

Withdrawn by the applicant:

14. ET-19-400024 (NZC-0838-13)-L H VENTURES, LLC: **WITHDRAWN** by the applicant

Applicant request hold:

4. TM-19-500031-L H VENTURES, LLC:
Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.
5. VS-19-0102-L H VENTURES, LLC:
Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.
7. WC-19-400021 (NZC-0583-17)-L H VENTURES, LLC:
Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.
9. ZC-19-0101-L H VENTURES LLC:
Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.
15. TA-19-0158-RAINBOW & BLUE DIAMOND SOUTHEAST:
Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.

Related applications:

1. ET-19-400017 (UC-0553-16)-AFFILIATE INVESTMENTS, LLC:
2. ET-19-400018 (VS-0552-16)-AFFILIATE INVESTMENTS, LLC:
3. ET-19-400019 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC:
6. WC-19-400016 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC:
8. WS-19-0097-AFFILIATE INVESTMENTS, LLC:

10. NZC-19-0137-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:
12. TM-19-500044-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS; ET AL:
13. VS-19-0138-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:

20. ET-19-400031 (ZC-1313-02)-USA:
21. WS-19-0179-USA:

V. Informational Items

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

1. Meet and greet:

Commissioner Michael Naft (A) & Commissioner Justin Jones (F)
WEDNESDAY, APRIL 24, 6-7:30PM
Windmill Library, 7060 West Windmill Lane, Las Vegas, NV 89113
Please stop by to meet your representatives on the Clark County Commission.

2. Coffee and Conversation:

Clark County Commissioner Michael Naft has scheduled a series of "Coffee and Conversation" events to meet with neighbors, hear their concerns, and discuss solutions. The meetings will also include members of the Nevada State Assembly whose districts overlap Commission District A.

- Sunday, April 7 at 9 a.m. – with Assemblywoman Lesley Cohen Location: Protein House, 9555 S Eastern Avenue, Las Vegas, NV 89123
 - Saturday, April 13 at 9 a.m. – with Assemblywoman Sandra Jauregui Location: Joe Maxx Coffee, 500 E. Windmill Lane, #175
 - Saturday, April 13 @ 11 a.m. – with Assemblywoman Heidi Swank Location: Coffee Bean at Town Square, 6599 S. Las Vegas Blvd. #P-8149
 - Saturday, April 20 at 9 a.m. – with Assemblywoman Melissa Hardy Location: Coffee Bean, 10604 S. Eastern Ave.
 - Saturday, April 27 at 9 a.m. – with Assemblyman Ozzie Fumo Location: Grouchy John's, 8520 S. Maryland Parkway
3. Inaugural games at the New Desert Diamonds Baseball Complex will be played on Wednesday April 3, 2019. The Baseball complex will be the site of the 2019 Desert Classic Baseball Tournament hosted by Gorman High School and at 5:15 pm on April 3, there will be a brief Ceremony to name fields 2 and 3 after Manny Guerra And Carl Cassell.

VI. Planning & Zoning

1. **ET-19-400017 (UC-0553-16)-AFFILIATE INVESTMENTS, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** retail center; **2)** convenience store; **3)** reduce the setback from a convenience store to a residential use; **4)** reduce the setback from a service station to a residential use; **5)** reduce the separation from an automobile maintenance facility to a residential use; and **6)** reduce the separation from an automobile repair facility to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping; and **2)** non-standard commercial driveway access and separations.
WAIVERS OF CONDITIONS of a zone change (ZC-0269-05) requiring a minimum 10 foot wide landscaping along rights-of-way; and of a zone change (ZC-1584-98) requiring the following: **1)** no loading areas adjacent to or visible from Ford Avenue; **2)** no loading docks within 100 feet of a residential use; **3)** on-site lighting to consist of low-sodium, inward directed features to be included in each design review; **4)** A-1 landscaping along all major street frontages; **5)** B-2 landscaping along minor street frontages; **6)** A-2 landscape buffer adjacent to any existing residential developments; **7)** master studies to address the entire 91 acre development prior to the issuance of any permits or subdivision mapping, whichever occurs first; **8)** traffic study to evaluate the surrounding roadway network, including potential railroad/rail spur/roadway conflicts, the possible realignment of Jones Boulevard, and railroad crossing participation; and **9)** 30 feet for Ford Avenue west of Edmond Street and a portion of a knuckle at Edmond Street.
DESIGN REVIEW for a retail center with a convenience store, service station, and auto repair facility on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/nr/ja (For possible action) **03/20/19 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- Increase fenestrations on the north side of building 1 and 2.
- Rear exits on building 1 and 2 to be emergency exit only.
- Move the trash container west of building 4 to ensure cross access.

