



# Enterprise Town Advisory Board

November 29, 2023

## MINUTES

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Board Members	Justin Maffett, Chair <b>PRESENT</b> David Chestnut <b>PRESENT</b> Kaushal Shah <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Chris Caluya <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 TLH@clarkcountynv.com <b>PRESENT</b>	

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### 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.

Steve DeMerritt, 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 November 15, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for November 15, 2023.

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

### IV. Approval of Agenda for November 29, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Applicant requested Hold:

11. WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC: The applicant requested a **HOLD** to the Enterprise TAB on January 10, 2024.

Related applications to be heard together:

2. PA-23-700037-ROOHANI KHUSROW FAMILY TRUST:
3. ZC-23-0729-ROOHANI KHUSROW FAMILY TRUST:
4. VS-23-0730-ROOHANI KHUSROW FAMILY TRUST ET.AL:
5. TM-23-500152-ROOHANI KHUSROW FAMILY TRUST:
  
9. ET-23-400154 (WS-19-0816)-SCT SILVERADO RANCH & ARVILLE, LLC:
10. WC-23-400155 (ZC-0339-08)-SCT SILVERADO RANCH & ARVILLE, LLC:
  
13. ZC-23-0745-LV ERIE, LLC:
14. VS-23-0746-LV ERIE, LLC:

Agenda change:

6. VC-23-0720-AELLO JOANNE: Will be heard first.

#### V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - **Clark County Development Code:**  
Title 30 was adopted August 20233 and will take effect on January 1, 2024. The Department of Comprehensive Planning has scheduled two public training sessions for the newly adopted Title 30. There will be a presentation highlighting the reorganization of Title 30.

Session 2  
Monday December 4th, 2023, at 6:00 p.m.  
Clark County Government Center  
Commission Chambers, First Floor  
500 S. Grand Central Parkway, Las Vegas, NV 89115

#### VI. Planning & Zoning

1. **ET-23-400124 (WS-22-0342)-JM LEASING, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for setbacks in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ford Avenue, 288 feet west of Miller Lane within Enterprise. JJ/tpd/syp (For possible action) **12/05/23 PC**

Motion by Kaushal Shah

Action: **APPROVE** per staff conditions

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

2. **PA-23-700037-ROOHANI KHUSROW FAMILY TRUST:**  
**PLAN AMENDMENT** to redesignate the existing land use categories from Ranch Estate Neighborhood (up to 2 du/ac), Neighborhood Commercial, and Corridor Mixed-Use to Mid-Intensity Suburban Neighborhood (up to 8 du/ac) on 14.0 acres. Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise. JJ/gc (For possible action) **12/19/23PC**

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

3. **ZC-23-0729-ROOHANI KHUSROW FAMILY TRUST:**  
**ZONE CHANGE** to reclassify 14.0 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** establish alternative yards for residential lots; **3)** street landscaping; **4)** eliminate landscaping adjacent to a less intensive use; and **5)** reduce the width of a local (public) street.  
**DESIGN REVIEWS** for the following: **1)** hammerhead street design; **2)** single family residential development; and **3)** finished grade. Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise. JJ/md/syp (description on file) (For possible action) **12/19/23 PC**

Motion by David Chestnut  
Action: **APPROVE:** Zone Change reduced to R-1  
**DENY:** Waivers of Development Standards;  
**DENY:** Design Reviews  
**ADD** Comprehensive Planning conditions:

- Install passive amenities in the open spaces
- 10,000 sq ft or greater lots abutting Ranch Estates
- Single story homes abutting established single-story homes
- Architectural features to be similar on all four building elevations
- Terrace and landscape any combination of retaining and wall over 9 ft adjacent to public right of way

**DELETE** Public Works - Development Review bullets # 6 through 9  
**ADD** Public Works - Development Review conditions

- All streets to be public streets

**CHANGE** Public Works - Development Review bullet # 5

- Right of way to include 25 feet to the back of curb for Agate Avenue, **25 feet for** Raven Avenue and 45 feet to the back of curb for Durango Drive

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

4. **VS-23-0730-ROOHANI KHUSROW FAMILY TRUST ET.AL.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Gagnier Boulevard (alignment), and between Agate Avenue and Pebble Road; portions of right-of-way being Raven Avenue located between Durango Drive and Gagnier Boulevard (alignment); a portion of right-of-way being Durango Drive located between Agate Avenue and Pebble Road; a portion of right-of-way being Agate Avenue located between Durango Drive and Gagnier Boulevard (alignment); and a portion of right-of-way being Rocca Street/Lisa Lane located between Raven Avenue and Agate Avenue within Enterprise (description on file). JJ/md/syp (For possible action) **12/19/23 PC**

