



Enterprise Town Advisory Board

January 31, 2024

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya 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.

None, 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 January 10, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for January 10, 2024.

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

IV. Approval of Agenda for January 31, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Applicant requested a holds:

34. VS-23-0890-SILVERADO PROMENADE II, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 13, 2024.
35. UC-23-0889-SILVERADO PROMENADE II, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 13, 2024.
50. ZC-23-0928-BISMI SERIES HOLDINGS, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 28, 2024.
51. VS-23-0929-BISMI SERIES HOLDINGS, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 28, 2024.

Related applications:

2. PA-23-700045-ROOHANI KHUSROW FAMILY TRUST:
3. ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:
4. PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
5. ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
6. ET-23-400183 (VS-21-0695)-AGRAWAL, PAWAN & ROSY:
7. VS-23-0853-AGRAWAL, PAWAN & ROSY:
8. UC-23-0852-AGRAWAL, PAWAN & ROSY:
9. UC-23-0817-SOMPHONE & KHOURY, LLC:
10. TM-23-500174-SOMPHONE & KHOURY, LLC:
14. VS-23-0892-GARNER GEORGE W & T 2000 LIV TR & MAGEL LAWRENCE W TRS:
15. UC-23-0891-GARNER GEORGE W & T 2000 LIV TR & MAGEL LAWRENCE W TRS:
16. VS-23-0934-PIAZZA, LLC:
18. WS-23-0932-PIAZZA LLC:
19. PA-23-700049-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
20. ZC-23-0851-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
21. PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
22. ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
23. PA-23-700054-ROOHANI RAMAK:
24. ZC-23-0925-ROOHANI RAMAK:
25. VS-23-0926-SILVER SERENE LLC:
26. TM-23-500194-ROOHANI RAMAK:
28. ET-24-400001 (ZC-0107-13)-SOUTHERN HIGHLANDS INVEST PTNRS:
29. ET-24-400002 (ZC-1536-05)-SOUTHERN HIGHLANDS INVEST PTNRS:
30. ET-24-400003 (ZC-0750-06 & WT-0747-06)-SOUTHERN HIGHLANDS INVEST PTNRS:
31. ET-24-400004 (ZC-1604-99 & WT-1605-99)-HUNTINGTON VILLAGE A UNIT 1 AT RHODES RANCH:
32. ET-24-400005 (ZC-0588-05)-SOUTHERN HIGHLANDS INVESTMENT PARTNERS, LLC:
36. VS-23-0897-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:
37. UC-23-0896-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:
38. VS-23-0938-ADAVEN MANAGEMENT, INC.:

39. UC-23-0937-ADAVEN MANAGEMENT INC:
40. VS-23-0924-GOLDENSITES, LLC:
41. WS-23-0923-GOLDENSITES, LLC:
42. TM-23-500192-GOLDENSITES, LLC:
44. ZC-23-0870-10800 LVB, LLC:
45. VS-23-0871-10800 LVB, LLC:
46. TM-23-500186-10800 LVB, LLC:
47. ZC-23-0875-JONES 215 REAL PROPERTY, LLC:
48. VS-23-0876-JONES 215 REAL PROPERTY, LLC:

The following item will be heard together:

2. PA-23-700045-ROOHANI KHUSROW FAMILY TRUST:
3. ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:
21. PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
22. ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
4. PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
5. ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
19. PA-23-700049-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
20. ZC-23-0851-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Enterprise TAB Relocation**
 We are excited to announce that beginning May 1, 2024, our Enterprise TAB meetings will be held at the Silverado Ranch Community Center - 9855 Gillespie St, Las Vegas, NV 89183. Our last Enterprise TAB meeting at the Windmill Library will be April 10, 2024.

