



# Enterprise Town Advisory Board

March 9, 2022

## MINUTES

---

Board Members	David Chestnut, Chair <b>PRESENT</b> Tanya Behm <b>EXCUSED</b> Justin Maffett <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Joseph Throneberry <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chaves70@yahoo.com">chaves70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com <b>PRESENT</b>	

---

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions (see above)

The meeting was called to order at 6:00 p.m.

Steve DeMerritt, Current Planning  
Rachel Glaze, Commissioner Naft's Office

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.

- A person asked was this time to speak on item they came to speak about.

III. Approval of Minutes February 23, 2022 (For possible action)

Motion by David Chestnut  
Action: **APPROVE** Minutes as published for February 23, 2022  
Motion **PASSED** (4-0)/ Unanimous.

IV. Approval of Agenda for March 9, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut  
Action: **APPROVE** as amended.  
Motion **PASSED** (4-0) /Unanimous

Applicant requested hold:

1. DR-22-0072-DIAMOND VALLEY VIEW LTD: The applicant has requested a HOLD to the Enterprise TAB meeting on March 30, 2022.

Related applications to be heard together:

2. NZC-22-0056-MICHELON FAMILY LV LAND, LLC:
3. VS-22-0057-MICHELON FAMILY LV LAND, LLC:
  
7. ZC-22-0049-RMB REAL ESTATE, LLC:
8. VS-22-0050-RMB REAL ESTATE, LLC:
9. TM-22-500022-RMB REAL ESTATE, LLC:
  
10. ZC-22-0052-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:
11. VS-22-0053-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:
12. TM-22-500023-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:
  
13. WC-22-400018 (NZC-0045-17)-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
14. VS-22-0071-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
15. WS-22-0070-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
16. TM-22-500027-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)

- **Echo Trail Park Grand Opening Celebration**

Saturday, March 26, 2022

11:00am - 1:00pm

Corner of Russell Rd. & Buffalo Dr.

Join Commissioner Michael Naft and Clark County Parks & Recreation to celebrate the opening of Echo Trail Park. Complimentary food and drinks, live entertainment, and giveaways will be available for the whole family.

Tiffany Hesser introduced to the Enterprise Town Board Rachel Glaze, Community Services Specialist.

VI. Planning & Zoning

1. **DR-22-0072-DIAMOND VALLEY VIEW LTD:**  
**DESIGN REVIEWS** for the following: **1)** distribution center; **2)** lighting plan; and **3)** alternative parking lot landscaping on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise. MN/al/jo (For possible action) **04/05/22 PC**

The applicant has requested a HOLD to the Enterprise TAB meeting on March 30, 2022

2. **NZC-22-0056-MICHELON FAMILY LV LAND, LLC:**  
**ZONE CHANGE** to reclassify 15.1 acres from an H-2 (General Highway Frontage) Zone to an R-4 (Multiple Family Residential - High Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** building height; and **2)** nonstandard improvements (landscaping) in the right-of-way.  
**DESIGN REVIEWS** for the following: **1)** multiple family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the east side of Las Vegas Boulevard South and the south side of Chartan Avenue within Enterprise (description on file). MN/jt/jo (For possible action) **04/05/22 PC**

Motion by Barris Kaiser

Action: **APPROVE:**

**APPROVE:** Waiver of Development Standards 1a

**APPROVE:** Design Reviews #s 1 and 3

**DENY:** Waiver of Development Standards 1b

**DENY :** Design Review #2

**ADD** Current Planning Conditions

- Design review as a public hearing for signage
- All pole and building mounted lighting to be fully shielded

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

Motion by Joseph Throneberry

Action: **APPROVE** motion to reconsider the previous motion to add per staff conditions

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

Motion by Barris Kaiser

Action: **APPROVE:** Zone Change

**APPROVE:** Waiver of Development Standards 1a

**APPROVE:** Design Reviews #s 1 and 3

**DENY:** Waiver of Development Standards 1b

**DENY:** Design Review #2

**ADD** Current Planning Conditions

- Design review as a public hearing for signage
- All pole and building mounted lighting to be fully shielded

Per staff conditions

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

3. **VS-22-0057-MICHELON FAMILY LV LAND, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Chartan Avenue located between Las Vegas Boulevard South and Giles Street, a portion of right-of-way being Terrill Avenue located between Las Vegas Boulevard South and Giles Street, and a portion of right-of-way being Giles Street located between Chartan Avenue and Starr Avenue within Enterprise (description on file). MN/jt/jo (For possible action) **04/05/22 PC**

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

4. **UC-22-0065-FIRE STATION PLAZA, LLC:**  
**USE PERMIT** for outside dining/drinking in conjunction with an existing restaurant on a portion of 4.2 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the southeast corner of Southern Highlands Parkway and Valley View Boulevard within Enterprise. JJ/jor/syp (For possible action) **04/05/22 PC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

