



# Enterprise Town Advisory Board

March 4, 2020

## MINUTES

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Board Members: Jenna Waltho, Chair - **PRESENT** Barris Kaiser, Vice Chair **PRESENT**  
David Chestnut **PRESENT** Rachel Pinkston **PRESENT FOR PART OF MEETING**  
Kendal Weisenmiller **PRESENT**

County Liaisons: Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov) **PRESENT**  
Michael Shannon 702-455-8338 [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov) **PRESENT**

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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 6:11 p.m.

Comprehensive Planning Staff:  
Kevin Smedley and Paul Doerr  
Shane Ammerman – Assistant Planning Manager  
Mario Bermudez – Planning Manager  
Nancy Amundsen – Director

### 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 Agenda for March 4, 2020 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho  
Action: **APPROVE** as amended.  
Motion **PASSED** (5-0) / Unanimous

The following items were withdrawn:

7. LUP-20-700006-TERRA AERO, LLC: **Withdrawn by applicant**

LUP-20-700072-EASTON, PAUL R, ETAL: **Did not appear on agenda - Withdrawn by applicant prior to hearings**

IV. Planning & Zoning

Information for the land use update is available for review at:

<http://www.clarkcountynv.gov/comprehensive-planning/land-use/Pages/EnterpriseLandUsePlan.aspx>

1. **CP-20-900062**: Update the Enterprise Land Use Plan map to reflect existing uses, and change designations from PF (Public Facilities) to an appropriate land use designation where there is no longer a reservation for public use. (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **APPROVE**

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

2. **LUP-20-700001-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: LAND USE PLAN** to redesignate the existing land use category from RH (Residential High) to RUC (Residential Urban Center) on 5.0 acres. Generally located on the south side of Warm Springs Road, 600 feet east of Buffalo Drive. MN/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **DENY**

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

3. **LUP-20-700002-ROOHANI KHUSROW FAMILY TRUST: LAND USE PLAN** to redesignate the existing land use category from CN (Commercial Neighborhood) to RUC (Residential Urban Center) on 7.3 acres. Generally located on the southeast corner of Montessouri Street and Warm Springs Road. MN/pd (For possible action) **04/14/20 PC**

Motion by Barris Kaiser

Action: **DENY**

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

4. **LUP-20-700003-GILMORE LEROY & PATRICIA FAM TR & GILMORE LEROY & PATRICIA R TRS: LAND USE PLAN** to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) on 2.6 acres. Generally located on the west side of Santa Margarita Street (alignment), 650 feet south of Sunset Road. MN/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **APPROVE**

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

5. **LUP-20-700004-DALEY FAMILY TRUST ETAL & VANGUARD TRUST:**  
**LAND USE PLAN** to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 14.0 acres. Generally located on the southwest corner Redwood Street and Badura Avenue. MN/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **DENY**

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

6. **LUP-20-700005-LEXILAND, LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:**  
**LAND USE PLAN** to redesignate the existing land use categories from BDRP (Business and Design/Research Park) and CG (Commercial General) to RUC (Residential Urban Center) on 13.7 acres. Generally located on the northwest corner of Warm Springs Road and Redwood Street. MN/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **APPROVE RUC**

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

7. **LUP-20-700006-TERRA AERO, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 7.8 acres. Generally located on the northwest corner of Jones Boulevard and Badura Avenue. MN/pd (For possible action) **04/14/20 PC**

**Withdrawn by applicant**

8. **LUP-20-700007-COLONNA VINCENT A & JUDITH A:**  
**LAND USE PLAN** to redesignate the existing land use category from RS (Residential Suburban) to RH (Residential High) on 2.4 acres. Generally located on the north side of Eldorado Lane, 300 feet east of Jones Boulevard. MN/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **APPROVE**

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

9. **LUP-20-700008-NEMAN DAVID & NEMAN RAMIN:**  
**LAND USE PLAN** to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) on 4.5 acres. Generally located on the northwest and southwest corners of Decatur Boulevard and Mardon Aveune. MN/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **APPROVE reduced to CN**

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

10. **LUP-20-700009-ROBINDALE & ASSOCIATES, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from RS (Residential Suburban) to BDRP (Business and Design/Research Park) on 3.1 acres. Generally located on the north side of Robindale Road, 1200 feet west of Decatur Boulevard. MN/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho  
Action: **APPROVE**  
Motion **PASSED** (5-0) /Unanimous