VI. Planning & Zoning

1. **WS-23-0849-SRMF TOWN SQUARE OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to permit encroachment into air space.
DESIGN REVIEWS for the following: **1)** commercial building; and **2)** alternative parking lot landscaping in conjunction with an existing shopping center on a portion of 94 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/bb/syp (For possible action) **02/06/24 PC**

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

2. **PA-23-700045-ROOHANI KHUSROW FAMILY TRUST:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al (For possible action) **02/06/24 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

3. **ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-1) Zone to an R-1 (Single Family Residential) Zone for a future single family residential development. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al/syp (For possible action) **02/06/24 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

4. **PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise. JJ/rk (For possible action) **02/06/24 PC**

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

5. **ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise (description on file). JJ/rk/syp (For possible action) **02/06/24 PC**

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

6. **ET-23-400183 (VS-21-0695)-AGRAWAL, PAWAN & ROSY:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for an easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gilespe Street within Enterprise (description on file). MN/rp/syp (For possible action) **02/07/24 BCC**

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

7. **VS-23-0853-AGRAWAL, PAWAN & ROSY:**
VACATE AND ABANDON a portion of right-of-way being La Cienega Street located between Ford Avenue and Pebble Road within Enterprise (description on file). MH/rp/syp (For possible action) **02/07/24 BCC**

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

8. **UC-23-0852-AGRAWAL, PAWAN & ROSY:**
USE PERMITS for the following: **1)** allow a place of worship; and **2)** increase building height.
DESIGN REVIEW for a place of worship on 2.2 acres in an R-E (RNP-I) Zone. Generally located on the west side of La Cienega Steet, 260 feet north of Pebble Road within Enterprise. MN/jud/syp (For possible action) **02/07/24 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.

ADD Public Works - Development Review conditions.

- Use RTC diagram 244.10-60 for La Cienega St off-sites.

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

9. **UC-23-0817-SOMPHONE & KHOURY, LLC:**
USE PERMIT to reduce the separation from a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow attached sidewalks with alternative landscaping; **2)** reduce height setback ratio; and **3)** allow talk box to face residential development; and **4)** throat depth.
DESIGN REVIEWS for the following: **1)** commercial complex; and **2)** finished grade on 3.9 acres in a C-2 (Commercial General) Zone. Generally located on the northeast corner of Rainbow Boulevard and Wigwam Avenue within Enterprise. JJ/sd/jd (For possible action) **02/07/24 BCC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

10. **TM-23-500174-SOMPHONE & KHOURY, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Rainbow Boulevard and Wigwam Avenue within Enterprise. JJ/mh/jd (For possible action) **02/07/24 BCC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

11. **WS-23-0819-JONES 215, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; and **2)** modified CMA Design Overlay District standards.
DESIGN REVIEWS for the following: **1)** showroom facility; and **2)** finish grade on 14.2 acres in a C-2 (Commercial General) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Roy Horn Way, 460 feet east of Torrey Pines Drive within Enterprise. MN/sd/syp (For possible action) **02/07/24 BCC**

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

12. **UC-23-0895-KIM HYUN SOOK:**
USE PERMITS for the following: **1)** accessory structures architectural compatibility; and **2)** accessory building size.
WAIVER OF DEVELOPMENT STANDARDS to reduce setback for accessory structures in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldorado Lane and the west side of Valley View Boulevard within Enterprise. MN/nai/ng (For possible action) **02/20/24 PC**

Motion by Justin Maffett
Action: **APPROVE:** Applicant's request for a **HOLD** to Enterprise TAB meeting on February 28, 2024.
Motion **PASSED** (5-0) /Unanimous

13. **VS-23-0884-LAS VEGAS PAVER MFG, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street (alignment) and Torrey Pines Drive (alignment), and between Gomer Road and Landberg Avenue (alignment) within Enterprise (description on file). JJ/jm/syp (For possible action) **02/20/24 PC**

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

14. **VS-23-0892-GARNER GEORGE W & T 2000 LIV TR & MAGEL LAWRENCE W TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and between Procyon Street and Polaris Avenue within Enterprise (description on file). MN/bb/syp (For possible action) **02/20/24 PC**

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

15. **UC-23-0891-GARNER GEORGE W & T 2000 LIV TR & MAGEL LAWRENCE W TRS:**
USE PERMIT for a congregate care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit encroachment into air space; **2)** eliminate cross access; and **3)** allow access to a local street where access from a collector or arterial street is required.
DESIGN REVIEWS for the following: **1)** congregate care facility; and **2)** lighting plan on 2.5 acres in a C-P (Commercial Professional) (AE-60) Zone. Generally located on the south side of Eldorado Lane, 600 feet west of Dean Martin Drive within Enterprise. MN/bb/syp (For possible action) **02/20/24 PC**

