



# Enterprise Town Advisory Board

January 15, 2020

## MINUTES

---

Board Members: Jenna Waltho, Chair - **PRESENT** Barris Kaiser, Vice Chair **PRESENT**  
Rachel Pinkston **PRESENT** David Chestnut **PRESENT**  
Kendal Weisenmiller **PRESENT**

Secretary: Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com) **EXCUSED**

County Liaison: Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov) **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, Current Planning  
Antonio Papazian, Public Works

### 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 January 2, 2020 Minutes (For possible action)

Motion by Jenna Waltho  
Action: **APPROVE**  
Motion **PASSED** (5-0) /Unanimous

### IV. Approval of Agenda for January 15, 2020 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho  
Action: **APPROVE** as amended.  
Motion **PASSED** (5-0) / Unanimous

Applicant requested hold:

1. UC-19-0926-P8 W S TUSCAN HIGHLANDS, LLC: Applicant requested **HOLD** to February 12, 2020 Enterprise Town Board meeting.
10. WS-19-0943-BLUE DIAMOND BLM, LLC: Applicant requested **HOLD** to January 29, 2020 Enterprise Town Board meeting.
22. VS-19-0933-SC GILESPIE: Applicant requested **HOLD** to January 29, 2020 Enterprise Town Board meeting.
24. ZC-19-0928-SC GILESPIE: Applicant requested **HOLD** to January 29, 2020 Enterprise Town Board meeting.

Related Applications:

2. VS-19-0941-HIGHLAND PROPERTY MANAGEMENT, LLC:
3. WS-19-0940-HIGHLAND PROPERTY MANAGEMENT, LLC:
6. TM-19-500232-1984 DEVELOPMENT, LLC
8. VS-19-0878-1984 DEVELOPMENT, LLC:
12. ZC-19-0877-1984 DEVELOPMENT, LLC:
13. NZC-19-0982-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
16. VS-19-0983-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
19. WC-19-400169 (ZC-18-0835) -ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

## V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
  - Bird Springs BLM Cleanup with Commissioner Justin Jones on Saturday January 18, 2020 from 9:00am to 12:00pm at Rainbow and Starr Avenue, south of Mountains Edge Master Planned Community. Sign up at <https://getoutdoorsnevada.org/events/>
  - Community Cleanup with Commissioner Michael Naft on January 25 beginning at 8 am at James Regional Park Field 1 Parking Lot at 8400 W. Robindale Road. Sign up at <https://getoutdoorsnevada.org/events/>
  - Follow up neighborhood meeting – Cactus/El Capitan (AMH Development) on Thursday, January 23<sup>rd</sup>, at 5:30 pm at Doral Academy (9025 West Cactus)
  - Enterprise Land Use Update hearings:
    - ETAB March 4, 2020 and March 5, 2020 (Wednesday and Thursday) @ 6:00 PM at the Windmill Library Auditorium
    - PC April 14, 2020 and April 16, 2020 (Tuesday and Thursday) @ 7:00 PM in the Commission Chambers
    - BCC May 13, 2020 @ (Wednesday) 9:00 AM in the Commission Chambers

VI. Planning & Zoning

1. **UC-19-0926-P8 W S TUSCAN HIGHLANDS, LLC:**  
**USE PERMITS** for the following: **1)** expand a previously approved area for outside dining and drinking; and **2)** allow live entertainment in conjunction with a multi-family complex on 15.2 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway and the south side of St. Rose Parkway within Enterprise. JJ/rk/jd (For possible action) **01/21/20 PC**

Applicant requested **HOLD** to February 12, 2020 Enterprise Town Board meeting.

