence on 0.2 acres in an R-3 (Multiple Family Residential) Zone within the Southern Highlands Master Planned Community. Generally located on the west side of Zagarolo Lane, 68 feet north of Fonseca Drive, and northeast of Southern Highlands Parkway within Enterprise. JJ/jor/tk (For possible action) **08/16/22 PC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions.
Motion **PASSED** (5-0) /Unanimous

10. **UC-22-0371-SDMIBD, LLC:**
USE PERMITS for the following: 1) restaurant; and 2) retail use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; and 2) reduce throat depth.
DESIGN REVIEWS for the following: 1) lighting; 2) signage; and 3) proposed commercial building in conjunction with an existing commercial complex on 2.7 acres in an H-2 (General Highway Frontage) Zone. Generally located on the south side of Blue Diamond Road and the west side of Lindell Road within Enterprise. JJ/jor/tk (For possible action) **08/16/22 PC**

Motion by David Chestnut

Action: **APPROVE**.

ADD Current Planning conditions:

- All wall mounted lighting shall be fully shielded.
- All wall mount signage facing residential shall not be illuminated.
- Construct a wall or berm to block vehicle head lights shining east toward the residential.

Per staff conditions.

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

11. **ET-22-400088 (VS-20-0090)-YORK RANCH, LLC:**
FIRST EXTENSION OF TIME TO VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Dean Martin Drive and I-15; a portion of a right-of-way being Dean Martin Drive located between Wigwam Avenue and Ford Avenue; and a portion of right-of-way being Wigwam Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/sr/tk (For possible action) **08/17/22 BCC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

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

12. **UC-22-0370-SOUTHERN HIGHLANDS GOLF CLUB:**
USE PERMIT to allow modified development standards.
WAIVER to allow a modified street section standard in conjunction with a proposed 5 lot single family residential development on a portion of 155.0 acres in an R-2 (Medium Density Residential) Zone within the Southern Highlands Master Planned Community. Generally located on the north side of Robert Trent Jones Lane, 780 feet west of Southern Highlands Parkway within Enterprise. JJ/jor/tk (For possible action) **08/17/22 BCC**

The staff has requested this application be **DELTED** from this agenda.

13. **TM-22-500121-SOUTHERN HIGHLANDS GOLF CLUB:**
TENTATIVE MAP consisting of 6 lots on 155.0 acres in an R-2 (Medium Density Residential) Zone within the Southern Highlands Master Planned Community. Generally located on the north side of Robert Trent Jones Lane, 780 feet west of Southern Highlands Parkway within Enterprise. JJ/jor/tk (For possible action) **08/17/22 BCC**

The staff has requested this application be **DELTED** from this agenda.

14. **UC-22-0377-KETHER, LLC:**
USE PERMITS for the following: **1)** reduce the separation of a proposed convenience store; **2)** reduce the setback of a proposed vehicle wash; and **3)** reduce the setback of a proposed gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce height setback ratio; **2)** driveway geometrics; **3)** reduce throat depth; **4)** reduce approach distance; **5)** reduce departure distance; and **6)** allow non-standard improvements within the right-of-way.
DESIGN REVIEW for a shopping center on 3.5 acres in a C-2 (General Commercial) Zone in the Mountains Edge Master Planned Community. Generally located on the south side of Cactus Avenue and the west side of Rainbow Boulevard within Enterprise. JJ/jor/ja (For possible action)
08/17/22 BCC

Motion by David Chestnut

Action: **DENY**.

Motion **PASSED** (3-2) / Maffett-Nay, Throneberry-Nay

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 August 10, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

Action: **ADJORN** meeting at 8:56 p.m.

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