Motion by David Chestnut

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

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

16. **VS-23-0934-PIAZZA, LLC:**
ACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Moberly Avenue and between Giles Street and Las Vegas Boulevard South and a portion of a right-of-way being Giles Street located between Robindale Road and Moberly Avenue within Enterprise (description on file). MN/nai/syp (For possible action) **02/20/24 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

17. **WS-23-0121-LAGOON INVESTMENTS, LLC:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a restaurant building with drive-thru services and retail building on a pad site on a 0.7 acre portion of a 5.5 acre shopping center in a C-2 (General Commercial) Zone. Generally located on the west side of Rainbow Boulevard, 320 feet north of Cactus Avenue within Enterprise. JJ/al/syp (For possible action) **02/20/24 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- Design review as a public hearing for lighting and signage.

Per staff conditions

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

18. **WS-23-0932-PIAZZA LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** allow non-standard improvements within the right-of-way; and **3)** reduce throat depth.
DESIGN REVIEW for an overflow parking lot in conjunction with an existing shopping center on a portion of 4.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Robindale Road and the west side of Giles Street within Enterprise. MN/nai/syp (For possible action) **02/20/24 PC**

Motion by Justin Maffett

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

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

19. **PA-23-700049-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.9 acres. Generally located on the south side of Torino Avenue and the west side of Belcastro Street within Enterprise. JJ/rk (For possible action) **02/20/24 PC**

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

20. **ZC-23-0851-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: ZONE CHANGE** to reclassify 1.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the south side of Torino Avenue and the west side of Belcastro Street within Enterprise (description on file). JJ/rk/ng (For possible action) **02/20/24 PC**

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

21. **PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC: PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.1 acres. Generally located on the west side of Gilespie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/gc (For possible action) **02/20/24 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

22. **ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC: ZONE CHANGE** to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the west side of Gilespie Street, 130 feet north of Wellspring Avenue within Enterprise (description on file). MN/gc/ng (For possible action) **02/20/24 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

23. **PA-23-700054-ROOHANI RAMAK: PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 7.6 acres. Generally located on the southwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al (For possible action) **02/20/24 PC**

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

24. **ZC-23-0925-ROOHANI RAMAK:**
ZONE CHANGE to reclassify 14.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced street landscaping; **2)** eliminate landscaping adjacent to a less intensive use; and **3)** reduce street intersection off-set.
DESIGN REVIEW for a single family residential development. Generally located on the west side of Valley View Boulevard and the south side of Richmar Avenue within Enterprise (description on file). JJ/md/syp (For possible action) **02/20/24 PC**

Motion by David Chestnut

Action: **APPROVE**: Zone Change to R-1 for APNs 177-19-802-005, 177-19-802-006, 177-19-802-009, and 177-19-802-018;

APPROVE: Zone Change to R-2 for APNs 177-19-802-008 and 177-19-802-019

APPROVE: Waiver of Development Standards.

DENY: Design Review.

ADD comprehensive planning condition:

- Add a second entry/exit on Hinson St.

Per staff if approved conditions

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

25. **VS-23-0926-SILVER SERENE LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Hinson Street and Valley View Boulevard; easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard, and between Schuster Street and Valley View Boulevard; a portion of a right-of-way being Richmar Avenue located between Schuster Street (alignment) and Hinson Street; portions of right-of-way being Richmar Avenue located between Schuster Street (alignment) and Valley View Boulevard; a portion of right-of-way being Gary Avenue located between Schuster Street (alignment) and Hinson Street; portions of right-of-way being Gary Avenue located between Schuster Street (alignment) and Valley View Boulevard; a portion of right-of-way being Hinson Street located between Richmar Avenue and Gary Avenue; and a portion of right-of-way being Valley View Boulevard located between Richmar Avenue and Gary Avenue within Enterprise (description on file). JJ/md/syp (For possible action) **02/20/24 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

26. **TM-23-500194-ROOHANI RAMAK:**
TENTATIVE MAP consisting of 113 lots and common lots on 14.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Valley View Boulevard and the south side of Richmar Avenue within Enterprise. JJ/md/syp (For possible action) **02/20/24 PC**

Motion by David Chestnut

Action: **DENY**

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

27. **DR-23-0906-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:**
DESIGN REVIEWS for the following: **1)** a restaurant with a drive-thru; and **2)** finish grade in conjunction with a previously approved shopping center on a portion of 8.1 acres in a Commercial General (CG) Zone. Generally located on the southeast corner of Blue Diamond Road and Rainbow Boulevard within Enterprise. JJ/sd/syp (For possible action) **02/21/24 BCC**

