



# Enterprise Town Advisory Board

February 10, 2021

## MINUTES

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Board Members	Tanya Behm <b>PRESENT</b> Gabriela Everett <b>PRESENT</b> Joseph Throneberry <b>PRESENT</b>	David Chestnut <b>PRESENT</b> Barris Kaiser <b>PRESENT</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.

Mark Donohue and Jazmine Harris, 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 November 11, 2020 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for November 10, 2020.

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

IV. Approval of Agenda for February 10, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** as amended.

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

Applicant requested hold:

6. UC-20-0338-SANG TJIE GIOK: The applicant requested a **HOLD** until the Enterprise TAB

meeting on February 24, 2021.

Related applications to be heard together:

7. VS-21-0016-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST
8. WS-21-0018-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST
9. TM-21-500003-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST
  
12. ZC-21-0002-COUNTY OF CLARK (AVIATION)
13. VS-21-0003-COUNTY OF CLARK (AVIATION)
14. TM-21-500002-COUNTY OF CLARK (AVIATION)

Move General Business item # 1 to be heard before **Informational Items**.

#### V. Informational Items

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

- **NDOT Seeks State Rail Plan Feedback, Hosts February 16 Virtual Summit**

LAS VEGAS, NEV. - The Nevada Department of Transportation (NDOT) is accepting public feedback and hosting a February 16 virtual rail summit to finalize the Nevada State Rail Plan, outlining potential new and enhanced railroad facilities to create a more efficient and sustainable statewide transportation network .

The public can visit [www.nevadadot.com/mobility](http://www.nevadadot.com/mobility) and select "Rail Planning" (direct link:

<https://www.nevadadot.com/mobility/rail-planning/state-rail-plan/-fsiteid-1>) to gather updates and provide feedback through March 4 on rail improvements to enhance Nevada's transportation network . .

The plan will be finalized following public comment and a virtual statewide rail summit on Feb. 16. The summit will provide an overview of plan recommendations and strategies and gather stakeholder and public feedback. Interested members of the public can register for the free summit by visiting the rail plan web site.

- **NEIGHBORHOOD MEETING**

There will be a virtual ZOOM meeting to discuss a conforming zone change application for a proposed mixed-use project consisting of 312 multifamily units and retail uses near Redwood Street and Arby Avenue. APNs: 176-02-301-012, 013, 014, 015 & 021

Wednesday, February 17, 2021, 5:30 p.m.

**ZOOM Meeting link:** <https://tinyurl.com/Calida-Redwood-Arby>

**Meeting ID:** 812 8306 2328

**Password:** 908659

BOARD OF COUNTY COMMISSIONERS  
MARILYN BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair  
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, County Manager

VI. Planning & Zoning

- UC-20-0543-AFRIDI ROMMAN KHAN:**  
**USE PERMITS** for the following: **1)** allow a communication tower; **2)** increased communication tower height; and **3)** reduced communication tower setback.  
**DESIGN REVIEW** for a communication tower on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.  
Generally located on the east side of Haven Street, 300 feet south of Eldorado Lane within Enterprise. MN/jor/jd (For possible action) **03/02/21 PC**

Motion by David Chestnut

Action: **APPROVE** applicant requested a **HOLD** until the Enterprise TAB meeting on February 24, 2021.

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

Tiffany Hesser read written public comment in opposition to this item (see attached).

- VS-20-0588-HANWEN RAINBOW, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Montessouri Street (alignment) and Rainbow Boulevard, and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/jt/jd (For possible action) **03/02/21 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

- WS-21-0009-CHURCH GOOD SAMARITAN LUTHERAN:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow wall signs where not permitted in an R-E Zone.  
**DESIGN REVIEW** for wall signs in conjunction with a place of worship complex on 4.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Windmill Lane and the west side of Gagnier Boulevard within Enterprise. JJ/lm/jd (For possible action) **03/02/21 PC**

Motion by Joseph Throneberry

Action: **DENY**

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

- ET-21-400002 (UC-18-0617)-SKID HOLDINGS, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to reduce the setback of a vehicle (automobile) wash from a residential use.  
**DESIGN REVIEWS** for the following: **1)** retail building; **2)** restaurant with drive-thru; **3)** vehicle (automobile) wash; and **4)** water vending structure on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Blue Diamond Road and Durango Drive within Enterprise. JJ/jgh/jd (For possible action) **03/03/21 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

- ET-21-400005 (UC-18-0754) -CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** place of worship; and **2)** increase the height of an ornamental spire and dome.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow modified street standards; and **2)** allow modified driveway design standards.