Per staff conditions.

Motion **PASSED** (4-0) / Unanimous

2. **ET-19-400018 (VS-0552-16)-AFFILIATE INVESTMENTS, LLC:**

VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Blue Diamond Road and Ford Avenue, and between Mohawk Street and Edmond Street in an M-D (Designated Manufacturing) Zone in the MUD-3 Overlay District within Enterprise (description on file). JJ/nr/ja (For possible action) **03/20/19 PC**

Motion by David Chestnut

Action: **APPROVE** Per staff conditions.

Motion **PASSED** (4-0) / Unanimous

3. **ET-19-400019 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC:**

USE PERMIT FIRST EXTENSION OF TIME for the following: **1)** day care facility; and **2)** restaurant.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping (Edmond Street); and **2)** uses not within a permanent enclosed building (retail kiosks).

DESIGN REVIEW for a retail center with a day care facility and restaurant on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/nr/ja (For possible action) **03/20/19 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- Increase fenestrations on the north side of building 1 and 2.
- Rear exits on building 1 and 2 to be emergency exit only.
- Move the trash container west of building 4 to ensure cross access.

Per staff conditions.

Motion **PASSED** (4-0) / Unanimous

4. **TM-19-500031-L H VENTURES, LLC:**

TENTATIVE MAP consisting of 136 single family residential lots and common lots on 22.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Montessori Street and the north side of Wigwam Avenue within Enterprise. JJ/al/ja (For possible action) **03/20/19 PC**

Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.

5. **VS-19-0102-L H VENTURES, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Wigwam Avenue, and between Rainbow Boulevard and Belcastro Street (alignment) within Enterprise (description on file). JJ/al/ja (For possible action) **03/20/19 PC**

Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.

6. **WC-19-400016 (UC-18-0437)-AFFILIATE INVESTMENTS, LLC:**
WAIVERS OF CONDITIONS of a use permit requiring the following: **1)** landscaping per plans on file; and **2)** retail kiosks to be located per plans in conjunction with an approved retail center, day care facility, and restaurant on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/dg/ja (For possible action) **03/20/19 PC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions.
Motion **PASSED** (4-0) / Unanimous

7. **WC-19-400021 (NZC-0583-17)-L H VENTURES, LLC:**
WAIVERS OF CONDITIONS of a zone change for the following: **1)** per revised plans; **2)** limited to 39 lots; **3)** minimum lot size to be 5,200 square feet; **4)** full off-site improvements; and **5)** right-of-way dedication to include 35 feet to back of curb for Wigwam Avenue, 30 feet for Montessouri Street, 30 feet for Camero Avenue, and associated spandrels for an approved single family residential development on 7.2 acres in an R-2 (Medium Density Residential) Zone. Generally located between Wigwam Avenue and Camero Avenue and the east side of Montessouri Street (alignment) within Enterprise. JJ/al/ja (For possible action) **03/20/19 PC**

Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.

8. **WS-19-0097-AFFILIATE INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a retail center with a day care facility and automobile maintenance on 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/dg/ja (For possible action) **03/20/19 PC**

Motion Action: **APPROVE**
ADD Current Planning Conditions:

- Increase fenestrations on the north side of building 1 and 2.
- Rear exits on building 1 and 2 to be emergency exit only.
- Move the trash container west of building # 4 to ensure cross access.