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

28. **ET-24-400001 (ZC-0107-13)-SOUTHERN HIGHLANDS INVEST PTNRS:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 37.6 acre portion of 43.0 acres from an R-E (Rural Estates Residential) Zone under Resolution of Intent to an R-2 (Medium Density Residential) Zone, and from a C-2 (General Commercial) Zone, and an H-1 (Limited Resort and Apartment) Zone all in a P-C (Planned Community Overlay District) to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the length of a dead-end street; and **2)** allow early finished grading in conjunction with a proposed single family residential development in the Southern Highlands Master Planned Community. Generally located on the west side of Southern Highlands Parkway, north of Royal Fortune Drive within Enterprise (description on file). JJ/mh/ng (For possible action) **02/21/24 BCC**

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

29. **ET-24-400002 (ZC-1536-05)-SOUTHERN HIGHLANDS INVEST PTNRS:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify approximately 356.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone for a Comprehensive Master Planned Community known as Southern Highlands.
USE PERMIT for modified residential development standards.
VARIANCES for the following: **1)** waive the required setbacks from section and center section lines; and **2)** waive the required setbacks from Township and Range lines. Generally located on the south side of Golf Estates Drive, 950 feet west of Southern Highlands Parkway within Enterprise. (description on file). JJ/nai/ng (For possible action) **02/21/24 BCC**

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

30. **ET-24-400003 (ZC-0750-06 & WT-0747-06)-SOUTHERN HIGHLANDS INVEST PTNRS: ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify approximately 6.0 acres from a C-2 (Commercial General) P-C (Planned Community Overlay District) Zone and an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone for a single family residential development located in the Southern Highlands Master Planned Community. **USE PERMITS** for the following: **1)** establish modified residential development standards; and **2)** allow a public facility (water pumping station and reservoir) in a residential district. **VARIANCES** for the following: **1)** increase block wall heights; and **2)** eliminate the landscaping requirement for a public facility. **WAIVERS** for the following: **1)** allow early rough grading; and **2)** establish modified improvement standards on approximately 409.0 acres in an R-2 (Medium Density Residential) Zone, a C-2 (Commercial General) Zone, and an H-1 (Limited Resort and Apartment) Zone all within the P-C (Planned Community Overlay) Zone in the Southern Highlands Master Planned Community. Generally located on the west side of Southern Highlands Parkway, north of Reyes Avenue within Enterprise (description on file). JJ/rp/ng (For possible action) **02/21/24 BCC**

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

31. **ET-24-400004 (ZC-1604-99 & WT-1605-99)-HUNTINGTON VILLAGE A UNIT 1 AT RHODES RANCH:** **ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 2,299 acres from an R-E (Rural Estates Residential) Zone, an R-2 (Medium Density Residential) Zone, an R-4 (Multiple Family Residential - High Density) Zone, a C-1 (Local Business) Zone, a C-2 (General Commercial) Zone, a P-F (Public Facility) Zone, all within the P-C (Planned Community Overlay) Zone to an R-2 (Medium Density Residential) Zone, an R-4 (Multiple Family Residential - High Density) Zone, a C-1 (Local Business) Zone, a C-2 (General Commercial) Zone, a P-F (Public Facility) Zone, all within the P-C (Planned Community Overlay) Zone for a mixed-use Comprehensive Master Planned Community known as Southern Highlands. **USE PERMIT** for modified development standards. **VARIANCES** for the following: **1)** waive the required setbacks from section and center section lines; **2)** waive the required setbacks from Township and Range lines. **WAIVERS** for the following: **1)** modified improvement standards; and **2)** standard street grid dedication requirements. Generally located on the west side of Southern Highlands Parkway and the south side of Stonewater Lane within Enterprise. JJ/dd/ng (For possible action) **02/21/24 BCC**

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

32. **ET-24-400005 (ZC-0588-05)-SOUTHERN HIGHLANDS INVESTMENT PARTNERS, LLC:**

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify approximately 100 acres from C-2 (Commercial General) P-C (Planned Community Overlay District) and H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone to R-3 (Multiple Family Residential) Zone all within the P-C (Planned Community Overlay District) Zone for a multi-family residential development in Southern Highlands Master Planned Community.

