

Applicant requested holds:

18. TM-19-500018-WINDMILL ACRES, LLC: Applicant has requested a hold to February 27, 2019 Enterprise TAB meeting.
19. VS-19-0067-WINDMILL ACRES, LLC: Applicant has requested a hold to February 27, 2019 Enterprise TAB meeting.
21. WS-19-0022-JONES 215, LLC: Applicant has requested a hold to March 13, 2019 Enterprise TAB meeting.
25. ZC-19-0064-WINDMILL ACRES, LLC: Applicant has requested a hold to February 27, 2019 Enterprise TAB meeting.

Related applications:

2. ET-18-400259 (WS-0640-16)-32 ACRES, LLC:
3. UC-18-0885-32 ACRES, LLC:

4. NZC-19-0060-MOTOR HOLDINGS, LLC:
5. TM-19-500017-MOTOR HOLDINGS, LLC:
6. UC-19-0061-MOTOR HOLDINGS, LLC:
8. UC-19-0076-MOTOR HOLDINGS, LLC:
10. VS-19-0063-MOTOR HOLDINGS, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
 - Meet and greet with District A Commissioner Michael Naft and District F Commissioner Justin Jones at 5:30pm on Tuesday February 26, 2019 at Desert Breeze Community Center, 8275 Spring Mountain Road. A meet and greet in Enterprise will be scheduled in the future for the Commissioners.

VI. Planning & Zoning

1. **UC-18-0923-BUFFALO GOMER, LLC, ET AL & SCHELL. WILLIAM & PATRICIA FAMILY TRUST:**
HOLDOVER USE PERMIT for increased height of an existing communication tower.
DESIGN REVIEW for additional antenna arrays and lattice on an existing communication tower {monopine) and associated equipment on a portion of 2.5 acres in an R-E {Rural Estates Residential) Zone. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise. JJ/mk/ja (For possible action) **02/05/19 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

2. **ET-18-400259 (WS-0640-16)-32 ACRES. LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce the separation between an intersection and a driveway approach.

WAIVER OF CONDITIONS of a zone change (ZC-1252-03) requiring right-of-way dedication for Las Vegas Boulevard South to include a proportionate area to accommodate a 110-foot right-of-way to back of curb plus sidewalk width as determined by the Nevada Department of Transportation, and an additional 10 feet on Starr Avenue, being a township line, and 30 feet for Giles Street.

DESIGN REVIEWS for the following: 1) proposed retail center including a tavern; and 2) increased finished grade for a proposed retail center on 4.5 acres in a C-2 (General Commercial) Zone within the MUD-1 and MUD- 4 Overlay Districts. Generally located on the east side of Las Vegas Boulevard South and the north side of Starr Avenue within Enterprise. MN/tk/ja (For possible action) **02/06/19 BCC**

Motion by Barris Kaiser

Action: **APPROVE**

Per staff conditions

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

3. **UC-18-0885-32 ACRES, LLC:**

HOLDOVER USE PERMITS for the following:

- 1) reduce the setback of a gasoline station from a residential use; and
- 2) allow a service bay door for a vehicle (automobile) wash to face a street.

DESIGN REVIEWS for the following:

- 1) convenience store;
- 2) gasoline station; and
- 3) vehicle (automobile)

wash in conjunction with an approved commercial center on a portion of 4.4 acres in a C-2 (General Commercial) Zone in the MUD-I and MUD-4 Overlay Districts. Generally located on the northeast corner of Las Vegas Boulevard South and Starr Avenue within Enterprise. MN/gc/ja (For possible action) **02/06/19 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning conditions:

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

Per staff conditions.

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

4. **NZC-19-0060-MOTOR HOLDINGS, LLC:**

ZONE CHANGE to reclassify 2.1 acres from R-E (Rural Estates Residential) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone and M-D (Designed Manufacturing) (AE-65) Zone.

