



# Enterprise Town Advisory Board

June 29, 2022

## MINUTES

Board Members	David Chestnut, Chair <b>PRESENT</b> Tanya Behm <b>PRESENT</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:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <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 McDermitt, 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.

A resident spoke in opposition to items 17-19 indicating she may not be able to stay long enough to hear the item.

### III. Approval of Minutes for June 15, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for June 15, 2022.

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

### IV. Approval of Agenda for June 29, 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 holds:

14. WC-22-400074 (NZC-1563-04)-DIAMOND BLUE LP: The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 13, 2022.
15. VS-22-0329-DIAMOND BLUE, LP: The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 13, 2022.
16. UC-22-0313-DIAMOND BLUE LP: The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 13, 2022.

Related applications to be heard together:

2. NZC-22-0317-LEBARON INDUSTRIAL 87, LLC:
3. VS-22-0318-LEBARON INDUSTRIAL 87, LLC:
4. TM-22-500106-LEBARON INDUSTRIAL 87, LLC:
  
6. VS-22-0304-LOCKE JOHN MARSHALL & AUDRIE:
7. UC-22-0303-LOCKE JOHN MARSHALL & AUDRIE
  
17. ZC-22-0321-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
18. VS-22-0322-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
19. TM-22-500107-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
  
9. UC-22-0316-RIVIERA SHOPPING CENTER LTD will be heard before
8. UC-22-0314-LV CACTUS SCHIRLLS, LLC:

## V. Informational Items

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

- **1-11 PUBLIC COMMENTS**

The meeting and town hall serve as opportunities for the public to review findings on a Planning and Environmental Linkages (PEL) Study initiated in 2019 by the Federal Highway Administration, the Nevada Department of Transportation said in a Wednesday news release.

Based on evaluation criteria and extensive assessments, the central corridor alternative (currently Interstate 515 and U.S. Highway 95) was identified as the best performing corridor and has been recommended for interstate highway designation through the Las Vegas metropolitan area.

The online public meeting is available at [i11nv.com](http://i11nv.com) 24 hours a day starting Thursday and running until 5 p.m. on July 22.

Comments can be submitted until July 22 using the form on the project's virtual meeting, via email at [info@i11nv.com](mailto:info@i11nv.com), or by telephone (702) 472-8018.

The bilingual telephone town hall is from 5:30 to 6:30 p.m. on July 7. For English, call (833) 589-2166. For Spanish, call (833) 589-2167.

More information on the 1-11 corridor report is at [i11nv.com](http://i11nv.com).

- **1 OCTOBER MEMORIAL**

We invite you to help create a lasting memorial that remembers the 58 lives lost on 1 October 2017, as well as those who have succumbed to injuries since the tragic events at the Route 91 Harvest Music Festival. The memorial will also honor the survivors, first responders and everyday heroes who inspired our nation with their bravery while also recognizing the resiliency and compassion of our community.

### THREE WAYS TO PARTICIPATE

- Call for Creative Expressions/Submit Your Ideas (July 1 - Sept. 30, 2022)
- Call for Qualifications/Professional RFQ Teams (Aug. 1 - Oct. 31, 2022)
- Call for Evaluators/Help Select the Design Team (July 1 - 31, 2022)

1 October Memorial 3-Phase Selection Process

**SUMMER 2022:** The public & artists are encouraged to submit ideas/express interest in participating on a professional design team.

**WINTER 2023:** Up to 5 professional design teams will be selected to develop memorial concepts influenced by public submissions for the memorial's design.

**LATE SUMMER 2023:** 1 October Memorial Committee to make formal design recommendation to the Clark County Commission.

The project will launch July 2022 [ClarkCountyNV.gov/1OctoberMemorial](http://ClarkCountyNV.gov/1OctoberMemorial)

VI. Planning & Zoning

1. **NZC-22-0305-GRAND CANYON LLC & NAHAI ILIEN:**  
**ZONE CHANGE** to reclassify 15.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce street width.  
**DESIGN REVIEW** for a single family residential development. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/rk/jo (For possible action) **07/19/22 PC**

Motion by David Chestnut

Action: **Deny**

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

2. **NZC-22-0317-LEBARON INDUSTRIAL 87, LLC:**  
**ZONE CHANGE** to reclassify 18.8 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** reduce street width; and **3)** street dedication.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the west side of Dean Martin Drive and the north side of Pyle Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) **07/19/22 PC**

Motion by Barris Kaiser

Action: **APPROVE**

**ADD** Current Planning Conditions

- Install detached sidewalk along Polaris Ave
- Increase fenestrations on elevations facing public roads.
- Terrace and landscape any combination of retaining and wall over 9 ft adjacent to public right of way.