2. **VS-19-0941-HIGHLAND PROPERTY MANAGEMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Bronco Street (alignment), and between Torino Avenue and Ford Avenue within Enterprise (description on file). JJ/pb/ja (For possible action) **01/21/20 PC**

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

3. **WS-19-0940-HIGHLAND PROPERTY MANAGEMENT, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** alternative landscaping; and **3)** alternative driveway geometrics.  
**DESIGN REVIEW** for an office/warehouse building on 5.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Jones Boulevard and the north side of Torino Avenue within Enterprise. JJ/pb/ja (For possible action) **01/21/20 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

4. **ET-19-400157 (VS-0813-17)-MJSS TRUST & HEFETZ, YAKOV TRS:**  
**VACATE AND ABANDON FIRST 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 Gillespie 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/lm/jd (For possible action) **01/22/20 BCC**

Motion by Jenna Waltho  
Action: **Request the application be returned to the TAB on January 29, 2020.** The applicant was a no show.  
Motion **PASSED** (5-0) /Unanimous

5. **ET-19-400160 (UC-0669-16)-LEGACY BERMUDA, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a congregate care facility with accessory commercial uses.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following **1)** alternative landscaping adjacent to streets; and **2)** waive off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving) for Fairfield Avenue.  
**DESIGN REVIEW** for a congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Erie Avenue and Bermuda Road within Enterprise. MN/tk/jd (For possible action) **01/22/20 BCC**

Motion by Jenna Waltho

Action: **Request the application be returned to TAB on January 29, 2020.** The applicant was a no show.

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

6. **TM-19-500232-1984 DEVELOPMENT, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 27.4 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the MUD-3 and the CMA Design Overlay Districts. Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise. MN/pb/ja (For possible action) **01/22/20 BCC**

Motion by David Chestnut

Action: **APPROVE**

Per staff conditions.

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

7. **UC-19-0944-BIG TETON, LLC:**  
**USE PERMITS** for the following: **1)** a convenience store with reduced separation to a residential use; **2)** a gasoline station with reduced separation to a residential use; and **3)** a vehicle wash.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow overhead service bay doors for vehicle (automobile) wash facilities to face a public street; **2)** reduced driveway separation; and **3)** alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** a proposed convenience store with a gasoline station and vehicle wash; **2)** restaurant with drive-thru service; and **3)** alternative parking lot landscaping on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the north side of Pyle Avenue within Enterprise. JJ/pb/ja (For possible action) **01/22/20 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning condition:

- Design Review as a public hearing for significant changes to plans.
- Design Review as a public hearing for lighting and signage.

Per staff if approved conditions.

Motion **PASSED** (4-1) / Kaiser-nay

8. **VS-19-0878-1984 DEVELOPMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Torrey Pines Drive, and between Maule Avenue and Roy Horn Way and portions of a right-of-way being Maule Avenue and an unnamed street located between Jones Boulevard and Torrey Pines Drive, and a portion of Bronco Street located between Maule Avenue and Roy Horn Way within Enterprise (description on file). MN/pb/ja (For possible action) **01/22/20 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
Per staff if approved conditions.  
Motion **PASSED** (5-0) /Unanimous

9. **WS-19-0845-KULAR, GURDEV SINGH:**  
**HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** for modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** site lighting; and **2)** changes and additions to a previously approved shopping center on 3.9 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the northeast corner of Gomer Road and Fort Apache Road within Enterprise. JJ/rk/jd (For possible action) **01/22/20 BCC**

Motion by David Chestnut  
Action: **DENY** Holdover Waiver of Development Standards 1a and 1b  
**APPROVE** Design Reviews  
**ADD** Current Planning conditions:

- Design Review as a public hearing for significant changes to plans.
- Design Review as a public hearing for signage.

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

10. **WS-19-0943-BLUE DIAMOND BLM, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping; **2)** increase wall height; **3)** cross access; **4)** reduced driveway separation; and **5)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** fast food restaurants with drive-thrus; and **2)** increased finished grade on 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road and the east side of Warbonnet Way (alignment) within Enterprise. JJ/pb/ja (For possible action) **01/22/20 BCC**

Applicant requested **HOLD** to January 29, 2020 Enterprise Town Board meeting.