DESIGN REVIEW for a proposed office/warehouse building and a proposed retail building. Generally located on the north side of Warm Springs Road and the west side of Windy Street within Enterprise (description on file). MN/pb/ja (For possible action) **03/05/19 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning conditions:

- Design Review as a public hearing for significant changes to plans.;
- Design Review as a public hearing for lighting and signage;
- Increase the fenestrations on the south and west building elevations;

Per staff conditions.

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

5. **TM-19-500017-MOTOR HOLDINGS, LLC:**
TENTATIVE MAP for an industrial/commercial subdivision on 2.1 acres in a C-2 (General Commercial) (AE-65) Zone and M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Warm Springs Road and the west side of Windy Street within Enterprise. MN/pb/ja (For possible action) **03/05/19 PC**

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

6. **UC-19-0061-MOTOR HOLDINGS, LLC:**
USE PERMIT for a proposed marijuana establishment (cultivation) in conjunction with a proposed office/warehouse building on a 1.0-acre portion of a 2.1-acre parcel in a M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 145 feet west of Windy Street within Enterprise. MN/pb/ja (For possible action) **03/05/19 PC**

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

7. **UC-19-0073-WOUDA-GOTTO.CHRISTINE:**
USE PERMITS for the following:
- 1) allow an accessory structure to exceed one-half of the footprint of the principal building;
 - 2) allow an accessory structure not architecturally compatible with the principal building;
 - and
 - 3) waive design standards
- on 0.6 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the south side of Ford Avenue, 200 feet east of Miller Lane within Enterprise. JJ/sd/ja (For possible action) **03/05/19 PC**

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

8. **UC-19-0076-MOTOR HOLDINGS, LLC:**
USE PERMIT for a proposed marijuana establishment (production) in conjunction with a proposed office/warehouse building on a 1.0-acre portion of a 2.1-acre parcel in a M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 145 feet west of Windy Street within Enterprise. MN/pb/ja (For possible action) **03/05/19 PC**

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

9. **VS-19-0035-BOUQUET.INC.:**
VACATE AND ABANDON a portion of right-of-way being Dean Martin Drive located between Cactus Avenue and Conn Avenue (alignment) and a portion of Cactus Avenue located

between Dean Martin Drive and Polaris Avenue within Enterprise (description on file). JJ/sv/ma
(For possible action) **03/05/19 PC**

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

10. **VS-19-0063-MOTOR HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Capovilla Avenue, and between Windy Street and 1-15 within Enterprise (description on file). MN/pb/ja (For possible action) **03/05/19 PC**

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

11. **WS-19-0023-RBM TRUST & MILLER, RAYMOND A. & BARBARA A. TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a proposed single family residential lot to have direct access to a collector street (Cimarron Road); and 2) reduce gross lot area in conjunction with a proposed single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the southeast corner of Cimarron Road and Ford Avenue within Enterprise. JJ/sd/ja (For possible action) **03/05/19 PC**

Motion by David Chestnut
Action: **APPROVE**: Waivers of Development Standards #1
DENY: Waivers of Development Standards #2
Per staff if approved conditions.
Motion **PASSED** (5-0) /Unanimous

12. **WS-19-0037-DENT II. LLC. ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for security fencing for outside storage in conjunction with a single business within an existing office/warehouse complex on 5.6 acres in an M-D (Design Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the south side of Ford Avenue and the west side of Lindell Road within Enterprise. JJ/sd/ma (For possible action) **03/05/19 PC**

Motion by Kendal Weisenmiller
Action: **DENY**
Motion **PASSED** (5-0) / Unanimous

13. **WS-19-0038-CONNALLY, LISA D. & LEON G. TRUST, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) allow a driveway within a corner radius; and
2) increase the amount of driveways
in conjunction with an existing single-family residence on 0.6 acres in an R-E (Rural Estates Residential) RNP-1 Zone. Generally located on the southeast corner of Meranto Avenue and Montessori Street within Enterprise. JJ/jor/ja (For possible action) **03/05/19 PC**

Motion by Kendal Weisenmiller
Action: **HOLD** to Enterprise TAB meeting on February 27, 2019 to determine if changes

presented require a new or different waiver of development standards
Motion **PASSED** (5-0) / Unanimous

14. **WS-1 9-0049-SKYLINE RIDGE HOMEOWNERS ASSOCIATION:**
WAIVER OF DEVELOPMENT STANDARDS for a project identification sign not at the primary entrance of a single-family residential subdivision on 0.2 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Reynolds Spring Street, 200 feet north of Ford Avenue within Enterprise. JJ/rk/ma (For possible action) **03/05/19 PC**

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

15. **WS-19-0053-OLYMPIA STORAGE SYSTEMS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) allow a freestanding sign along a freeway;
2) increase sign height; and
3) increase sign area.