Per staff conditions

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

3. **VS-22-0318-LEBARON INDUSTRIAL 87, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Le Baron Avenue, and between Dean Martin Drive and Polaris Avenue, and a portion of right-of-way being Jo Rae Avenue located between Dean Martin Drive and Polaris Avenue, and a portion of right-of-way being Le Baron Avenue located between Dean Martin Drive and Polaris Avenue,

and a portion of right-of-way being Pyle Avenue located between Dean Martin Drive and Polaris Avenue, and a portion of right-of-way being Dean Martin Drive located between Pyle Avenue and Le Baron Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) **07/19/22 PC**

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

4. **TM-22-500106-LEBARON INDUSTRIAL 87, LLC:**  
**TENTATIVE MAP** consisting of 70 single family residential lots and common lots on 18.8 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Dean Martin Drive and the north side of Pyle Avenue within Enterprise. JJ/rk/jo (For possible action) **07/19/22 PC**

Motion by Barris Kaiser  
Action: **APPROVE**  
**ADD** Current Planning Conditions

- Install detached sidewalk along Polaris Ave

Per staff conditions  
Motion **PASSED** (4-0) /Unanimous

5. **NZC-22-0324-GUNN DOREEN FAMILY TRUST & GUNN DOREEN & JAMES TRS:**  
**ZONE CHANGE** to reclassify 0.6 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.  
**DESIGN REVIEW** for a retail building (coffee shop) with drive-thru service. Generally located on the south side of Cactus Avenue, 250 feet west of Dean Martin Drive within Enterprise (description on file). JJ/rk/tk (For possible action) **07/19/22 PC**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Current Planning Conditions

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

Per staff conditions  
Motion **PASSED** (4-0) /Unanimous

6. **VS-22-0304-LOCKE JOHN MARSHALL & AUDRIE:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Schirlls Street and Hinson Street and between Arby Avenue and Capovilla Avenue within Enterprise (description on file). MN/nr/tk (For possible action) **07/19/22 PC**

Motion by Tanya Behm  
Action: **APPROVE** per staff conditions

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

7. **UC-22-0303-LOCKE JOHN MARSHALL & AUDRIE:**  
**USE PERMIT** to allow an accessory structure larger than one half the footprint of the existing principal dwelling.  
**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway design in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Arby Avenue, 208 feet east of Schirlls Street within Enterprise. MN/nr/tk (For possible action) **07/19/22 PC**

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

8. **UC-22-0314-LV CACTUS SCHIRLLS, LLC:**  
**USE PERMIT** for a pawn shop.  
**DESIGN REVIEW** for signage in conjunction with a pawn shop within an existing shopping center on 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Cactus Avenue and Schirlls Street within Enterprise. JJ/bb/syp (For possible action) **07/19/22 PC**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Current Planning Conditions

- Operating hours to be 9 am to 7 pm
- Wall signs to be turned off during non-operating hours

Per staff conditions  
Motion **PASSED** (4-0) /Unanimous

9. **UC-22-0316-RIVIERA SHOPPING CENTER LTD:**  
**USE PERMIT** for a pawn shop.  
**WAIVERS OF DEVELOPMENT STANDARDS** to reduce the separation between a pawn shop and a residential use.  
**DESIGN REVIEW** for signage in conjunction with a pawn shop within an existing shopping center on 2.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road within Enterprise. JJ/md/syp (For possible action) **07/19/22 PC**

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

10. **VS-22-0326-KELEGIAN SHELLY:**  
**VACATE AND ABANDON** an easement of interest to Clark County located between Cameron Street and Decatur Boulevard and between Blue Diamond Road and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action) **07/19/22 PC**

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

11. **WS-22-0323-HORTON, TONIA & MARK L.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback of a proposed patio cover in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Warbonnet Way and Cougar Avenue within Enterprise. JJ/jor/syp (For possible action) **07/19/22 PC**