Per staff conditions.
Motion **PASSED** (4-0) / Unanimous
by David Chestnut

9. **ZC-19-0101-L H VENTURES LLC:**
ZONE CHANGE to reclassify 15.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative yards; **2)** landscaping and screening; **3)** off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving); and **4)** street intersection off-set.
DESIGN REVIEW for a single family residential development on 22.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Montessouri Street and the north side of Wigwam Avenue within Enterprise (description on file). JJ/al/ja (For possible action) **03/20/19 PC**

Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.

10. **NZC-19-0137-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:**
ZONE CHANGE to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on 17.8 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the west side of Redwood Street and the north side of Torino Avenue within Enterprise (description on file). JJ/pb/ja (For possible action) **04/02/19 PC**

Motion by David Chestnut

Action:

APPROVE Zone Change:

- West of the Santa Margarita St alignment R-2;
- East of the Santa Margarita St Alignment R-D

APPROVE Waiver of Development Standards #1.

APPROVE Waiver of Development Standard #2 for Redwood St. only.

DENY Design Reviews.

ADD Current Planning Conditions:

- Design Review as a public hearing for significant changes to plans;
- Any combination of retaining and decorative wall exceeding 12 ft above the natural grade to be terraced and landscaped.

CHANGE Public Works - Development Review bullet #5 to read:

- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Redwood Street, **30 feet for Ford Ave., 60 ft for Santa Margarita St.** and associated spandrels;

Per staff if approved conditions.

Motion **PASSED** (4-0) / Unanimous

11. **TM-19-500036-BD-ARVILLE, LLC:**
TENTATIVE MAP for a commercial subdivision on 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of Arville Street within Enterprise. JJ/jor/ja (For possible action) **04/02/19 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) / Unanimous

12. **TM-19-500044-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS; ET AL:**
TENTATIVE MAP consisting of 104 single family residential lots and common lots on 17.8 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the west side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/pb/ja (For possible action) **04/02/19 PC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (4-0) / Unanimous

13. **VS-19-0138-MASHOBE TRUST & OBERLING, GREG L. & SANDI A. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Torino Avenue and Cougar Avenue and a portion of

a right-of-way being Ford Avenue located between Redwood Street and Rainbow Boulevard within Enterprise (description on file). JJ/pb/ja (For possible action) **04/02/19 PC**

Motion by David Chestnut

Action: **APPROVE**

CHANGE Public Works - Development Review bullet #1 to read:

- Right-of-way dedication to include 30 feet for Torino Avenue, 30 feet for Redwood Street, **30 feet for Ford Ave., 60 ft for Santa Margarita St.** and associated spandrels;

Per staff conditions.

Motion **PASSED** (4-0) / Unanimous

14. ET-19-400024 (NZN-0838-13)-L H VENTURES, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 8.0 acres from C-2 (General Commercial) to R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District for a single family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping and screening; and **2)** off-site improvements (sidewalks and streetlights). Generally located on the southwest corner of Pebble Road and Rainbow Boulevard within Enterprise (description on file). JJ/tk/ja (For possible action) **04/03/19 BCC**

WITHDRAWN by the applicant

15. TA-19-0158-RAINBOW & BLUE DIAMOND SOUTHEAST:

TEXT AMENDMENT to remove the MUD-3 Mixed Use Overlay District from several parcels totaling 8.1 acres in Enterprise. Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jvm (For possible action) **04/16/19 PC**

Applicant requested **HOLD** to Enterprise TAB meeting on April 10, 2019.