5. **VS-22-0079-TURNER WILLIAM SCOTT & FRANCINE M:**  
**VACATE AND ABANDON** an easement of interest to Clark County located between La Cienega Street and Placid Street and between Mesa Verde Lane and Moberly Avenue (alignment) within Enterprise (description on file). MN/sd/jo (For possible action) **04/05/22 PC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

6. **ET-22-400020 (UC-18-0454)-ABC PARADISE, LLC:**  
**USE PERMIT SECOND EXTENSION OF TIME** for a proposed multiple family residential development. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced front setback; **2)** increase height; and **3)** reduced height/setback ratio adjacent to single family residential use.  
**DESIGN REVIEW** for a multiple family residential development on 5.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Giles Street and the south side of Mesa Verde Lane within Enterprise. MN/bb/syp (For possible action) **04/06/22 BCC**

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

7. **ZC-22-0049-RMB REAL ESTATE, LLC:**  
**ZONE CHANGE** to reclassify 2.7 acres from an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone to an R-1 (Single Family Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** finished grade. Generally located on the south side of Serene Avenue, 650 feet west of Lindell Road (alignment) within Enterprise (description on file). JJ/jt/jo (For possible action) **04/06/22 BCC**

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-1) / Kaiser - Nay

8. **VS-22-0050-RMB REAL ESTATE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Serene Avenue and Meranto Avenue, and between Lindell Road (alignment) and Jones Boulevard within Enterprise (description on file). JJ/jt/jo (For possible action) **04/06/22 BCC**

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

9. **TM-22-500022-RMB REAL ESTATE, LLC:**  
**TENTATIVE MAP** consisting of 10 single family residential lots and common lots on 2.7 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Serene Avenue, 650 feet west of Lindell Road (alignment) within Enterprise. JJ/jt/jo (For possible action) **04/06/22 BCC**

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

10. **ZC-22-0052-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:**  
**ZONE CHANGE** to reclassify 5.0 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)** alternative yard setbacks; and **2)** reduce street intersection off-set.  
**DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** finished grade. Generally located on the east side of Tee Pee Lane (alignment) and the south side of Big Park Avenue (alignment) within Enterprise (description on file). JJ/jt/jo (For possible action) **04/06/22 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

11. **VS-22-0053-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tee Pee Lane and Fort Apache Road, and between Big Park Avenue (alignment) and Gary Avenue within Enterprise. JJ/jt/jo (For possible action) **04/06/22 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

12. **TM-22-500023-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:**  
**TENTATIVE MAP** consisting of 39 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Tee Pee Lane (alignment) and the south side of Big Park Avenue (alignment) within Enterprise. JJ/jt/jo (For possible action) **04/06/22 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

13. **WC-22-400018 (NZC-0045-17)-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**WAIVER OF CONDITIONS** of a zone change requiring full off-site improvements in conjunction with a previously approved zone change to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone for a residential planned unit development (PUD). Generally located on the northwest corner of Richmar Avenue and Lindell Road within Enterprise. JJ/md/jo (For possible action) **04/06/22 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
Public Works - Development Review  
**DELETE** bullet #s 1 and 2  
**ADD** Waive full off sites except for paving to rural standards  
Per staff conditions  
Motion **PASSED** (4-0) /Unanimous

14. **VS-22-0071-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Westwind Road and Mohawk Street, and between Richmar Avenue and Meranto Avenue within Enterprise (description on file). JJ/md/jo (For possible action) **04/06/22 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

15. **WS-22-0070-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; and **2)** off-site improvements.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; **2)** modifications to a previously approved planned unit development (single family detached); **3)** hammerhead street design; and **4)** finished grade on 10.0 acres in an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone. Generally located between Westwind Road and Mohawk Street, and between Richmar Avenue and Meranto Avenue within Enterprise. JJ/md/jo (For possible action) **04/06/22 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning condition

- Terrace and landscape any combination of retaining and wall over 9 ft adjacent to public right of way

Public Works - Development Review

**DELETE** bullet #s 4 and 5

**ADD** Waive full off sites except for paving to rural standards

Per staff conditions

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

16. **TM-22-500027-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: TENTATIVE MAP** consisting of 18 single family residential lots and common lots on 10.0 acres in an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone. Generally located between Westwind Road and Mohawk Street, and between Richmar Avenue and Meranto Avenue within Enterprise. JJ/md/jo (For possible action) **04/06/22 BCC**

Motion by David Chestnut

Action: **APPROVE**

Public Works - Development Review

**DELETE** bullet #s 4 and 5

**ADD** Waive full off sites except for paving to rural standards

Per staff conditions

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

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.

- A person asked why were they notified about meeting at the last minute.

IX. Next Meeting Date

The next regular meeting will be March 23, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

**ADJOURN** meeting at 8:03 p.m.

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