DESIGN REVIEW for an on-premises freestanding sign in conjunction with an approved mini warehouse complex on 4.7 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Robert Trent Jones Lane and the west side of I-15 within Enterprise. JJ/rk/rna (For possible action) **03/05/19 PC**

Motion by Paul Nimsuwan
Action: **DENY**
Motion **PASSED** (5-0) / Unanimous

16. **ET-18-400254 CNZC-0449- 15)-HAFEN I, LLC:**
ZONE CHANGE FRIST EXTENSION OF TIME to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) reduced setback for proposed gates; and
2) cross access and shared parking easements.

DESIGN REVIEW for an outside storage yard. Generally located on the west side of Bronco Street, 300 feet south of Pebble Road within Enterprise (description on file). JJ/tk/dg/ja (For possible action) **03/06/19 BCC**

Motion by Jenna Waltho
Action: **HOLD** to Enterprise TAB meeting on February 27, 2019, due to applicant no show
Motion **PASSED** (5-0) /Unanimous

17. **ET-18-400274 CUC-2093-96)-CAPSTONE CHRISTIAN SCHOOL:**
USE PERMITS SIXTH EXTENSION OF TIME to complete the following:
1) a temporary batch plant; and
2) additions to an existing temporary sand and gravel mining (gravel pit) operation including temporary associated equipment storage and stockpiling areas all in conjunction with a previously approved, privately funded storm water detention basin and future construction projects.

VARIANCES for the following:
1) permit a previously approved privately funded, below grade storm water detention basin; and

2) permit a temporary construction trailer on 58.8 acres in a P-F (Public Facility) Zone and an R-2 (Residential Suburban) Zone. Generally located on the north side of Cactus Avenue and the east side of Amigo Street within Enterprise. MN/tk/rna (For possible action) **03/06/19 BCC**

Motion by Kendal Weisenmiller

Action: **APPROVE**

CHANGE Current Planning Bullet #1 to Read:

- Until December 31, **2024** to complete
Per staff if approved conditions

•

Motion **PASSED** (4-1) / Barris Kaiser-Nay

18. TM-19-500018-WINDMILL ACRES, LLC:

TENTATIVE MAP consisting of 30 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Windmill Lane and the west side of Edmond Street within Enterprise. JJ/pb/ja (For possible action) **03/06/19 BCC**

Applicant requested a **HOLD** to February 27, 2019 Enterprise TAB meeting.

19. VS-19-0067-WINDMILL ACRES.LLC:

VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Mistral Avenue, and between Edmond Street and Joyful Music Street within Enterprise (description on file). JJ/pb/ja (For possible action) **03/06/19 BCC**

Applicant requested a **HOLD** to February 27, 2019 Enterprise TAB meeting.

20. WS-18-0473-L V SILVERADO WEST. LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) allow freestanding signs;
- 2) reduce the separation from a proposed project identification sign to a proposed freestanding sign;
- 3) increased area of proposed project identification sign; and
- 4) reduce setback from a right-of-way to proposed freestanding signs.

DESIGN REVIEW for a comprehensive sign plan in conjunction with an apartment complex currently under development on 19.8 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Gilespie Street within Enterprise. MN/dg/ja (For possible action) **03/06/19 BCC**

Motion by Kendal Weisenmiller

Action: **APPROVE** per staff conditions.

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

21. WS-19-0022-JONES 215, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) increase the height of a freestanding sign;
- 2) increase sign area for a freestanding sign; and
- 3) increase animation area for a freestanding sign.