16. VS-19-0150-TOUCHSTONE HOMESTEAD, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Jerlyn Street and Pioneer Way and between Ford Avenue (alignment) and Torino Avenue within Enterprise (description on file). JJ/sv/ja (For possible action) **04/16/19 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) / Unanimous

17. VS-19-0151-TOUCHSTONE HOMESTEAD, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Tomsik Street and between Camero Avenue and Wigwam Avenue within Enterprise (description on file). JJ/sv/ja (For possible action) **04/16/19 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) / Unanimous

18. WS-19-0166-CASTLE EMPIRE:

WAIVER OF DEVELOPMENT STANDARDS to increase block wall height in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Mohawk Street, 150 feet north of Cougar Avenue within Enterprise. JJ/dg/ja (For possible action) **04/16/19 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

19. **DR-19-0162-AMH DEVELOPMENT, LLC:**
DESIGN REVIEW to increase finished grade for a previously approved single family residential development on 4.3 acres in an R-3 (Multiple Family Residential) Zone in the MUD-4 Overlay District. Generally located on the north side of Cactus Avenue, 1,270 feet west of Maryland Parkway within Enterprise. MN/md/ja (For possible action) **04/17/19 BCC**

Motion by Kendal Weisenmiller
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

20. **ET-19-400031 (ZC-1313-02)-USA:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 20.0 acres from R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to P-F (Public Facility) P-C (Planned Community Overlay District) Zone for a proposed middle school in the Mountain's Edge Master Planned Community. Generally located on the south side of Mountains Edge Parkway and the west side of Marnie Street within Enterprise (description on file). JJ/md/ja (For possible action) **04/17/19 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) / Unanimous

21. **WS-19-0179-USA:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified street standards.
DESIGN REVIEW for a proposed middle school on 20.0 acres in a P-F (Public Facility) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community. Generally located on the south side of Mountain's Edge Parkway and the west side of Marnie Street within Enterprise. JJ/md/ja (For possible action) **04/17/19 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** (4-0) / Unanimous

22. **ZC-19-0027-SOUTH PEBBLE LV, LLC:**
ZONE CHANGE to reclassify 7.6 acres from R-3 (Multiple Family Residential) Zone to H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow non-standard improvements within the right-of-way; and 2) allow modified driveway design standards.
DESIGN REVIEW for a multiple family residential development on a 7.6 acre portion of a 25.1 acre site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the west side of Las Vegas Boulevard South and the south side of Pebble Road within Enterprise (description on file). MN/pb/ja (For possible action) **04/17/19 BCC**

Motion by Barris Kaiser

Action:

APPROVE Zone Change

APPROVE Use Permits

APPROVE Waiver of Development Standards # 1

DENY Waiver of Development Standards # 2

APPROVE Design Review

ADD Current planning condition:

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

ADD Public Works – Development Review:

- Throat depth on Pebble Rd. to be 75 ft.

Per staff if approved conditions;

Motion **PASSED** (4-0) / Unanimous

23. **ZC-19-0183-SOUTHERN HILLS MEDICAL CENTER, LLC:**
ZONE CHANGE to reclassify 5.1 acres from H-2 (General Highway Frontage) Zone to C-P (Office and Professional) Zone in the MUD-1 and MUD-4 Overlay Districts.
USE PERMIT for an emergency care facility.
DESIGN REVIEWS for the following: **1)** emergency care facility; and **2)** alternative building design. Generally located on the east side of Las Vegas Boulevard South, 660 feet north of Erie Avenue within Enterprise (description on file). MN/jt/ja (For possible action) **04/17/19 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning conditions:

- Design review as a public hearing for lighting and signage.
- Generator testing hours on weekdays only between 8 am to 5 pm.

ADD Public Works – Development Review

- Giles St. to be developed to rural road standards except for landscape and sidewalk shown on the plans.

Per staff conditions.

Motion **PASSED** (4-0) / Unanimous

VII. General Business:

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.

- Request for an item on the next agenda to discuss topics and items for the upcoming meet and greet in Enterprise for Commissioner Naft and Commissioner Jones.

IX. Next Meeting Date

The next regular meeting will be April 10, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 8:44 p.m.

Motion **PASSED** (4-0) / Unanimous