



BP/RD 8/8/2023 ( 9/5/2023 )

# Enterprise Town Advisory Board

December 28, 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 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 December 14, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for December 14, 2022.

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

IV. Approval of Agenda for December 28, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended

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

Related applications to be heard together:

1. NZC-22-0653-ROOHANI KHUSROW FAMILY TRUST:
2. VS-22-0654-ROOHANI KHUSROW FAMILY TRUST:
3. TM-22-500217-ROOHANI KHUSROW FAMILY TRUST:
5. ZC-22-0651-PERALTA FAMILY LP:

RECEIVED

AUG 08 2023

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

6. VS-22-0652-PERALTA FAMILY LP:
7. TM-22-500216-PERALTA FAMILY LP:
  
8. WC-22-400128 (ZC-1926-03)-PALM BEACH RESORT CONDOS:
9. UC-22-0650-PALM BEACH RESORT CONDOS:
  
10. ZC-22-0606-B-R OVATION LIMITED PARTNERSHIP:
11. VS-22-0612-B-R OVATION LIMITED PARTNERSHIP:

Items 1, 2, and 3 will be trailed to call of the Chair. The applicant is running late.

V. Informational Items

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

- **Transform Clark County**

For those of you who were able to join for the presentation on Installment #2, thank you. For those of you who may have missed the presentation, you may view the presentation here: <https://www.transformclarkcounty.com/documents>.

To aid in the collection of comments on the second installment, please feel free to use our online commenting tool. You can access our interactive commenting tool by following these simple steps:

Go to <https://www.transformclarkcounty.com/>  
 Select Participate  
 Select Review & Comment on Latest Draft

Comments may also be sent via email to [transformclarkcounty@clarkcountynv.gov](mailto:transformclarkcounty@clarkcountynv.gov).  
 All comments are due by December 30, 2022.

VI. Planning & Zoning

1. **NZC-22-0653-ROOHANI KHUSROW FAMILY TRUST:**  
**ZONE CHANGE** to reclassify 7.3 acres from an R-E (Rural Estates Residential) Zone and a C-1 (Local Business) Zone to an RUD (Residential Urban Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) reduce setback; and 3) waive detached sidewalks.  
**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade. Generally located on the south side of Warm Springs Road and the east side of Montessouri Street within Enterprise (description on file). MN/rk/syp (For possible action) **01/17/23 PC**

Motion by David Chestnut  
 Action: **APPROVE**: Zone Change reduced to R-2  
**DENY**: Waivers of Development Standards  
**DENY**: Design Reviews  
 Per staff if approved conditions  
 Motion **PASSED** (5-0) /Unanimous

2. **VS-22-0654-ROOHANI KHUSROW FAMILY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Montessouri Street and Rainbow Boulevard within Enterprise (description on file). MN/rk/syp (For possible action) **01/17/23 PC**

BOARD OF COUNTY COMMISSIONERS  
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 MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
 YOLANDA T. KING, County Manager



Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

3. **TM-22-500217-ROOHANI KHUSROW FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 60 single family residential lots and common lots on 7.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Warm Springs Road and the east side of Montessouri Street within Enterprise. MN/rk/syp (For possible action) **01/17/23 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

4. **SC-22-0644-BLUE DIAMOND PB HOLDINGS, LLC:**  
**STREET NAME CHANGE** to change the name of Schirlls Street to Pinkbox Doughnuts Drive between Blue Diamond Road and Wigwam Avenue. Generally located on the south side of Blue Diamond Road, 700 feet east of Arville Street within Enterprise. JJ/jad/syp (For possible action) **01/17/23 PC**

Motion by Joseph Throneberry  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

5. **ZC-22-0651-PERALTA FAMILY LP:**  
**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) increase wall height; and 2) alternative street design.  
**DESIGN REVIEWS** for the following: 1) single family residential subdivision; 2) establish alternative yard; and 3) finished grade. Generally located on the east and west sides of Paradise Park Drive and the north side of Gomer Road within Enterprise (description on file). JJ/lm/syp (For possible action) **01/18/23 BCC**

Motion by David Chestnut  
Action: **APPROVE**: Zone Change  
**DENY**: Waivers of Development Standards  
**DENY**: Design Reviews  
**ADD** Current Planning Conditions:

- Terrace and landscape any combination of retaining and wall over 9 ft adjacent to public right of way.
- Add two architectural enhancements on elevations facing public roads.
- Provide a standalone letter to buyers on how the NV Energy easement affects their property

Per staff conditions  
Motion **PASSED** (5-0) /Unanimous

6. **VS-22-0652-PERALTA FAMILY LP:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Gomer Road and Rotherham Hills Avenue, and between Grand Canyon Drive and Chieftain Street within Enterprise (description on file). JJ/lm/syp (For possible action) **01/18/23 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions

Motion PASSED (5-0) /Unanimous

7. **TM-22-500216-PERALTA FAMILY LP:**  
**TENTATIVE MAP** consisting of 29 lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Paradise Park Drive and the north side of Gomer Road within Enterprise. JJ/lm/syp (For possible action) **01/18/23 BCC**

Motion by David Chestnut  
Action: **DENY**  
Motion PASSED (5-0) /Unanimous

8. **WC-22-400128 (ZC-1926-03)-PALM BEACH RESORT CONDOS:**  
**WAIVERS OF CONDITIONS** of a zone change requiring: **1)** development be limited to “For Sale” condominiums rather than apartments or commercial; and **2)** a 20 foot wide intense landscape buffer be provided along the west and south property lines in conjunction with a multiple family residential development on a 6.5 acre portion of 15.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Serene Avenue and 1000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/syp (For possible action) **01/18/23 BCC**

Motion by Joseph Throneberry  
Action: **DENY**  
Motion PASSED (5-0) /Unanimous

9. **UC-22-0650-PALM BEACH RESORT CONDOS:**  
**USE PERMITS** for the following: **1)** high impact project; and **2)** multiple family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce height/setback ratio; **2)** reduce parking; and **3)** reduce throat depth.  
**DESIGN REVIEW** for a multiple family residential development on a 6.5 acre portion of 14.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Serene Avenue, 1000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/syp (For possible action) **01/18/23 BCC**

Motion by Joseph Throneberry  
Action: **DENY**  
Motion PASSED (5-0) /Unanimous

10. **ZC-22-0606-B-R OVATION LIMITED PARTNERSHIP:**  
**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) zone to an H-1 (Limited Resort and Apartment) Zone.  
**USE PERMIT** for a multiple family residential development (senior housing).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduce parking lot landscaping; **3)** reduce throat depth; **4)** reduce setback for decorative fence; and **5)** increase wall height.  
**DESIGN REVIEW** for a multiple family residential development on 12.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Bruner Avenue and the west side of Parvin Street (alignment) within Enterprise (description on file). MN/sd/syp (For possible



action) **01/18/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** per plans presented to the Enterprise TAB

Per staff if approved conditions

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

11. **VS-22-0612-B-R OVATION LIMITED PARTNERSHIP:**

**VACATE AND ABANDON** easements of interest to Clark County located between Las Vegas Boulevard South and I-15 and between Jonathan Drive and Bruner Avenue within Enterprise (description on file). MN/sd/syp (For possible action) **01/18/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

Motion **PASSED** (5-0) /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 January 11, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:01 p.m.

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