



BP/RD 4/19/2022 (5/3/2022)

## Enterprise Town Advisory Board

March 30, 2022

### MINUTES

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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>	

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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.

Lorena Phegley, 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 March 9, 2022. (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for March 9, 2022

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

IV. Approval of Agenda for March 30, 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:

3. NZC-22-0101-NEVADA CENTRAL ENTPRS LLCC:
4. VS-22-0102-NEVADA CENTRAL ENTPRS LLCC:
5. TM-22-500035-NEVADA CENTRAL ENTPRS LLCC:

RECEIVED

APR 19 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

6. ZC-22-0094-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
7. VS-22-0095-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
8. TM-22-500034-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
9. ZC-22-0105-AGATE VALADEZ, LLC:
10. VS-22-0108-AGATE VALADEZ, LLC:
11. TM-22-500036-AGATE VALADEZ, LLC:
12. ZC-22-0110-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
13. VS-22-0111-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
14. TM-22-500037-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
15. ZC-22-0092-MARES INC 2015, LLC:
16. VS-22-0093-MARES INC 2015, LLC:

## V. Informational Items

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

- **NDOT SR-160 and SR -159 Corridor Studies**

The Nevada Department of Transportation (NDOT) will host a series of in-person and online public meetings to discuss long-term needs and a vision for State Routes 160 and 159 in southern Nevada. NDOT is working with local governments and the traveling public to focus on safety and access during ongoing growth and development along corridors in Pahrump and southwest Las Vegas.

In-person meetings are an open house format from 4:00-7:00 p.m. with a formal presentation at 5:30 p.m.

- April 4, 2022 – Nye Communities Coalition: 1020 E Wilson Rd. Pahrump
- April 5, 2022 – Blue Diamond Recreation Center: 2 Village Blvd. Blue Diamond
- April 6, 2022 – Veterans Memorial Leisure Center: 101 S Pavilion Center Dr. Las Vegas
- April 7, 2022 – Mountain's Edge Master Association: 8015 Blue Diamond Rd., Ste 120, Las Vegas

The virtual meeting will be available 24 hours a day via the internet at [www.ndotsr160.com](http://www.ndotsr160.com) from March 28 through April 27, 2022.

- **School Crossing Guards**

The crossing guards are needed for elementary school routes in the ZIP codes 89141, 89139, 89178 and 89179. Crossing guards are paid \$15-per-hour and typically work about one hour in the morning and one hour in the afternoon. However, those able to work a more limited schedule are also encouraged to apply as about 10 regular or substitute guards are needed at this time.

Anyone interested in working as a crossing guard should email their name and phone number to [LasVegasJobs@TheCrossingGuardCompany.com](mailto:LasVegasJobs@TheCrossingGuardCompany.com) or apply online at <https://acmssafety.com/careers/>.



VI. Planning & Zoning

1. **DR-22-0072-DIAMOND VALLEY VIEW LTD:**

**DESIGN REVIEWS** for the following: 1) distribution center; 2) lighting plan; and 3) alternative parking lot landscaping on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise. MN/al/jo (For possible action) **04/05/22 PC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning Conditions:

- Design review as a public hearing for signage
- Design review as a public hearing for significant change to plans

Per staff conditions

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

2. **ET-22-400001 (VS-0813-17)-CEO DEVELOPMENT, LLC:**

**HOLDOVER VACATE AND ABANDON SECOND EXTENSION OF TIME** of easements of interest to Clark County located between Silverado Ranch Boulevard and Great Duke Avenue (alignment), and between Walmer Castle Lane (alignment) and Gilespie Street and portions of a right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Great Duke Avenue (alignment) within Enterprise (description on file). MN/jvm/jo (For possible action) **04/06/22 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

3. **NZC-22-0101-NEVADA CENTRAL ENTPRS LLCC:**

**ZONE CHANGE** to reclassify 2.5 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) eliminate landscaping adjacent to a less intensive use.

**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade. Generally located on the west side of Durango Drive, 310 feet north of Wigwam Avenue within Enterprise (description on file). JJ/md/jo (For possible action) **04/19/22 PC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning Conditions:

- Increase fenestrations on elevations facing public roads
- Every two driveways to be adjacent where possible

Per staff if approved conditions

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

4. **VS-22-0102-NEVADA CENTRAL ENTPRS LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Camero Avenue (alignment), and between Durango Drive and Riley Street (alignment) within Enterprise (description on file). JJ/md/jo (For possible action) **04/19/22 PC**

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

5. **TM-22-500035-NEVADA CENTRAL ENTPRS LLC:**  
**TENTATIVE MAP** consisting of 19 lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Durango Drive, 310 feet north of Wigwam Avenue within Enterprise. JJ/md/jo (For possible action) **04/19/22 PC**

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

6. **ZC-22-0094-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**ZONE CHANGE** to reclassify 4.4 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.  
**DESIGN REVIEWS** for the following: 1) a proposed single family residential development; and 2) finished grade. Generally located on the east side of Haven Street and the north side of Frias Avenue within Enterprise (description on file). MN/rk/jo (For possible action) **04/20/22 BCC**

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

- Terrace and landscape any combination of retaining and screen wall over 9 ft adjacent to public right of way
- Increase fenestrations on elevations facing public roads.