11. **WS-19-0947-DECATUR COMMONS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase height.  
**DESIGN REVIEW** for an approved hotel in conjunction with a commercial retail center on 5.6 acres in an M-D (Design Manufacturing) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the north side of the CC 215 within Enterprise. MN/pb/jd (For possible action) **01/22/20 BCC**

Motion by Jenna Walther  
Action: **APPROVE**  
Per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

12. **ZC-19-0877-1984 DEVELOPMENT, LLC:**  
**ZONE CHANGE** to reclassify 27.4 acres from C-2 (General Commercial) Zone and C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.  
**USE PERMIT** for a communication tower.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a non-subdued exterior accent color; **2)** allow a horizontal roofline without architectural articulation; **3)** increase wall height; **4)** allow monotonous block walls; **5)** allow ground mounted up-lighting; **6)** allow alternative street landscaping (no trees); **7)** waive parking lot landscaping; **8)** alternative trash enclosures; and **9)** signage.  
**DESIGN REVIEWS** for the following: **1)** data center; **2)** signage; **3)** communication tower; and **4)** increase finished grade. Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise (description on file). MN/pb/ja (For possible action) **01/22/20 BCC**

Motion by David Chestnut

Action: **APPROVE** Zone Change

**APPROVE** Use Permit

**APPROVE** Waiver of Development Standards #s 1, 2, 5, 6, 7, 8 and 9

**DENY** Waiver of Development Standards #s 3 and 4

**APPROVE** Design Reviews

Per staff conditions.

Motion **PASSED** (4-1) / Kaiser-nay

13. **NZC-19-0982-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**ZONE CHANGE** to reclassify 15.0 acres from R-E (Rural Estates Residential) (RNP-I) Zone and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase screen wall height.  
**DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** increased finished grade on 24.8 acres. Generally located on the west side of Rainbow Boulevard and the south side of Cougar Avenue (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action) **02/04/20 PC**

Motion by Barris Kaiser

Action: **DENY**

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

14. **TM-19-500266-L H VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 169 residential lots and common lots 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. JJ/jt/ja (For possible action) **02/04/20 PC**

Motion by Barris Kaiser

Action: **DENY**

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

15. **VS-19-0970-LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Gary Avenue (alignment) and Gomer Road (alignment) and between Conquistador Street (alignment) and Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/nr/jd (For possible action) **02/04/20 PC**

Motion by Jenna Waltho  
Action: **APPROVE**  
Per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

16. **VS-19-0983-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Montessouri Street (alignment), and between Cougar Avenue (alignment) and Torino Avenue (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action) **02/04/20 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

17. **VS-19-0984-USA:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Shelbourne Avenue and Mistral Avenue, and between Monte Cristo Way and Buffalo Drive within Enterprise (description on file). MN/pb/jd (For possible action) **02/04/20 PC**

Motion by Jenna Waltho  
Action: **APPROVE**  
Per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

18. **VS-19-0989-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 Pyle Avenue and Frias Avenue (alignment) and portions of a right-of-way being Haven Street located between Frias Avenue (alignment) and Pyle Avenue within Enterprise (description on file). MN/pb/jd (For possible action) **02/04/20 PC**

Motion by Kendal Weisenmiller  
Action: **APPROVE**  
Per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

19. **WC-19-400169 (ZC-18-0835) -ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**WAIVER OF CONDITIONS** of a zone change requiring the following: **1)** right-of-way dedication to include 30 feet for Rosanna Street; and **2)** full off-site improvements. Generally located on the west side of Rainbow Boulevard and the south side of Ford Avenue (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action) **02/04/20 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

20. **WS-19-0980-RIVERVIEW HENDERSON DEVELOPMENT, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with a previously approved multi-family development on 47.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Chartan Avenue (alignment), west of Las Vegas Boulevard South within Enterprise. MN/jor/jd (For possible action) **02/04/20 PC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning condition:

- Abutting any street, retaining and decorative wall over 9 ft to be terraced and landscaped.

