



BP/RD 9/29/2022 (10/18/2022)

## Enterprise Town Advisory Board

September 14, 2022

### MINUTES

---

Board Members	David Chestnut, Chair <b>EXCUSED</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>EXCUSED</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 DeMerritt, 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 August 31, 2022 (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** Minutes as published for August 31, 2022.

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

IV. Approval of Agenda for September 14, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** as amended.

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

Related applications were:

4. VS-22-0460-1984 DEVELOPMENT LLC:
5. UC-22-0459-1984 DEVELOPMENT LLC:
6. TM-22-500164-1984 DEVELOPMENT LLC:

RECEIVED

SEP 29 2022

COUNTY CLERK

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

8. ZC-22-0443-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:
9. VS-22-0444-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:
10. TM-22-500159-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:

11. ZC-22-0471-GREEN WOOD VALLEY INC:
12. VS-22-0470-GREEN WOOD VALLEY INC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - NDOT Public Information Meetings for SR 159 & 160 – see attached flyer
  - End Of Summer Baaash Goat Yoga – see attached flyer
  - Town Advisory Board member recruitment will run September 25, 2022 through November 15, 2022. Postings will be done in the newspaper and on the county website: ClarkCountyNV.gov We will also have copies of the application available at future TAB meetings for interested parties.

VI. Planning & Zoning

1. **VS-22-0482-VEGAS RANCH, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Parvin Street located between Las Vegas Boulevard South and I-15, and Larson Lane between Welpman Way and Roban Avenue within Enterprise (description on file). JJ/sd/syp (For possible action) **10/04/22 PC**

Motion by Tanya Behm

Action: **APPROVE** per staff conditions.

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

2. **WS-22-0473-CASTAWAY INVESTMENTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway width. **DESIGN REVIEW** for an additional single family residential model for a previously approved single family residential development on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Cougar Avenue and the east side of Gilespe Street within Enterprise. MN/bb/syp (For possible action) **10/04/22 PC**

Motion by Joe Throneberry

Action: **APPROVE** per staff conditions.

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

3. **ET-22-400096 (WS-20-0171)-CAPSTONE CHRISTIAN SCHOOL:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** for the following: 1) a private school with parking area; and 2) increased finish grade on 45.3 acres in a P-F (Public Facilities) Zone. Generally located on the north side of Cactus Avenue, 1,200 feet east of Amigo Street within Enterprise. MN/dd/syp (For possible action) **10/04/22 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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



4. **VS-22-0460-1984 DEVELOPMENT LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Redwood Street (alignment) and Rainbow Boulevard; and a portion of a right-of-way being Maule Avenue located between Redwood Street (alignment) and Rainbow Boulevard and a portion of a right-of-way being Badura Avenue located between Redwood Street (alignment) and Rainbow Boulevard within Enterprise (description on file). MN/rk/syp (For possible action) **10/04/22 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

5. **UC-22-0459-1984 DEVELOPMENT LLC:**  
**USE PERMITS** for the following: **1)** a 230kV electric substation; **2)** 230kV transmission lines; **3)** increase the height of utility structures; and **4)** waive trash enclosure.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and **2)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** a proposed 230kV substation with associated equipment; **2)** proposed utility structures (200kV to 230kV transmission lines); and **3)** finished grade on 9.0 acres in in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/rk/syp (For possible action) **10/04/22 BCC**

Motion by Barris Kaiser

Action:

**APPROVE** Use Permits

**DENY** Waivers of Development Standards #1

**APPROVE** Waivers of Development Standards #2

**APPROVE** Design Reviews

**ADD** following conditions

- Increase landscaping on Redwood for trees to be 20 ft on center.
- Complete offsite improvements on Redwood within 2.5 years.

**APPROVE** per staff if approved conditions

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

6. **TM-22-500164-1984 DEVELOPMENT LLC:**  
**TENTATIVE MAP** for a commercial subdivision on a 9.0 acre parcel in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/rk/syp (For possible action) **10/04/22 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

7. **ZC-22-0432-FF SERIES HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify 3.0 acres from AN H-2 (General Highway Frontage) Zone to A C-2 (General Commercial) Zone.  
**USE PERMIT** for off-highway vehicle, recreational vehicle, and watercraft storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for 1) setbacks; 2) landscaping; and 3) throat depth.  
**DESIGN REVIEWS** for the following: 1) mini-warehouse; and 2) increase finished grade. Generally located on the north side of Blue Diamond Road and the east side of Park Street within Enterprise. JJ/sd/syp (For possible action) **10/04/22 BCC**

Motion by Joe Throneberry  
Action: **APPROVE** Zone Change  
**APPROVE** Use Permit  
**DENY** Waivers of Development Standards #1, #2 and #3  
**DENY** Design Review #1  
**APPROVE** Design Review #2  
**APPROVE** per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

8. **ZC-22-0443-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:**  
**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density District) zone.  
**USE PERMIT** for a residential Planned Unit Development (PUD).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) intersection off-set; 2) alternative street design; 3) alternative private street sections; and 4) setbacks.  
**DESIGN REVIEWS** for the following: 1) a detached single family residential Planned Unit Development; and 2) finished grade. Generally located on the northwest corner of Frias Avenue and Cameron Street within Enterprise (description on file). JJ/sd/syp (For possible action) **10/04/22 BCC**

Motion by Justin Maffett  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

9. **VS-22-0444-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue and Pyle Avenue and between Cameron Street and Ullom Drive and easement along Frias Avenue between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/sd/syp (For possible action) **10/04/22 BCC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous



10. **TM-22-500159-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:**  
**TENTATIVE MAP** consisting of 46 single family residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the northwest corner Frias Avenue and Cameron Street within Enterprise. JJ/sd/syp (For possible action) **10/04/22 BCC**

Motion by Justin Maffett

Action: **DENY**

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

11. **ZC-22-0471-GREEN WOOD VALLEY INC:**  
**ZONE CHANGE** to reclassify 4.7 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates) Zone to an M-D (Designed Manufacturing) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; and **2)** reduce throat depth.  
**DESIGN REVIEW** for an office/warehouse facility in an M-D (Design Manufacturing) Zone. Generally located on the north and south sides of Torino Avenue and the west side of I-15 within Enterprise (description on file). JJ/sd/syp (For possible action) **10/04/22 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

12. **VS-22-0470-GREEN WOOD VALLEY INC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between I-15 and Dean Martin Drive and between Pebble Road and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action) **10/04/22 BCC**

Motion by Barris Kaiser

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.

- A resident asked how to find the official name of her RNP South of Blue Diamond and west of Rainbow. She also wanted to ensure Clark County will send notifications on zoning matters.

IX. Next Meeting Date

The next regular meeting will be June 15, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Barris Kaiser

Action: **ADJOURN** meeting at 8:15 p.m.

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