VARIANCE to reduce the setback adjacent to a freeway. Generally located on the southwest corner of Southern Highlands Parkway and St. Rose Parkway and the west side of Interstate 15 within Enterprise (description on file). JJ/jm/ng (For possible action) **02/21/24 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

33. **UC-23-0835-BRANDO HOLDINGS, LLC:**

USE PERMIT for a cannabis establishment (consumption lounge).

DESIGN REVIEW for a proposed cannabis establishment (outdoor consumption lounge) in conjunction with an existing retail cannabis store on 0.6 acres in a CG (Commercial General) Zone in the AE-60 Airport Environs Overlay District. Generally located on the south side of Blue Diamond Road, 300 feet east of Hinson Street within Enterprise. JJ/tpd/syp (For possible action) **02/21/24 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) /Unanimous (Chestnut out of the room)

34. **VS-23-0890-SILVERADO PROMENADE II, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch and Landberg Avenue, and between Giles Street and Haven Street within Enterprise (description on file). MN/jor/syp (For possible action) **02/21/24 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on March 13, 2024.

35. **UC-23-0889-SILVERADO PROMENADE II, LLC:**

USE PERMIT to reduce the setback of a proposed vehicle wash from a residential use. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow an attached sidewalk with alternative landscaping; **2)** eliminate cross access; **3)** reduce throat depth; and **4)** reduce driveway departure distance.

DESIGN REVIEWS for the following: **1)** commercial center; **2)** vehicle wash; **3)** restaurant with a drive-thru; **4)** lighting; and **5)** alternative parking lot landscaping on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Giles Street within Enterprise. MN/jor/syp (For possible action) **02/21/24 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on March 13, 2024.

36. **VS-23-0897-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Capovilla Avenue (alignment), and between La Cienega Street and Placid Street and a portion of a right-of-way being La Cienega Street located between Warm Springs Road and Capovilla Avenue (alignment) within Enterprise (description on file). MN/rp/syp (For possible action) **02/21/24 BCC**

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

37. **UC-23-0896-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:**
USE PERMIT for a recreational facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce required parking; **2)** increase retaining wall height; **3)** increase building height; **4)** permit access to a local street; **5)** allow modified street standards; and **6)** reduce throat depth.
DESIGN REVIEWS for the following: **1)** recreational facility; **2)** lighting; and **3)** finished grade on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road and the east side of La Cienega Street within Enterprise. MN/rp/syp (For possible action) **02/21/24 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning conditions:

- Design Review as Public Hearing for signage
- All pole and building mounted lighting to be fully shielded.
- Design Review for any other use on this property.

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

38. **VS-23-0938-ADAVEN MANAGEMENT, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Blue Diamond Road, and between Arville Street and Moondance Cellars Court, and portion of a right-of-way being Camero Avenue located between Arville Street and Moondance Cellars Court within Enterprise (description on file). JJ/nai/syp (For possible action) **02/21/24 BCC**

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

39. **UC-23-0937-ADAVEN MANAGEMENT INC:**
USE PERMIT to reduce separations to a residential use.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping and attached sidewalk.
DESIGN REVIEWS for the following: **1)** vehicle wash; and **2)** finished grade on 1.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road and the west side of Arville Street within Enterprise. JJ/lm/syp (For possible action) **02/21/24 BCC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

40. **VS-23-0924-GOLDENSITES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Hauck Street, and between Serene Avenue and Oleta Avenue, and right-of-way (grant) located between Edmond Street and Hauck Street, and between Serene Avenue and Oleta Avenue within Enterprise (description on file). JJ/lm/syp (For possible action) **02/21/24 BCC**

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

41. **WS-23-0923-GOLDENSITES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate sidewalk and allow alternative street landscaping; and **2)** increase retaining wall height.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Hauck Street and the north side of Serene Avenue within Enterprise. JJ/lm/syp (For possible action) **02/21/24 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning conditions:

- Provide a 5 ft asphalt path along Edmond St and Hauck St.

