

Applicant requested holds:

4. UC-19-0398-ABC HAVEN WEST INC; Applicant has requested a **HOLD** to August 28, 2019 Enterprise TAB meeting.
9. NZC-19-0504-GRAGSON SILVERADO, LLC: Applicant has requested a **HOLD** to August 14, 2019 Enterprise TAB meeting.
14. VS-19-0490-SACKLEY FAMILY TRUST & SACKLEY STUART TRS: Applicant has requested a **HOLD** to August 14, 2019 Enterprise TAB meeting.

Related applications:

3. TM-19-500106-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:
6. VS-19-0461-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:
7. ZC-19-0390-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:

10. NZC-19-0517-ME 250, LLC:
11. TM-19-500133-ME 250, LLC:
15. VS-19-0519-ME 250, LLC:

18. TM-19-500127-HERITAGE 2 INC:
21. VS-19-0498-HERITAGE 2 INC:
25. ZC-19-0494-CFT LANDS, LLC:

19. TM-19-500129-THOMSON, J.R. LIVING TRUST & THOMSON, JEFFERY R. & MARY ANN TRS:
22. VS-19-0502-THOMSON, J.R. LIVING TRUST & THOMSON, JEFFERY R. & MARY ANN TRS:
24. WS-19-0501-THOMSON, J.R. LIVING TRUST & THOMSON, JEFFERY R. & MARY ANN TRS:

20. TM-19-500134-O'CONNOR-SANDERS, LYDIA:
23. VS-19-0522-O'CONNOR-SANDERS, LYDIA
26. ZC-19-0521-O'CONNOR-SANDERS, LYDIA:

V. Informational Items

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

An agenda item will be placed on the next Enterprise Town Advisory Board agenda to appoint one board member to the Technical Advisory Committee (TAC) associated with the Stadium District Land Use & Transportation Study .

VI. Planning & Zoning

1. **TM-19-500124-CACTUS VILLAS, LLC:**
TENTATIVE MAP consisting of 1 commercial lot and 1 residential lot on 8.3 acres in a U-V (Urban Village – Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise. JJ/rk/ma (For possible action) **08/06/19 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

2. **WS-19-0314-DIAMOND WINDMILL, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced driveway separation; **2)** reduced throat depth for a driveway; **3)** reduced rear setback; and **4)** reduced parking.
DESIGN REVIEWS for the following: **1)** an office facility with a non-residential design for office buildings; and **2)** lighting on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the southwest corner of Windmill Lane and Gilespe Street within Enterprise. MN/pb/ja (For possible action) **08/06/19 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 changes to plans;
-
- Rear exits facing residential to be emergency exits only;
- All pole mounted lighting to be 15 feet high.

ADD Public Works - Development Review Condition:

- Move driveway on Gilespe St. as far south as possible;

Per staff if approved conditions.

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

3. **TM-19-500106-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
TENTATIVE MAP consisting of 126 single family residential lots and common lots on 15.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Schirlls Street, 330 feet north of Cactus Avenue within Enterprise. JJ/rk/ma (For possible action) **08/07/19 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

4. **UC-19-0398-ABC HAVEN WEST INC:**
HOLDOVER USE PERMIT to allow accessory uses (private access drive aisles with landscaping and decorative pavers) prior to the principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive street landscaping; and **2)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.
DESIGN REVIEW for drive aisles and landscaping in conjunction with a multi-family development to the west on 16.5 acres in R-E (Rural Estates Residential); C-P (Office and Professional); and H-1 (Limited Resort and Apartment) Zones in the MUD-4 Overlay District. Generally located on the west side of Haven Street and the south side of Mesa Verde Lane within Enterprise. MN/rk/ja (For possible action) **08/07/19 BCC**

Applicant has requested a **HOLD** to August 28, 2019 Enterprise TAB meeting.

5. **UC-19-0465-MELROSE ASSOCIATES INC & TOUBIAN FAMILY TRUST:**
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative trash enclosure requirement; **2)** parking lot landscaping; **3)** allow modified driveway design standards; and **4)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a proposed place of worship on 2.5 acres in an R-E (Rural Estates Residential) Zone in the RNP-I Overlay District. Generally located on the southwest corner of Pebble Road and Edmond Street within Enterprise. JJ/sd/ma (For possible action) **08/07/19 BCC**

Motion by David Chestnut

Action:

APPROVE Use Permit.

WITHDRAWN by the applicant Waiver of Development Standard #1.

APPROVE Waiver of development standards #s 2, 3, 4.

APPROVE Design Review per revised plans submitted to the County.