DESIGN REVIEW for a proposed freestanding sign in conjunction with an existing vehicle sales facility (automobile dealership, Findlay Chevrolet) on a portion of 8.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the south side of Roy Horn Way and the west side of Torrey Pines Drive within Enterprise. MN/rk/ja (For possible action) **03/06/19 BCC**

Applicant has requested a **HOLD** to March 13, 2019 Enterprise TAB meeting.

22. ZC-19-0020-DECATUR COMMONS, LLC:

ZONE CHANGE to reclassify 3.7 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

USE PERMITS for the following:

- 1) retail sales as a principal use;
- 2) restaurants;
- 3) on-premises consumption of alcohol (tavern); and
- 4) future hotel.

WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.

DESIGN REVIEW for a commercial retail center on 5.6 acres. Generally located on the east side of Decatur Boulevard and the north side of the 215 Beltway within Enterprise (description on file). MN/pb/ja (For possible action) **03/06/19 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

23. ZC-19-0044-C^TMA BLUE, LLC:

ZONE CHANGE to reclassify 5.0 acres from a C-2 (General Commercial) Zone and an H-2 (General Highway Frontage) Zone to an R-3 (Multi-Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) eliminate setback for garage openings to a drive aisle;
- 2) reduce front setback;
- 3) reduce setback from right-of-way; and
- 4) reduce landscaping along a street frontage.

DESIGN REVIEWS for the following:

- 1) a proposed multi-family residential development; and
- 2) increased finished grade

in the MUD-4 Overlay District. Generally located 210 feet north of Blue Diamond Road and 330 feet east of Cimarron Road on Rumrill Street within Enterprise (description on file). JJ/rk/ja (For possible action) **03/06/19 BCC**

Motion by David Chestnut

Action:

APPROVE: Zone Change;

DENY: Waivers of Development Standards;

DENY: Design Reviews;

ADD Current Planning conditions:

- Design Review as a public hearing for lighting and signage.
- Establish pedestrian cross access with the commercial to the south and east.

Per staff if approved conditions.

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

24. ZC-19-0059-WARMINGTON RISE ASSOCIATES.LP:

ZONE CHANGE to reclassify a 1.0-acre portion of a 5.4-acre parcel from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) reduce parking;
- 2) reduce approach distance;
- 3) reduce departure distance; and
- 4) reduce throat depth.

DESIGN REVIEWS for the following:

- 1) alternative parking lot landscaping; and
- 2) a shopping center.

Generally located on the south east corner of Windmill Lane and Rainbow Boulevard within Enterprise (description on file). JJ/jor/ja (For possible action) **03/06/19 BCC**

Motion by David Chestnut

Action:

APPROVE: Zone Change;

DENY: Waivers of Development Standard #1;

APPROVE: Waivers of Development Standards #s 2, 3, & 4;

DENY: Design Reviews;

ADD Current Planning conditions:

- Design Review as a public hearing for lighting and signage.
- Rear doors facing residential to be emergency exits only.
- Apply additional fenestrations to east and south elevations.

Per staff if approved conditions.

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

25. ZC-19-0064-WINDMILL ACRES.LLC:

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for alternative residential driveway geometrics.

DESIGN REVIEW for a single-family residential development. Generally located on the south side of Windmill Lane and the west side of Edmond Street within Enterprise (description on file). JJ/pb/ja (For possible action) **03/06/19 BCC**

Applicant requested a **HOLD** to February 27, 2019 Enterprise TAB meeting.

VII. General Business:

- Approve 2019 TAB meeting calendar (for possible action)

Motion by Kendal Weisenmiller

APPROVE 2019 Calendar with the following changes:

Move the Wednesday, November 27, 2019 meeting to Tuesday, November 26, 2019

Move the Wednesday, January 1, 2020 meeting to Thursday, January 2, 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.

A resident thanked the Board for their hard work at the January 30 meeting and commended them for a job well done.

IX. Next Meeting Date

The next regular meeting will be February 27, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

ADJOURN meeting at 9:47p.m.

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