11. **LUP-20-700040-L H VENTURES, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 9.1 acres. Generally located on the northeast corner of Redwood Street and Torino Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

12. **LUP-20-700041-ZE REN INC:**  
**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 4.4 acres. Generally located on the northeast corner of Sorrel Street and Pebble Road, and the southwest corner of Torino Avenue and Torrey Pines Drive. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

13. **LUP-20-700042-JONES FORD LINDELL, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 7.5 acres. Generally located on the south side Ford Avenue, 600 feet west of Jones Boulevard. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

14. **LUP-20-700043-ADAMS BRIAN M:**  
**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located on the northeast corner of El Camino Road and Torino Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut  
Action: **DENY portion of request west of El Camino**  
**APPROVE portion of request east of El Camino reduced to RL**  
Motion **PASSED** (5-0) /Unanimous

15. **LUP-20-700044-STRAIGHT-LINE LEASING, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from BDRP (Business and Design/Research Park) to IND (Industrial) on 2.3 acres. Generally located on the southwest corner of Bronco Street and Torino Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho  
Action: **APPROVE**  
Motion **PASSED** (5-0) /Unanimous

16. **LUP-20-700045-LUXURY COACH STORAGE BAYS, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located on the northeast corner of Hauck Street (alignment) and Shelbourne Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

17. **LUP-20-700046-RITTENHOUSE DWAIN A 1998 LIV TR & RITTENHOUSE DWAIN A TRS:**  
**LAND USE PLAN** to redesignate the existing land use category from OP (Office Professional) to CG (Commercial General) on 2.1 acres. Generally located on the west side of Decatur Boulevard, 300 feet north of Shelbourne Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut  
Action: **APPROVE reduced to CN**  
Motion **PASSED** (5-0) /Unanimous

18. **LUP-20-700047-ROOHANI RAMAK:**  
**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.5 acres. Generally located on the northwest corner of Edmond Street and Cougar Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

19. **LUP-20-700048-BLUE INSPIRATION 2, LLC:**  
**LAND USE PLAN** to redesignate the existing land use categories from CG (Commercial General) to RUC (Residential Urban Center) on 2.0 acres. Generally located on the west side of Inspiration Drive, 300 feet north of Blue Diamond Road. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **DENY**

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

20. **LUP-20-700049-RON AVI ETAL & ZITRON ISAAC:**  
**LAND USE PLAN** to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RHRC (Residential High Rise Center) on 7.0 acres. Generally located on the south side of Blue Diamond Road, between Santa Margarita Street and Redwood Street. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **DENY**

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

21. **LUP-20-700050-TRAJAN HOLDINGS, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) and IND (Industrial) on 27.5 acres. Generally located on the east side of Rainbow Boulevard and the north side of Richmar Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **DENY portion to CG**

**APPROVE portion to IND**

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

22. **LUP-20-700051-ROOHANI RAMAK:**  
**LAND USE PLAN** to redesignate the existing land use categories from RL (Residential Low) and RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 4.1 acres. Generally located on the northeast and northwest corners of Duneville Street and Oleta Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Barris Kaiser

Action: **DENY**

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

23. **LUP-20-700052-R B M REAL ESTATE, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres. Generally located on the south side of Serene Avenue, 600 feet west of Lindell Road (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **DENY**

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

24. **LUP-20-700053-USA:**  
**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located on the southwest corner of Lindell Road (alignment) and Oleta Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Kendal Weisenmiller

Action: **DENY**

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

25. **LUP-20-700054-NEMAN RAMIN & NEMAN DAVID:**  
**LAND USE PLAN** to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 2.5 acres. Generally located on the southwest corner of Decatur Boulevard and Raven Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **DENY**

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

26. **LUP-20-700055-JONES FORD LINDELL, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.5 acres. Generally located on the northwest corner of Lindell Road and Richmar Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Kendal Weisenmiller

Action: **DENY**

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

27. **LUP-20-700056-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 7.5 acres. Generally located on the northeast corner of Lindell Road and Richmar Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Kendal Weisenmiller

Action: **DENY**

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

28. **LUP-20-700057-USA:**  
**LAND USE PLAN** to redesignate the existing land use categories from PF (Public Facilities) and RL (Residential Low) to RS (Residential Suburban) on 20.0 acres. Generally located on the southeast corner of Lindell Road and Richmar Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Barris Kaiser