**DESIGN REVIEWS** for the following: **1)** place of worship; and **2)** finished grade on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Lindell Road and the south side of Mistral Avenue (alignment) within Enterprise. JJ/md/jd (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

**6. UC-20-0338-SANG TJIE GIOK:**

**USE PERMITS** for the following: **1)** place of worship; **2)** increased height of a place of worship; and **3)** increased height of a freestanding sign.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** driveway geometrics; and **3)** departure distance.

**DESIGN REVIEW** for a place of worship on 5.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nr/jd (For possible action) **03/03/21 BCC**

The applicant requested a **HOLD** until the Enterprise TAB meeting on February 24, 2021.

**7. VS-21-0016-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**

**VACATE AND ABANDON** easements of interest to Clark County located between Tenaya Way and Buffalo Drive and between Pebble Road and Ford Avenue (alignment) within Enterprise (description on file). JJ/sd/ja (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

**8. WS-21-0018-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce gross lot area, **2)** allow proposed single family residential lots to have direct access to a collector street (Tenaya Way); **3)** increase retaining wall height; and **4)** off-site improvements (streetlights, sidewalk, curb, gutter, and partial paving).

**DESIGN REVIEWS** for the following: **1)** proposed single family residential subdivision; and, **2)** finished grade on 13.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road, east of Pioneer Way (alignment) within Enterprise. JJ/sd/jd (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action:

**DENY** Waiver of Development Standards #s 1 and 2;

**APPROVE** Waiver of Development Standards #s 3, and 4;

**DENY** Design Review #1

**APPROVE** Design Review # 2;

**ADD** Current Planning Condition:

- Any combination of decorative and retaining wall over 9 ft. adjacent to a public street to be terraced and landscaped.

Per staff if approved conditions.

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

9. **TM-21-500003-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 21 residential lots on 13.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road (alignment) and east of Pioneer Way (alignment) within Enterprise. JJ/sd/jd (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action: **DENY**

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

10. **WC-21-400003 (NZC-19-0982) -KB HOME LV SAGE GLEN LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring an 8 foot tall wall as measured from existing grade of APN 176-15-801-030; 8 foot tall wall adjacent to existing commercial; and 8 foot tall wall adjacent to Rosanna Street in conjunction with a previously approved single family residential development on 24.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Cougar Avenue (alignment) within Enterprise (description on file). JJ/jgh/jd (For possible action) **03/03/21 BCC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions:

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

11. **ZC-20-0602-DIAMOND VALLEY VIEW LTD:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone and H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) (AE-60) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEW** for an office/warehouse facility. Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise (description on file). MN/al/jd (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action: **APPROVE** applicant requested a **HOLD** until the Enterprise TAB meeting on February 24, 2021.

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

12. **ZC-21-0002-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 10.9 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.  
**USE PERMIT** for an attached (townhouse) planned unit development (PUD).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** reduce parking; **3)** reduce width of private streets; **4)** reduce street intersection off-set; and **5)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade. Generally located on the southwest corner of Le Baron Avenue and Arville Street within Enterprise (description on file). JJ/al/jd (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action:

**APPROVE** Zone Change;

**APPROVE** Use Permit;

**APPROVE** Waiver of Development Standards #s 1, 3, 4 and 5;

**DENY** Waiver of Development Standards # 2;

**DENY** Design Review # 1;

**APPROVED** Design Review #2

**ADD** Current Planning condition:

- Letter of agreement from Republic Services for trash and recycling to be approved prior to final design of the site.
- Add additional fenestrations to townhouse elevations facing the private street.

**ADD** Public Works – Development Review condition:

- No parking along the south side of Le Baron Avenue.

Per staff if approved conditions.

Motion **PASSED** (4-1) / Kaiser-nay

**13. VS-21-0003-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** easements of interest to Clark County located between Cameron Street and Arville Street, and between Le Baron Avenue and Pyle Avenue within Enterprise (description on file). JJ/al/ja (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

**14. TM-21-50002-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 156 residential lots and common lots on 10.9 acres in an RUD (Residential Urban Density) Zone. Generally located on the southwest corner of Le Baron Avenue and Arville Street within Enterprise. JJ/al /jd (For possible action) **03/03/21 BCC**

Motion by David Chestnut

Action: **DENY**

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

**VII. General Business:**

1. Appoint the Chairperson and Vice-Chairperson for a two-year (2-year) term. (For possible action)

Motion by Barry Kaiser

Action: **APPROVE** as David Chestnut as chairperson.

