



Enterprise Town Advisory Board

August 14, 2024

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah EXCUSED	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.

Brady Bernhart, 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.

- One citizen had a question on when they could speak on an agenda item.

III. Approval of Minutes for July 31, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for July 31, 2024.

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

IV. Approval of Agenda for August 14, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications to be heard together:

1. VS-23-0860-DIAMOND STARR HILLS, LLC:
2. UC-23-0859-DIAMOND STARR HILLS, LLC:
3. TM-23-500181-DIAMOND STARR HILLS, LLC:

5. VS-24-0356-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
6. WS-24-0355-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
7. TM-24-500068-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

Item # 10 will be heard first.

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **CLARK COUNTY COMMISSIONER MICHAEL NAFT** will be at the Silverado Ranch Community Center on Monday, August 27 10am-11:30pm, to answer questions about Clark County, its departments, and agencies.

VI. Planning & Zoning

1. **VS-23-0860-DIAMOND STARR HILLS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Starr Hills Avenue and Chartan Avenue, and between Dahlia Grove Street and Frejus Drive within Enterprise (description on file). JJ/lm/syp (For possible action) **08/21/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

2. **UC-23-0859-DIAMOND STARR HILLS, LLC:**
USE PERMIT for a temporary gravel pit.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** hillside design standards; **2)** increase wall height and allow alternative hillside wall standards; **3)** allow attached sidewalk and alternative street landscaping; and **4)** landscaping adjacent to a less intensive use.
DESIGN REVIEWS for the following: **1)** temporary gravel pit on a 6.0 acre portion of 25.0 acres in an R-E (Rural Estates Residential) Zone; **2)** allow modified driveway standards; **3)** reduce street dedication width; **4)** preliminary grading plan in conjunction with a hillside development (slopes greater than 12%); **5)** finished grade; and **6)** a single-family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue and 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action) **08/21/24 BCC**

Motion by David Chestnut

Action: **DENY**

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

3. **TM-23-500181-DIAMOND STARR HILLS, LLC:**
TENTATIVE MAP consisting of 40 single-family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue and 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action) **08/21/24 BCC**

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

4. **UC-24-0353-LEKAR, RUDY H. & MICHELLE M FAM TR & LEKAR RUDY H & MICHELLE M TRS:**
USE PERMIT for a home occupation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate access gate setback; **2)** reduce setback; **3)** reduce building separation; and **4)** residential adjacency standards in conjunction with an existing single-family residence on a portion of 1.17 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Serene Avenue, 675 feet east of Decatur Boulevard within Enterprise. JJ/rp/syp (For possible action) **09/03/24 PC**

Motion by Barris Kaiser
Action: **APPROVE** per staff if approved conditions
Motion **PASSED** (3-1) /NAY - Chestnut

5. **VS-24-0356-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Haven Street, and between Frias Avenue and Jo Rae Avenue; a portion of the right-of-way being Pyle Avenue between Giles Street and Haven Street; a portion of the right-of-way being Haven Street between Pyle Avenue and Jo Rae Avenue; and a portion of the right-of-way being Giles Street between Pyle Avenue and Jo Rae Avenue within Enterprise (description on file). MN/rg/syp (For possible action) **09/03/24 PC**

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

6. **WS-24-0355-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase retaining wall height; **2)** reduce setbacks; and **3)** eliminate street landscaping. **DESIGN REVIEW** for a single-family residential attached development on 6.54 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Giles Street and the north and south sides of Pyle Avenue within Enterprise. MN/rg/syp (For possible action) **09/03/24 PC**

Motion by David Chestnut

Action: **DENY:** Waivers of Development Standard # 1

APPROVE: Waivers of Development Standards #s 2 and 3.

DENY: Design Review

Per staff if approved conditions

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

Motion by David Chestnut

Action: **RECONSIDER** motion

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

Motion by David Chestnut

Action: **DENY:** Waivers of Development Standard # 1

APPROVE: Waivers of Development Standards #s 2 and 3.

APPROVE: Design Review

Per staff if approved conditions

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

7. **TM-24-500068-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: TENTATIVE MAP** consisting of 64 lots and 12 common lots on 6.54 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Giles Street and the north and south sides of Pyle Avenue within Enterprise. MN/rg/syp (For possible action) **09/03/24 PC**

Motion by David Chestnut

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

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

8. **WS-24-0347-DEAN, DONNY & WILLIAMS, VIRGINIA: WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with existing single-family residences on 1.26 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Patrington Court and 375 feet north of Great Gable Drive within Enterprise. MN/my/syp (For possible action) **09/03/24 PC**

Motion by Barris Kaiser

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

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

9. **UC-24-0359-DAVENPORT, NATHAN L.:**
USE PERMIT for transitional living for released offenders in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Robindale Road, 300 feet east of Ullom Drive within Enterprise. MN/mh/syp (For possible action) **09/04/24 BCC**

Motion by Barris Kaiser

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- Provide a detailed communication plan with a single point of contact to be added to the application.
- 1 year review from application approval.
- No more than 5 residents at a time.
- 1 staff member present at all times on the property.

Per staff conditions

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

10. **ZC-24-0348-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 88.10 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, AE-70, & AE-RPZ) Overlay. Generally located on the south side of Sunset Road and the west side of Giles pie Street within Enterprise (description on file). MN/gc (For possible action) **09/04/24 BCC**

Motion by David Chestnut

Action: **APPROVE** 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.

- None.

IX. Next Meeting Date

The next regular meeting will be August 28, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 8:57 p.m.

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