Action: **APPROVE reduced to RL**

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

29. **LUP-20-700058-J C L H, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from CN (Commercial Neighborhood) to RH (Residential High) on 15.0 acres. Generally located on the southwest corner of Decatur Boulevard and Serene Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **DENY**

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

30. **LUP-20-700059-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**  
**LAND USE PLAN** to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 3.7 acres. Generally located on the northwest corner of Gary Avenue (alignment) and Hauck Street (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **APPROVE**

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

31. **LUP-20-700060-DAVID FAX OBER, LLC & BUFFALO WING, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from CN (Commercial Neighborhood) to RS (Residential Suburban) on 6.9 acres. Generally located on the south side of Richmar Avenue (alignment), 300 feet west of Decatur Boulevard. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **DENY**

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

32. **LUP-20-700061-LEANY CHARLES & JUNE FAMILY TR & LEANY CHARLES E TRS:**  
**LAND USE PLAN** to redesignate the existing land use category from RH (Residential High) to CG (Commercial General) on 1.7 acres. Generally located on the northwest corner of Silverado Ranch Boulevard and Decatur Boulevard. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **DENY**

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



33. **LUP-20-700062-BALELO FAMILY IRREVOCABLE SUB-TRUST & SMITH RONALD L TRS:**

**LAND USE PLAN** to redesignate the existing land use category from RL (Residential Low) to OP (Office Professional) on 2.1 acres. Generally located on the southwest corner of Camero Avenue and Lisa Lane. JJ/pd (For possible action) **04/14/20 PC**

Motion by Barris Kaiser

Action: **APPROVE**

Motion **PASSED** (3-1) Chestnut Nay

34. **LUP-20-700063-L H VENTURES, LLC:**

**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 22.0 acres. Generally located on the southwest corner of Cimarron Road and Wigwam Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **DENY**

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

35. **LUP-20-700064-W B G TRUST:**

**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 14.1 acres. Generally located on the northeast corner of Warbonnet Way and Camero Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Kendal Weisenmiller

Action: **DENY**

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

36. **LUP-20-700065-USA:**

**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located on the northeast corner of Buffalo Drive and Wigwam Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **DENY**

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

37. **LUP-20-700066-L H VENTURES, LLC:**

**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RN (Rural Neighborhood) on 36.3 acres. Generally located on the east side of Monte Cristo Way, 300 feet south of Wigwam Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Barris Kaiser

Action: **DENY**

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

38. **LUP-20-700067-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**  
**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 20.0 acres. Generally located on the north side of Pebble Road, 300 feet west of Tenaya Way. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **DENY applicant's request to reduce to RN**

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

39. **LUP-20-700068-DAVIS FAMILY REVOCABLE TRUST & DAVIS JOHN G & JOY A TRS:**  
**LAND USE PLAN** to redesignate the existing land use category from OP (Office Professional) to CG (Commercial General) on 3.9 acres. Generally located on the southwest corner of Rainbow Boulevard and Shelbourne Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **APPROVE reduced to CN**

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

40. **LUP-20-700069-MAK ZAK, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from CG (Commercial General) to RS (Residential Suburban) on 7.5 acres. Generally located on the southeast corner of Cougar Avenue and Rosanna Street (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **APPROVE**

Motion **PASSED** (3-0) /Unanimous – Weisenmiller absent

41. **LUP-20-700070-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.5 acres. Generally located on the west side of Rosanna Street, 300 feet north of Torino Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **APPROVE**

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

42. **LUP-20-700071-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:**  
**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located north and south of Torino Avenue, 275 feet west of Rosanna Street. JJ/pd (For possible action) **04/14/20 PC**

Motion by Kendal Weisenmiller

Action: **DENY applicant's request to reduce to RL**

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

**43. LUP-20-700073-S W PEBBLE, LLC:**

**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.5 acres. Generally located on the north side of Pebble Road, 600 feet west of Rosanna Street. JJ/pd (For possible action) **04/14/20 PC**

Motion by Kendal Weisenmiller

Action: **DENY applicant's request to reduce to RL**

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

**44. LUP-20-700074-USA:**

**LAND USE PLAN** to redesignate the existing land use category from OP (Office Professional) to RH (Residential High) on 5.0 acres. Generally located on the southeast corner of Durango Drive and Raven Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **APPROVE reduced to RL**

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

**45. LUP-20-700075-BUFFALO WING, LLC:**

**LAND USE PLAN** to redesignate the existing land use categories from RL (Residential Low) and CG (Commercial General) to RS (Residential Suburban) and RH (Residential High) on 27.4 acres. Generally located on the north and south sides of Agate Avenue (alignment), 300 feet west of Buffalo Drive. JJ/pd (For possible action) **04/14/20 PC**