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

7. **VS-22-0095-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Haven Street and Rancho Destino Road, and between Frias Avenue (alignment) and Pyle Avenue and a portion of right-of-way being a remnant spandrel located between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/rk/jo (For possible action) **04/20/22 BCC**

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



8. **TM-22-500034-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**TENTATIVE MAP** consisting of 21 single family residential lots and common lots on 4.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Haven Street and the north side of Frias Avenue within Enterprise. MN/rk/jo (For possible action) **04/20/22 BCC**

Motion by Barris Kaiser

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

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

9. **ZC-22-0105-AGATE VALADEZ, LLC:**  
**ZONE CHANGE** to reclassify 12.3 acres from a C-2 (General Commercial) Zone, an H-2 (General Highway Frontage) 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) reduce rear setback; 2) perimeter wall height; 3) throat depth; and 4) non-dedication of Valadez Street.  
**DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise (description on file). JJ/sd/jo (For possible action) **04/20/22 BCC**

Motion by Tanya Behm

Action: **APPROVE**: Zone Change;

**DENY**: Waiver of Development Standards #s 1 and 3;

**APPROVE**: Waiver of Development Standards #s 2 and 4

**DENY**: Design Review # 1

**APPROVE**: Design Review # 2

Per staff if approved conditions

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

10. **VS-22-0108-AGATE VALADEZ, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road (alignment) and Blue Diamond Road, and between Cimarron Road and Buffalo Drive within Enterprise. (description on file). JJ/sd/xx (For possible action) **04/20/22 BCC**

Motion by Tanya Behm

Action: **APPROVE** per staff conditions

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

11. **TM-22-500036-AGATE VALADEZ, LLC:**  
**TENTATIVE MAP** consisting of 97 single family residential lots and common lots on 12.3 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise. JJ/sd/xx (For possible action) **04/20/22 BCC**

Motion by Tanya Behm

Action: **DENY**

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



12. **ZC-22-0110-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.  
**USE PERMIT** for an attached (townhouse) planned unit development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback for residential units to a street; 2) reduce private street width; 3) reduce street intersection off-set; and 4) reduce back of curb radii for private streets.  
**DESIGN REVIEWS** for the following: 1) an attached single family residential planned unit development; and 2) finished grade. Generally located on the south side of Warm Springs Road, 600 feet east of Buffalo Drive within Enterprise (description on file). MN/rk/jo (For possible action) **04/20/22 BCC**

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

13. **VS-22-0111-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and between Buffalo Drive and Pioneer Way within Enterprise (description on file). MN/rk/jo (For possible action) **04/20/22 BCC**

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

14. **TM-22-500037-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**TENTATIVE MAP** consisting of 82 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Warm Springs Road, 600 feet east of Buffalo Drive within Enterprise. MN/rk/jo (For possible action) **04/20/22 BCC**

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

15. **ZC-22-0092-MARES INC 2015, LLC:**  
**ZONE CHANGE** to reclassify 0.9 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.  
**USE PERMITS** for the following: 1) retail as a principal use; and 2) allow kennels outside in an M-D Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) permit outside commercial use; 2) reduce setback; 3) allow access to a residential local street (Ullom Drive); 4) modified street landscaping; and 5) allow modified driveway design standards.  
**DESIGN REVIEW** for an outside dog run in conjunction with a proposed kennel (dog daycare and boarding) with retail. Generally located on the north side of Pyle Avenue and the east side of Ullom Drive within Enterprise (description on file). JJ/lm/jo (For possible action) **04/20/22 BCC**

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



16. **VS-22-0093-MARES INC 2015, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Le Baron Avenue, and between Ullom Drive and Cameron Street within Enterprise (description on file). MN/lm/jo (For possible action) **04/20/22 BCC**

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

17. **WC-22-400026 (ZC-0871-03) RAINBOW 215 PROPERTIES, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring recording perpetual cross access, ingress/egress, and parking easements with the parcels to the east and west for future commercial development on 5.0 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District. Generally located on the south side of Arby Avenue, 280 feet east of Rainbow Boulevard within Enterprise. MN/md/syp (For possible action) **04/20/22 BCC**

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

18. **ZC-22-0103-CLARK JOANN TRUST & CLARK JOANN TRS:**  
**ZONE CHANGE** to reclassify 5.0 acres from an H-1 (Limited Resort and Apartment) Zone to a C-2 (General Commercial) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced driveway departure distances.  
**DESIGN REVIEW** for a proposed mini-warehouse building. Generally located on the north side of Ford Avenue and the east side of Las Vegas Boulevard South within Enterprise (description on file). MN/jor/xx (For possible action) **04/20/22 BCC**

Motion by David Chestnut  
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 April 13, 2022 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:24 p.m.

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