Per staff conditions.

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

21. **ET-19-400165 (VS-0915-17)-PARAGON LOFTS, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Ensworth Street and I-15, and between Ford Avenue (alignment) and Pebble Road (alignment). Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue within Enterprise (description on file). MN/nr/jd (For possible action) **02/05/20 BCC**

Motion by Kendal Weisenmiller

Action: **APPROVE**

Per staff conditions.

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

22. **VS-19-0933-SC GILESPIE:**  
**VACATE AND ABANDON** a portion of a right-of-way being Gilespie Street located between Richmar Avenue and Silverado Ranch Boulevard within Enterprise (description on file). MN/al/ja (For possible action) **02/05/20 BCC**

Applicant requested **HOLD** to January 29, 2020 Enterprise Town Board meeting.

23. **WS-19-0955-RAINSPRINGS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall sign area.  
**DESIGN REVIEW** for increased sign area in conjunction with a previously approved marijuana establishment (retail marijuana store/dispensary) on 1.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard, 220 feet north of Warm Springs Road within Enterprise. MN/sd/ja (For possible action) **02/05/20 BCC**

Motion by David Chestnut

Action: **APPROVE** Waiver of Development Standards to increase wall sign area to 87 sq. ft. with the western elevation limited to 57 sq. ft. and the southern elevation limited to 30 sq. ft.

**APPROVE** Design Review

Per staff conditions.

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



24. **ZC-19-0928-SC GILESPIE:**  
**ZONE CHANGE** reclassify 3.8 acres from R-2 (Medium Density Residential) Zone to C-1 (Local Business) Zone.  
**USE PERMIT** for a mini-warehouse facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced drive aisle width; **2)** vertical metal siding; and **3)** alternate driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** a mini-warehouse facility; and **2)** increased finished grade. Generally located on the west side of Gilespie Street, 60 feet north of Silverado Ranch Boulevard within Enterprise (description on file). MN/al/ja (For possible action) **02/05/20 BCC**

Applicant requested **HOLD** to January 29, 2020 Enterprise Town Board meeting.

25. **ZC-19-0949-USA:**  
**ZONE CHANGE** to reclassify a 9.0 acre portion of a 22.5 acre site from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the width of right-of-way dedication.  
**DESIGN REVIEW** for a public park with signage and lighting. Generally located on the west side of Lindell Road and the south side of Le Baron Avenue within Enterprise (description on file). JJ/rk/xx (For possible action) **02/05/20 BCC**

Motion by Jenna Waltho  
Action: **APPROVE**  
Per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

## VII. General Business:

1. Review 2020 calendar and set dates for Enterprise Town Advisory Board meetings (for possible action)

Motion by Jenna Waltho  
Action: **APPROVE** Meeting dates:

- Moved Wednesday, January 1, 2020 to Thursday, January 2, 2020;
- January 15, 2020
- January 29, 2020
- February 12, 2020
- February 26, 2020
- March 4, 2020 Land Use Plan Update Only
- March 5, 2020 Land Use Plan Update Only
- March 11, 2020
- April 1, 2020
- April 15, 2020
- April 29, 2020
- May 13, 2020
- May 27, 2020
- June 10, 2020
- July 1, 2020

- July 15, 2020
- July 29, 2020
- August 12, 2020
- August 26, 2020
- September 9, 2020
- September 30, 2020
- October 14, 2020
- October 28, 2020
- Moved Wednesday, November 11, 2020 to Tuesday, November 10, 2020
- Moved Wednesday, November 25, 2020 to Tuesday, November 24, 2020
- December 9, 2020
- December 30, 2020

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.

- TAB member requested we work on meeting decorum.

IX. Next Meeting Date

The next regular meeting will be January 29, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho  
 Adjourn meeting at 9:10 p.m.  
 Motion **PASSED** (5-0) / Unanimous