Motion by Barris Kaiser

Action: **DENY**

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

**46. LUP-20-700076-MAK ZAK, LLC:**

**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.5 acres. Generally located on the southeast corner of Pebble Road and Pioneer Way (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **DENY**

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

**47. LUP-20-700077-USA:**

**LAND USE PLAN** to redesignate the existing land use category from RL (Residential Low) to RUC (Residential Urban Center) on 7.5 acres. Generally located on the southwest corner of Pioneer Way and Agate Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Kendal Weisenmiller

Action: **DENY**

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

48. **LUP-20-700078-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**LAND USE PLAN** to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.7 acres. Generally located on the northeast corner of Monte Cristo Way (alignment) and Blue Diamond Road. JJ/pd (For possible action) **04/14/20 PC**

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

49. **LUP-20-700079-SERIES III HUNTINGTON, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from OP (Office Professional) to CG (Commercial General) on 1.3 acres. Generally located on the northwest corner of Tenaya Way (alignment) and Blue Diamond Road. JJ/pd (For possible action) **04/14/20 PC**

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

50. **LUP-20-700080-ALL OUT FINANCIAL RESOURCES, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to CN (Commercial Neighborhood) on 2.1 acres. Generally located on the northwest corner of Tenaya Way and Meranto Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

51. **LUP-20-700081-ROOHANI RAMAK:**  
**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to CN (Commercial Neighborhood) on 5.0 acres. Generally located on the northeast corner of Tenaya Way and Meranto Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

52. **LUP-20-700082-L H VENTURES, LLC:**  
**LAND USE PLAN** to redesignate the existing land use categories from PF (Public Facilities) and RNP (Rural Neighborhood Preservation) to RN (Rural Neighborhood) on 7.5 acres. Generally located on the southeast corner of Tenaya Way and Pebble Road. JJ/pd (For possible action) **04/14/20 PC**

Motion by Barris Kaiser  
Action: **APPROVE portion of change request from PF to RNP**  
**DENY portion of change request from RNP to RN**  
Motion **PASSED** (4-0) /Unanimous

53. **LUP-20-700083-L H VENTURES, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 7.5 acres. Generally located on the southeast corner of Pebble Road and Belcastro Street. JJ/pd (For possible action) **04/14/20 PC**
- Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
54. **LUP-20-700084-L V RAINBOW, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from CG (Commercial General) to RH (Residential High) on 20.0 acres. Generally located on the north side of Blue Diamond Road, 250 feet west of Rainbow Boulevard. JJ/pd (For possible action) **04/14/20 PC**
- Motion by Jenna Waltho  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
55. **LUP-20-700085-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:**  
**LAND USE PLAN** to redesignate the existing land use category from OP (Office Professional) to CG (Commercial General) on 1.9 acres. Generally located on the northwest corner of Rainbow Boulevard and Meranto Avenue. JJ/pd (For possible action) **04/14/20 PC**
- Motion by David Chestnut  
Action: **APPROVE reduced to CN**  
Motion **PASSED** (4-0) /Unanimous
56. **LUP-20-700086-REMARK REVOCABLE TRUST & ROOHANI KHUSROW FAMILY TRUST:**  
**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 2.5 acres. Generally located on the northwest corner of Gomer Road (alignment) and Rosanna Street (alignment). JJ/pd (For possible action) **04/14/20 PC**
- Motion by Kendal Weisenmiller  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
57. **LUP-20-700087-STRAIGHT-LINE LEASING, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 11.7 acres. Generally located on the north side of Pebble Road, 600 feet west of Grand Canyon Drive, and the northeast corner of Pebble Road and Grand Canyon Drive. JJ/pd (For possible action) **04/14/20 PC**
- Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (3-0) Waltho abstained

58. **LUP-20-700088-NAHAI ILIEN & KERENDI FAROUGH & JACKLIN FAM TR:**  
**LAND USE PLAN** to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 15.0 acres. Generally located on the northwest corner of Grand Canyon Drive and Raven Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (3-0) Waltho abstained

59. **LUP-20-700089-CIRCLE Q RANCH II, LLC:**  
**LAND USE PLAN** to redesignate the existing land use categories from RNP (Rural Neighborhood Preservation), CG (Commercial General), and PF (Public Facilities) to RS (Residential Suburban) on 23.8 acres. Generally located on the southeast corner of Grand Canyon Drive and Pebble Road. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **APPROVE RS on APN 176-19-501-029 only**

