



BP/RD 3/1/2021 (3/10/2021)

Enterprise Town Advisory Board

February 10, 2021

MINUTES

Board Members	Tanya Behm PRESENT Gabriela Everett PRESENT Joseph Throneberry PRESENT	David Chestnut PRESENT Barris Kaiser 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.

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

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

RECEIVED
MAR 01 2021
COUNTY CLERK

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

- I. 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 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
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YOLANDA KING, County Manager

VI. Planning & Zoning

1. **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).

2. **VS-20-0588-HANWEN RAINBOW, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Montessori 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

3. **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

4. **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

5. **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-21-500002-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