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

Motion by David Chestnut

Action: **APPROVE** as Barry Kaiser as vice chairperson.

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

2. . Approve the 2021 Enterprise Town Advisory Board yearly meeting calendar. (For

possible action)

Motion by David Chestnut

Action: **APPROVE**

Meeting dates:

- February 10, 2021
- February 24, 2021
- March 10, 2021
- March 31, 2021
- April 14, 2021
- April 28, 2021
- May 12, 2021
- May 26, 2021
- June 9, 2021
- June 30, 2021
- July 14, 2021
- July 28, 2021
- August 11, 2021
- September 1, 2021
- September 15, 2021
- September 29, 2021
- October 13, 2021
- October 27, 2021
- November 10, 2021
- December 1, 2021
- December 15, 2021
- December 29, 2021

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

3. Review the Enterprise TAB/CAC Bylaws (for discussion only)

TAB members were given the Enterprise TAB Bylaws for their review (see attached).

4. Appoint one member as the Enterprise Town Advisory Board representative to participate in the Transform Clark County - rewrite of Clark County's Development Code Title 30 (For Possible Action)

Motion by Barry Kaiser

Action: To **APPOINT** David Chestnut as the Enterprise TAB representative to the Transform Clark County.

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

VIII. Public Comment:

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general

jurisdiction of this body, please submit your comments to TLH@clarkcountynv.gov, before 4:00 pm, February 10, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- Commissioner Naft's planning commissioner, Jenna Waltho, was introduced to the new TAB members.

IX. Next Meeting Date

The next regular meeting will be February 24, 2021 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut

**ADJOURN** meeting at 9:02 p.m.

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



## **BYLAWS AND PROCEDURES**

### **ENTERPRISE TOWN ADVISORY BOARD**

#### Article I – Name

The name of this advisory board shall be the Enterprise Town Advisory Board, as created by the Clark County Board of Commissioners, pursuant to Clark County Ordinance No. 1920, adopted on December 31, 1996.

#### Article II – Purpose

The purpose of this advisory board, pursuant to NRS 269.576 and County Code, Chapter 3.30, is to assist the Board of County Commissioners in governing the unincorporated town of Enterprise by acting as a liaison between the residents of the town and the Board of County Commissioners and to advise the Board of County Commissioners on matters of importance to the unincorporated town and its residents.

#### Article III – Members

- A. Members of the Enterprise Town Advisory Board must be a qualified elector (they must be qualified to register to vote but do not have to actually be registered) and live within the boundaries of the unincorporated town of Enterprise.
- B. Five members shall be appointed by the Board of County Commissioners to serve a two-year term, which will begin on the first Monday in January of odd-numbered years, and shall serve at the pleasure of the Board of County Commissioners.
- C. The provisions of chapter 3.01 of Title 3 of the Clark County Code on absences of appointed members of boards shall apply to absences of members of the Enterprise Town Advisory Board. The Enterprise Town Advisory Board shall follow the procedure established by the County Manager or his or her designee for the administration of chapter 3.01. The assigned staff member referred to in Clark County Code Section 3.01.10 shall be the County Liaison.
- D. Any member may resign his/her appointment by submitting a letter of resignation to the Board of Commissioners or Department of Administrative Services and sending a copy to the Chair of the Enterprise Town Advisory Board.
- E. When a vacancy occurs, the advisory board shall, at the request of the Department of Administrative Services, post a public notice of the opening soliciting applications and may recommend to the Board of County Commissioners a qualified replacement for the position.
- F. All advisory board members shall observe the standards of ethical conduct outlined in NRS 281A, Clark County Code, Chapter 2.42 and any resolution on Ethics

adopted by the BCC, and shall refrain from voting on any item that presents a conflict of interest.

- G. Each member of the Enterprise Town Advisory Board shall, at least once during the first year of his/her initial term of office, and annually during every subsequent year that he/she serves in office, attend training pursuant to 3.30.090:
  - 1. State statutes, regulations, local ordinances, resolutions and regulations concerning land use planning, development and any other subject matter that the Board of County Commissioners deems necessary; and
  - 2. The provisions of Chapter 241 of NRS (Meetings of State and Local Agencies).