Motion **PASSED** (3-0) Waltho abstained

60. **LUP-20-700090-LEWIS INVESTMENT COMPANY OF NEVADA:**  
**LAND USE PLAN** to redesignate the existing land use categories from PF (Public Facilities) and RS (Residential Suburban) to RH (Residential High) on 11.6 acres. Generally located on the northeast corner of Hualapai Way and Oleta Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **APPROVE applicant's request to reduce to RS**

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

61. **LUP-20-700091-LEWIS INVESTMENT COMPANY OF NEVADA:**  
**LAND USE PLAN** to redesignate the existing land use category from PF (Public Facilities) to RS (Residential Suburban) on 1.1 acres. Generally located on the southeast corner of Hualapai Way and Oleta Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **APPROVE**

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

62. **LUP-20-700092-BECKER ERNEST A IV & KATHLEEN C FAMILY TRUST & BECKER ERNEST A IV & KATHLEEN C TRS:**  
**LAND USE PLAN** to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.4 acres. Generally located on the northeast corner of Hualapai Way and Serene Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **APPROVE applicant's request to reduce to CN**

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

63. **LUP-20-700093-LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from PF (Public Facilities) to RM (Residential Medium) on 47.6 acres. Generally located on the southwest corner of Grand Canyon Drive and Serene Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho  
Action: **APPROVE**  
Motion **PASSED** (4-0) /Unanimous

64. **LUP-20-700094-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:**  
**LAND USE PLAN** to redesignate the existing land use category from CG (Commercial General) to RH (Residential High) on 2.5 acres. Generally located on the southwest corner of Fort Apache Road and Serene Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Barris Kaiser  
Action: **APPROVE reduced to RS**  
Motion **PASSED** (4-0) /Unanimous

65. **LUP-20-700095-DOGWOOD HICKORY, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from OL (Open Land) to RL (Residential Low) on 9.5 acres. Generally located on the southeast corner of Quarterhorse Lane and Cactus Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

66. **LUP-20-700096-DURANGO ERIE, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from OL (Open Land) to RS (Residential Suburban) on 5.0 acres. Generally located on the north side of Erie Avenue (alignment), 300 feet west of Durango Drive (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

67. **LUP-20-700097-LAND INVESTMENTS, LLC:**  
**LAND USE PLAN** to redesignate the existing land use category from OL (Open Land) to RS (Residential Suburban) on 1.9 acres. Generally located on the west side of Durango Drive (alignment), 300 feet north of Erie Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

68. **LUP-20-700098-STIMSON CHRISTOPHER J & A FAM TR & STIMSON CHRISTOPHER & ARALEE TRS:**

**LAND USE PLAN** to redesignate the existing land use category from OL (Open Land) to CN (Commercial Neighborhood) on 5.0 acres. Generally located on the southwest corner of Buffalo Drive and Cactus Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

69. **LUP-20-700099-HAIKAL EXEMPTION TRUST:**

**LAND USE PLAN** to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) and RS (Residential Suburban) on 20.0 acres. Generally located on the southwest and southeast corners of Gomer Road (alignment) and Montessouri Street (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by Kendal Weisenmiller  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

70. **LUP-20-700100-M F E INC:**

**LAND USE PLAN** to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 3.7 acres. Generally located on the southwest corner of Jones Boulevard and Cactus Avenue. JJ/pd (For possible action) **04/14/20 PC**

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

71. **LUP-20-700101-ADAMS BRIAN M:**

**LAND USE PLAN** to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 4.1 acres. Generally located on the northeast corner of Jones Boulevard and Cactus Avenue. JJ/pd (For possible action) **04/14/20 PC**

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

72. **LUP-20-700102-OMNI FAMILY LIMITED PARTNERSHIP:**

**LAND USE PLAN** to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 1.8 acres. Generally located on the northwest corner of Decatur Boulevard and Pyle Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Kendal Weisenmiller  
Action: **APPROVE**  
Motion **PASSED** (4-0) /Unanimous



- V. Comments by the General Public - 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 two 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

- VI. Next Meeting Date

The next special land use update meeting will be March 5, 2020 at 6:00 p.m.

- VII. Adjournment:

Motion by Jenna Waltho  
Adjourn meeting at 11:49 p.m.  
Motion **PASSED** (4-0) / Unanimous