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

12. **ET-22-400075 (NZC-18-1028)-PN II, INC.:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone and R-D (Suburban Estates Residential) Zone. Generally located on the north side of Starr Avenue and the west side of Fairfield Avenue (alignment) within Enterprise (description on file). MN/lm/tk (For possible action) **07/20/22 BCC**

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

13. **UC-22-0288-NEVADA INVESTMENT ASSN GRP, LLC:**  
**USE PERMIT** for a mini-warehouse facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** increase building height; **3)** not provide a sidewalk between parking spaces and a building; and **4)** reduce throat depth.  
**DESIGN REVIEW** for a mini-warehouse facility on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Warm Springs Road and La Cienega Street within Enterprise. MN/jt/syp (For possible action) **07/20/22 BCC**

Motion by Barris Kaiser  
Action:  
**APPROVE:** Use Permit  
**APPROVE:** Waiver of Development Standards #s 1 and 2  
**DENY:** Waiver of Development Standards #s 3 and 4  
**APPROVE:** Design Review  
**ADD** Current Planning condition

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

Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

14. **WC-22-400074 (NZC-1563-04)-DIAMOND BLUE LP:**  
**WAIVER OF CONDITION** of a zone change requiring providing a 15 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area along Blue Diamond Road and Westwind Road on 1.7 acres in a C-1 (Local Business) Zone. Generally located on the south side of Blue Diamond Road and the east side of Westwind Road within Enterprise (description on file). JJ/jad/syp (For possible action) **07/20/22 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 13, 2022.

15. **VS-22-0329-DIAMOND BLUE, LP:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Agate Avenue, and between Westwind Road and Lindell Road within Enterprise (description on file). JJ/md/syp (For possible action) **07/20/22 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 13, 2022.

16. **UC-22-0313-DIAMOND BLUE LP:**  
**USE PERMITS** for the following: **1)** convenience store; **2)** reduced separation from a convenience store to a residential use; **3)** gasoline station; **4)** reduced separation from a gasoline station to a residential use; and **5)** secondhand sales.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; and **2)** shopping center on 3.9 acres in a C-1 (Local Business) Zone and H-2 (General Highway Frontage) Zone. Generally located on the south side of Blue Diamond Road and the east side of Westwind Road within Enterprise. JJ/jad/syp (For possible action) **07/20/22 BCC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 13, 2022.

17. **ZC-22-0321-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**ZONE CHANGE** to reclassify 6.5 acres from an H-1 (Limited Resort and Apartment) Zone and an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** street intersection off-set; and **3)** driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** single family residential subdivision; **2)** hammerhead street design; and **3)** finished grade. Generally located on the west side of Haven Street and the north and south sides of Pyle Avenue within Enterprise (description on file). MN/sd/jo (For possible action) **07/20/22 BCC**

Motion by David Chestnut

Action:

**APPROVE:** Zone Change.

**APPROVE:** Waiver of Development Standards #s 1 and 2

**DENY:** Waiver of Development Standards # 3

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

**DENY:** Design Review # 2

**CHANGE** Current Planning Bullet to read:

- Resolution of Intent to complete by July 15, 2025

**ADD** Current Planning conditions

- Increase fenestrations on elevations facing public roads
- Terrace and landscape any combination of retaining and wall over 9 ft adjacent to public right of way.
- Provide a stand along disclosure for regarding animals for lots 43 and 44.
- Provide internal open space for the north and south parcels.

Per staff if approved conditions

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

18. **VS-22-0322-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Giles Street and Haven Street and a portion of a right-of-way being Pyle Avenue between Haven Street and Giles Street and a portion of right-of-way being Giles Street between Pyle Avenue and Jo Rae Avenue (alignment) within Enterprise (description on file). MN/sd/syp (For possible action) **07/20/22 BCC**

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

19. **TM-22-500107-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: TENTATIVE MAP** consisting of 48 single family residential lots and common lots on 6.5 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the west side of Haven Street and the north and south sides of Pyle Avenue within Enterprise. MN/sd/jo (For possible action)  
**07/20/22 BCC**

Motion by David Chestnut  
Action: **DENY**  
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.

- The owner of a parcel on Las Vegas Blvd. near Pyle indicated he is looking to do a 4-story multifamily project in the future.

IX. Next Meeting Date

The next regular meeting will be July 13, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut  
Action: **ADJORN** meeting at 8:21 p.m.  
Motion **PASSED** (4-0) /Unanimous