ADD Current Planning Conditions:

- Design Review as a public hearing for lighting and signage
- Design Review as a public hearing for significant changes to plans;
- No amplified sound outside;
- No childcare or K thru 12 school.

Per staff if approved conditions.

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

6. **VS-19-0461-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Schirlls Street and Valley View Boulevard and between Cactus Avenue and Frias Avenue and a portion of a right-of-way being Rush Avenue located between Schuster Street and Hinson Street and a portion of Schuster Street located between Cactus Avenue and Rush Avenue, and between Rush Avenue and Frias Avenue within Enterprise (description on file). JJ/jvm/ma (For possible action) **08/07/19 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

7. **ZC-19-0390-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 15.7 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced front setback; **2)** increased wall height; **3)** street intersection off-set; and **4)** reduced throat depth.
DESIGN REVIEWS for the following: **1)** a single family residential development; **2)** increased finish grade; and **3)** alternative lots on 15.7 acres. Generally located on the east side of Schirlls Street, 330 feet north of Cactus Avenue within Enterprise (description on file). JJ/jvm/ma (For possible action) **08/07/19 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

8. **AR-19-400095 (UC-0377-16) -MAURI CHRISTOPHER D & NICOLE L:**
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** allow customers to come to the residence; and **2)** allow employees other than family members to work at the site in conjunction with an existing residence on 1.2 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the west side of Rancho Destino Road, 300 feet south of Shelbourne Avenue within Enterprise. MN/tk/ja (For possible action) **08/20/19 PC**

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

9. **NZC-19-0504-GRAGSON SILVERADO, LLC:**
ZONE CHANGE to reclassify 2.8 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
USE PERMITS for the following: **1)** reduced separation from a convenience store to a residential use; **2)** reduced separation from a gasoline station to a residential use; **3)** reduced separation from a vehicle wash to a residential use; and **4)** reduced the separation from an on-premises consumption of alcohol establishment (tavern) to a residential use.
DESIGN REVIEWS for the following: **1)** commercial center with convenience store, gasoline station, vehicle wash, and tavern; **2)** alternative parking lot landscaping; and **3)** increase finished grade. Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/pb/ma (For possible action) **08/20/19 PC**

Applicant has requested a **HOLD** to August 14, 2019 Enterprise TAB meeting.

10. **NZC-19-0517-ME 250, LLC:**
ZONE CHANGE to reclassify 5.1 acres from R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
DESIGN REVIEW for an attached single family residential planned unit development. Generally located on the west side of Rainbow Boulevard (alignment) and the north side of Erie Avenue (alignment) within Enterprise (description on file). JJ/md/ma (For possible action) **08/20/19 PC**

Motion by Jenna Waltho
Action: **APPROVE HOLD** per applicant agreement to August 14, 2019 Enterprise TAB meeting
Motion **PASSED** (4-0) /Unanimous

11. **TM-19-500133-ME 250, LLC:**
TENTATIVE MAP consisting of 47 single family residential lots and common lots on 5.1 acres in an RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone. Generally located on the west side of Rainbow Boulevard (alignment) and the north side of Erie Avenue (alignment) within Enterprise (description on file). JJ/md/ma (For possible action) **08/20/19 PC**

Motion by Jenna Waltho

Action: **APPROVE HOLD** per applicant agreement to August 14, 2019 Enterprise TAB meeting
Motion **PASSED** (4-0) /Unanimous

12. **UC-19-0500-L V TORREY PINES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** Allow freestanding signs; **2)** increase freestanding sign area; **3)** reduce setback from a right-of-way to proposed freestanding signs; and **4)** allow lighting that is not shielded or directed down.
DESIGN REVIEW for 2 freestanding signs on 15.8 acres in an H-2 (General Highway) Zone and R-4 (Multiple Family Residential) Zone. Generally located on the north side of Blue Diamond Road, 800 feet west of Torrey Pines Drive within Enterprise. JJ/bb/ma (For possible action) **08/20/19 PC**

Motion by Barris Kaiser

Action: **DENY**

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

13. **VS-19-0484-COUNTY OF CLARK (AVIATION) & BLUE DIAMOND INTERCHANGE CENTER LLC (LEASE):**
VACATE AND ABANDON a portion of a right-of-way being Mesa Verde Lane located between Dean Martin Drive and Polaris Avenue within Enterprise (description on file). MN/jt/ma (For possible action) **08/20/19 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

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

14. **VS-19-0490-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Rainbow Boulevard and Redwood Street within Enterprise (description on file). MN/jvm/ma (For possible action) **08/20/19 PC**

Applicant has requested a **HOLD** to August 14, 2019 Enterprise TAB meeting.