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

42. **TM-23-500192-GOLDENSITES, LLC:**
TENTATIVE MAP consisting of 8 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Hauck Street and the north side of Serene Avenue within Enterprise. JJ/lm/syp (For possible action) **02/21/24 BCC**

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

43. **WC-23-400187 (ZC-0502-06)-NV LAS DEC, LLC:**
WAIVER OF CONDITIONS of a zone change requiring traffic study and compliance in conjunction with a distribution center on 9.1 acres in an M-D (Designed Manufacturing District) Zone. Generally located on the north side of Badura Avenue, 600 feet east of Rainbow Boulevard within Enterprise. MN/nai/syp (For possible action) **02/21/24 BCC**

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

44. **ZC-23-0870-10800 LVB, LLC:**
ZONE CHANGES for the following: **1)** reclassify 0.7 acres from an H-2 (General Highway Frontage) to a C-2 (General Commercial) Zone; and **2)** reclassify 2.8 acres from an H-2 (General Highway Frontage) to a C-1 (Local Business) Zone.
USER PERMIT for a congregate care facility in a C-1 (Local Business) zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping including the detached sidewalk; **2)** alternative street landscaping; **3)** eliminate landscaping adjacent to a less intensive use (congregate care facility); **4)** allow a congregate care facility to have a non-residential appearance; **5)** off-site improvements; **6)** allow non-standard improvements in the right-of-way; and **7)** allow modified street standards.
DESIGN REVIEW for the following: **1)** congregate care facility; **2)** on-premises consumption of alcohol (tavern); and **3)** finish grade on 5.0 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Erie Avenue within Enterprise. MN/sd/syp (For possible action) **02/21/24 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- No roll-up doors facing Giles St.

Per staff if approved conditions

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

45. **VS-23-0871-10800 LVB, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street and between Erie Avenue and Levi Avenue (alignment); and a portion of right-of-way being Erie Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/sd/syp (For possible action) **02/21/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

46. **TM-23-500186-10800 LVB, LLC:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 5.1 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Erie Avenue within Enterprise. MN/sd/syp (For possible action) **02/21/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

47. **ZC-23-0875-JONES 215 REAL PROPERTY, LLC:**
ZONE CHANGE to reclassify 5.0 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMIT for commercial vehicle (sprinter vans) repair in conjunction with commercial vehicle (sprinter van) sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified CMA Design Overlay District Standards; **2)** permit access to a local street (Maule Avenue); **3)** reduce vehicle drive aisle width; **4)** modified driveway design standards; and **5)** modified street standards.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** commercial vehicle (sprinter vans) sales facility; **3)** commercial vehicle (sprinter vans) repair facility; and **4)** finished grade in the CMA Design Overlay District. Generally located on the west side of Torrey Pines Drive and the south side of Maule Avenue within Enterprise (description on file). MN/md/syp (For possible action) **02/21/24 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

48. **VS-23-0876-JONES 215 REAL PROPERTY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Torrey Pines Drive and Redwood Street within Enterprise (description on file). MN/md/syp (For possible action) **02/21/24 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

49. **ZC-23-0900-FISH, DAVID L. REVOCABLE TRUST:**
ZONE CHANGE to reclassify a 0.6 acre portion of 1.1 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-1 (Light Manufacturing) (AE-60) Zone.
USE PERMIT to eliminate screening.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce gate setback; **2)** eliminate landscaping adjacent to a less intense use; **3)** alternative paving; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a truck parking lot with outside storage. Generally located on the east side of Valley View Boulevard, 780 feet south of Sunset Road within Enterprise (description on file). MN/jor/syp (For possible action) **02/21/24 BCC**

Motion by Justin Maffett

Action: **APPROVE**

Delete: Comprehensive Planning bullet #1:

Per staff if approved conditions

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

50. **ZC-23-0928-BISMI SERIES HOLDINGS, LLC:**
ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT to allow a mini-warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** reduce throat depth.
DESIGN REVIEWS for the following: **1)** a proposed mini-warehouse establishment; and **2)** finished grade. Generally located on the southeast corner of Windmill Lane and Rancho Destino Road within Enterprise (description on file). MN/jor/syp (For possible action) **02/21/24 BCC**

The applicant requested a **HOLD** to the Enterprise TAB meeting on February 28, 2024.

51. **VS-23-0929-BISMI SERIES HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Gilespe Street and a portion of a right-of-way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise (description on file). MN/jor/syp (For possible action) **02/21/24**
BCC

The applicant requested a **HOLD** to the Enterprise TAB meeting on February 28, 2024.

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 February 14, 2024 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 10:22 p.m.

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