Motion by David Chestnut

Action: **APPROVE**

**APPROVE:** Only **easements** to be vacated on Vacation Exhibit dated 10-13-2023.

**DELETE:** Public Works - Development Review condition bullets #s 2 through 5

**ADD:** Public Works - Development Review conditions

- All streets to be public streets

**CHANGE:** Public Works - Development Review bullet # 1 to read

- Right of way to include 25 feet to the back of curb for Agate Avenue, 25 feet for Raven Avenue and 45 feet to the back of curb for Durango Drive

Per staff conditions

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

5. **TM-23-500152-ROOHANI KHUSROW FAMILY TRUST:**

**TENTATIVE MAP** consisting of 107 lots and common lots on 14.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise. JJ/md/syp (For possible action) **12/19/23 PC**

Motion by David Chestnut

Action: **DENY**

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

6. **VC-23-0720-AELLO JOANNE:**

**VARIANCE** for reduced setback in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Toscano Gardens Street, 100 feet north of Parma Galleria Avenue within Enterprise. JJ/mh/syp (For possible action) **12/19/23 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

7. **VS-23-0728-BDGC ANIMAL HOSPITAL LLC:**

**VACATE AND ABANDON** easement of interest to Clark County located between Grand Canyon Drive and Conquistador Street, and between Oleta Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rp/syp (For possible action) **12/19/23 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

8. **WS-23-0734-MARQUEZ FAMILY TRUST ETAL & MARQUEZ CHRISTIAN & GABRIELA TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive water connection; and **2)** waive sanitary sewer service connection in conjunction with a single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Eldorado Lane and the east side of Placid Street within Enterprise. MN/tpd/syp (For possible action) **12/19/23 PC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions

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

9. **ET-23-400154 (WS-19-0816)-SCT SILVERADO RANCH & ARVILLE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: **1)** reduce driveway separation; and **2)** reduce throat depth for a driveway.  
**DESIGN REVIEW** for a proposed on-premises consumption of alcohol (tavern) 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) **12/20/23 BCC**

Motion by Barris Kaiser

Action: **APPROVE:**

**CHANGE:** Comprehensive Planning bullet #1 to read:

- Until December 04, **2024** to commence

Per staff conditions

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

10. **WC-23-400155 (ZC-0339-08)-SCT SILVERADO RANCH & ARVILLE, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring cross access and parking easement to the north and east in conjunction with a tavern 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) **12/20/23 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

11. **WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:**  
**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) **12/20/23 BCC**

The applicant requested a **HOLD** to the Enterprise TAB on January 10, 2024

12. **UC-23-0726-BGD, LLC:**  
**USE PERMIT** to allow accessory structures (conex box) not architecturally compatible with the existing building.  
**WAIVER OF DEVELOPMENT STANDARDS** to modify CMA Design Overlay District standards.  
**DESIGN REVIEW** for accessory structures (conex box) in conjunction with an existing vehicle sales facility on 10.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue, 300 feet east of Redwood Street within Enterprise. MN/sd/syp (For possible action) **12/20/23 BCC**

Motion by Justin Maffett

Action: **DENY**

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

13. **ZC-23-0745-LV ERIE, LLC:**  
**ZONE CHANGE** to reclassify 3.5 acres from an H-2 (General Highway Frontage) to a C-1 (Local Business District) Zone.  
**USE PERMITS** for the following: **1)** mini-warehouse; **2)** convenience store; **3)** gasoline station; and **4)** vehicle wash.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** building height; **2)** off-site improvements; **3)** non-standard improvements in right-of-way; **4)** eliminate sidewalk and alternative landscaping; **5)** allow modified driveway design standards; and **6)** allow modified street standards.  
**DESIGN REVIEWS** for the following: **1)** mini-warehouse; **2)** convenience store; **3)** gasoline station; **4)** vehicle wash; and **5)** finished grade. Generally located on the east side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise (description on file). MN/rr/syp (For possible action) **12/20/23 BCC**

Motion by David Chestnut

Action: **APPROVE**:

**ADD** Comprehensive Planning conditions:

- Design Review as a public hearing for lighting and signage
- Architectural features to the north, east and south elevations

Per staff if approved conditions

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

14. **VS-23-0746-LV ERIE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street (alignment), and between Erie Avenue and Siddall Avenue and a portion of right-of-way being Erie Avenue located between Las Vegas Boulevard South and Giles Street (alignment) within Enterprise (description on file). MN/rr/syp (For possible action) **12/20/23 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

## VII. General Business:

1. Review the 2024 Enterprise Town Advisory Board Tentative meeting calendar. (For discussion only.)  
The board discussed the first few months of next year's calendar. The full 2024 calendar will be finalized in January 2024. The board would like to consider changing the February 14, 2024 meeting to another date due to Valentine's Day.

## 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 December 13, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 8:07 p.m.

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