15. **VS-19-0519-ME 250, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard (alignment) and Ketchikan Street (alignment), and between Erie Avenue (alignment) and Levi Avenue (alignment) within Enterprise (description on file). JJ/md/ma (For possible action) **08/20/19 PC**

Motion by Jenna Waltho

Action: **APPROVE HOLD** per applicant agreement to August 14, 2019 Enterprise TAB meeting

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

16. **WS-19-0496-M C C COMMON, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase cul-de-sac length in conjunction with existing offices, training facility, and a hotel on 25.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone and an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the east side of Gilespe Street and the north and south sides of Carpenters Union Way within Enterprise. MN/al/ma (For possible action) **08/20/19 PC**

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

17. **DR-19-0525-RIVERVIEW HENDERSON DEVELOPMENT, LLC:**
DESIGN REVIEWS for the following: **1)** a comprehensive sign plan; and **2)** a lighting plan in conjunction with a multiple family residential development on 46.6 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/al/ma (For possible action) **08/21/19 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning Conditions:

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

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

18. **TM-19-500127-HERITAGE 2 INC:**
TENTATIVE MAP consisting of 156 single family residential lots and common lots on 19.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Robindale Road and Duneville Street within Enterprise. MN/al/ma (For possible action) **08/21/19 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

19. **TM-19-500129-THOMSON, J.R. LIVING TRUST & THOMSON, JEFFERY R. & MARY ANN TRS:**
TENTATIVE MAP consisting of 10 single family residential lots and common lots on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Shelbourne Avenue and the east side of Valadez Street (alignment) within Enterprise. JJ/pb/ma (For possible action) **08/21/19 BCC**

Motion by Kendal Weisenmiller
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

20. **TM-19-500134-O'CONNOR-SANDERS, LYDIA:**
TENTATIVE MAP consisting of 16 single family residential lots and common lots on 2.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Gary Avenue and Chieftain Street within Enterprise. JJ/al/ma (For possible action) **08/21/19 BCC**

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

21. **VS-19-0498-HERITAGE 2 INC:**
VACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Mesa Verde Lane, and between Duneville Street and Lindell Road within Enterprise (description on file). MN/al/ma (For possible action) **08/21/19 BCC**

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

22. **VS-19-0502-THOMSON, J.R. LIVING TRUST & THOMSON, JEFFERY R. & MARY ANN TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Windmill Lane, and between Valadez Street and Warbonnet Way within Enterprise (description on file). JJ/pb/ma (For possible action) **08/21/19 BCC**

Motion by Kendal Weisenmiller
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

23. **VS-19-0522-O'CONNOR-SANDERS, LYDIA:**
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Gomer Road, and between Chieftain Street and Tee Pee Lane (alignment) within Enterprise (description on file). JJ/al/ma (For possible action) **08/21/19 BCC**

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

24. **WS-19-0501-THOMSON, J.R. LIVING TRUST & THOMSON, JEFFERY R. & MARY ANN TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot area; **2)** increased wall height; and **3)** reduce the street intersection off-set.
DESIGN REVIEWS for the following: **1)** proposed single family residential development; and **2)** increased finished grade in conjunction with a proposed single family residential development on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Shelbourne Avenue and the east side of Valadez Street (alignment) within Enterprise. JJ/pb/ma (For possible action) **08/21/19 BCC**

Motion by Kendal Weisenmiller
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

25. **ZC-19-0494-CFT LANDS, LLC:**
ZONE CHANGE to reclassify 19.6 acres from R-E (Rural Estates Residential) Zone and M-1 (Light Manufacturing) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce street intersection off-set.
DESIGN REVIEW for a single family residential development. Generally located on the southeast corner of Robindale Road and Duneville Street within Enterprise (description on file).
MN/al/ma (For possible action) **08/21/19 BCC**

Motion by David Chestnut

Action:

APPROVE Zone Change

DENY Waivers of Development Standards

DENY Design Review

ADD Current Planning Conditions.

- Minimum lot size 4000 sq. ft.
- Minimum 30 ft. wide buffer between all industrial sites and residential properties

Per staff if approved conditions.

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

26. **ZC-19-0521-O'CONNOR-SANDERS, LYDIA:**
ZONE CHANGE to reclassify 2.1 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEWS for the following: **1)** modify a portion of an existing single family residential subdivision; **2)** the expansion of an existing single family residential development; and **3)** increase finished grade on 2.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Gary Avenue and Chieftain Street within Enterprise (description on file).
JJ/al/ma (For possible action) **08/21/19 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

- A couple of board members would like to go over the notes from the meeting they had with Public Works . Chair and Liaison will determine an appropriate time to do so based on size of upcoming agendas.

IX. Next Meeting Date

The next regular meeting will be August 14, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 9:26p.m.

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