#### Article IV – Officers

- A. Officers shall perform the duties prescribed by these bylaws.
- B. Officers of the Enterprise Town Advisory Board shall consist of a Chair and Vice Chair selected amongst the members of the advisory board, and shall be selected to serve a two-year term, or at the pleasure of the advisory board, beginning the first meeting in January of odd-numbered years.
- C. The Chair is not eligible to serve a consecutive term of office as chairperson or to serve as Vice Chair for the following term after being the chairperson.
- D. The Chair shall act as presiding officer at all regular and special meetings of the advisory board in accordance with the adopted Board of County Commission Rules of Procedure.
- E. The Vice Chair shall assume the responsibilities of the Chair in his/her absence.
- F. If a permanent vacancy occurs for the position of the Chair or Vice Chair, the advisory board shall select a Chair or Vice Chair from among the members of the advisory board to serve the remainder of the unexpired term, consistent with section IV. C.
- G. The Secretary of the advisory board shall ensure that each meeting has been legally noticed and posted pursuant to the Nevada Open Meeting Law.

#### Article V – Meetings

- A. The Enterprise Town Advisory Board shall hold regular meetings on the Wednesday prior to Planning Commission and Board of County Commission meetings, unless holidays or other conflicts dictate moving the meeting dates.
- B. All meetings shall be held at the Windmill Library, 7060 W. Windmill Ln., commencing at 6:00 p.m. or, in the case of an emergency or potential overcrowding,

at another location and/or time as determined by the Chair and properly noticed and posted pursuant to the Nevada Open Meeting Law.

- C. The regular meetings of the advisory board shall be held no less than once per quarter at the place, day and hour set forth in Sections A and B above.
- D. Any special meeting of the advisory board may be held at the call of the Chair at the time, date and place posted, pursuant to the Nevada Open Meeting Law.
- E. Three members of a five-member board shall constitute a quorum, and a quorum will be required to conduct any official business of the advisory board. Whenever a member abstains from voting because of a conflict of interest, the necessary quorum to act upon and the number of votes necessary to act upon the matter, as fixed by any statute, ordinance or rule, is reduced as though the abstaining member were not a member of the board.
- F. The Chair or Vice-Chair will coordinate with the Secretary and County Liaison to ensure actions and reasoning is accurately reported in the minutes.
- G. Each person appearing before the advisory board shall receive a fair and impartial hearing based solely on the merits of his/her petition, without regard to race, religion, sex, sexual orientation, gender identity or expression, age, disability or national origin.
- H. Agendas
  1. All business for consideration shall be included on the agenda. The Chair shall rule as “out of order” the consideration of any matter not on the agenda, or in conflict with the bylaws. If any information or discussion item is introduced at a meeting and action is to be taken thereon, it shall be placed on the agenda for the next regular meeting of the board.
  2. The advisory board Secretary shall, in accordance with the uniform agenda format provided by the Department of Administrative Services, prepare the agenda in cooperation with the Chair and County Liaison, and post by 9:00 a.m., three full working days (not counting the meeting date) before the meeting in compliance with the Nevada Open Meeting Law.
  3. Items can be placed on an agenda by the Board of County Commissioners, Department of Administrative Services, Department of Comprehensive Planning, and any advisory board member, or as required by law. Citizens can request that an item be on an agenda, but whether the item appears on the agenda is at the discretion of the Chair and the Department of Administrative Services based on the issue, circumstances, appropriateness and ability of the advisory board to further the issue.
  4. Non-planning and zoning items for inclusion on the agenda must be submitted to the Secretary at least eight calendar days prior to the scheduled meeting.

The Secretary will combine requested items with the Planning & Zoning agenda provided by Department of Comprehensive Planning and post three full working days before the meeting.

5. Once action is taken on an item, the Town Advisory Board shall not re-hear the item unless there is (1) a timely request for rehearing (within five working days by a member voting in the majority); (2) a change of circumstance; or (3) sufficient passage of time that it is reasonable to revisit the item.

#### Article VI – Parliamentary Procedure

- A. All voting procedures shall be in accordance with the adopted Board of County Commission Rules of Procedure, except as otherwise outlined in these bylaws.
- B. A motion need not have a “second” before the motion may be put to a vote as provided for in “A” above.
- C. The Chair of the advisory board shall have the same right as any other board member to initiate a motion, question or debate, and vote on a motion.