



Enterprise Town Advisory Board

Clark County Commission Chambers

500 South Grand Central Pkwy

Las Vegas, NV 89155

June 10, 2020

6:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Jenna Waltho – Chair
Rachel Pinkston
Kendal Weisenmiller

Barris Kaiser – Vice Chair
David Chestnut

Secretary: Carmen Hayes 702-371-7991 chayes70@yahoo.com

County Liaison(s): Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- 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 (3) 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 Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for: February 26, 2020; March 4, 2020; March 5, 2020 and March 11, 2020 (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

IV. Approval of the Agenda for June 10, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

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

VI. Planning and Zoning

1. **ET-20-400046 (WS-18-0716) -DISTINCT CONCEPTS, LLC:**
WAVIERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to commence the following: 1) increase wall height; and 2) reduce setback for a gate call box in conjunction with a proposed residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Mesa Verde Lane and the west side of Placid Street within Enterprise. MN/nr/jd (For possible action) 07/07/20 PC
2. **ET-20-400047 (VS-18-0086) -DISTINCT CONCEPTS, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Placid Street and La Cienega Street, and between Moberly Avenue and Mesa Verde Lane. Generally located on the north side of Mesa Verde Lane and the west side of Placid Street within Enterprise. MN/nr/jd (For possible action) 07/07/20 PC
3. **WS-20-0215-BLUE DIAMOND INDUSTRIAL VENTURE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) cross access; and 2) alternative driveway geometrics.
DESIGN REVIEW for a distribution center on 13.8 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the west side of Lindell Road within Enterprise. JJ/pb/jd (For possible action) 07/07/20 PC
4. **WS-20-0221-SOUTHERN HILLS BAPTIST CHURCH:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a freestanding sign.
DESIGN REVIEW for a freestanding sign in conjunction with a place of worship on 10.2 acres in an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the east side of Torrey Pines Drive and the south side of Pebble Road within Enterprise. JJ/jvm/jd (For possible action) 07/07/20 PC
5. **WS-20-0222-RICHMOND AMERICAN HOMES OF NEVADA INC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for four single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/bb/jd (For possible action) 07/07/20 PC

6. **UC-20-0213-STRA HOLDING, LLC:**
USE PERMIT to allow a massage establishment within an approved shopping center on 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the north side of St. Rose Parkway, 270 feet west of Amigo Street within Enterprise. MN/pb/jd (For possible action) **07/08/20 BCC**

VII. General Business

1. None

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (3) 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 Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: July 1, 2020 at 6:00 p.m.

- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Windmill Library -7060 W. Windmill Lane
Einstein Bros Bagels- 3837 Blue Diamond Rd.
Enterprise Library- 25 E. Shelbourne Ave.
Whole Foods Market- 6689 Las Vegas Blvd
<https://notice.nv.gov>



Enterprise Town Advisory Board

February 26, 2020

MINUTES

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

Secretary: Carmen Hayes 702-371-7991 chaves70@yahoo.com **PRESENT**

County Liaison: Tiffany Hesser 702-455-7388 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.

Al Laird, 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 February 12, 2020 Minutes (For possible action)

Motion by Jenna Waltho

Action: **APPROVE**

Motion **PASSED** (3-0) /Unanimous

IV. Approval of Agenda for February 26, 2020 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as amended.

Motion **PASSED** (3-0) / Unanimous

Applicant requested holds:

3. VS-20-0081-KULAR, GULZAR SINGH: Applicant requested a HOLD to the March 11, 2020, Enterprise Town Advisory Board meeting.

5. WS-20-0080-KULAR GULZAR SINGH: Applicant requested a HOLD to the March 11, 2020, Enterprise Town Advisory Board meeting.
10. WS-20-0059-DECATUR COMMONS, LLC: Applicant requested a HOLD to the April 1, 2020, Enterprise Town Advisory Board meeting.

Related applications:

3. VS-20-0081-KULAR, GULZAR SINGH:
5. WS-20-0080-KULAR GULZAR SINGH:
6. TM-20-500025-L H VENTURES, LLC:
8. VS-20-0086-L H VENTURES, LLC:
14. ZC-20-0085-L H VENTURES, LLC:
7. VS-20-0069-SUNSET VIEW, LLC:
13. ZC-20-0068-SUNSET VIEW, LLC:
9. WC-20-400014 (ZC-0606-01) -JONES 215, LLC:
11. WS-20-0079-JONES 215, LLC:

Item # 1 is trailed to call of the chair.

V. Informational Items

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

Enterprise Land Use Plan Change Requests will be heard on the following dates:

Enterprise TAB hearings – Windmill Library, 7060 W. Windmill Lane, Las Vegas, NV

March 4, 2020 – 6 PM – All requests west of Decatur Boulevard

March 5, 2020 – 6 PM – All requests east of Decatur Boulevard

Planning Commission hearings – Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV

April 14, 2020 – 7 PM – All requests west of Decatur Boulevard

April 16, 2020 – 7 PM – All requests east of Decatur Boulevard

Board of County Commissioners hearing – Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV

May 13, 2020 – 9 AM – All requests

VI. Planning & Zoning

1. **NZC-20-0030-TESORI, LLC:**
ZONE CHANGE to reclassify 3.2 acres from R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone to C-2 (General Commercial) Zone.
USE PERMIT to reduce the separation from an on-premises consumption of alcohol establishment (tavern) to a residential use.
WAIVER OF DEVELOPMENT STANDARDS for reduced driveway separation.
DESIGN REVIEWS for the following: **1)** 2 commercial centers; and **2)** alternative landscaping. Generally located on the south side of Silverado Ranch Boulevard and the east and west sides of Schuster Street within Enterprise (description on file). JJ/pb/jd (For possible action) **03/03/20 PC**

Motion by David Chestnut

Action:

APPROVE Zone Change on the eastern parcel (APN: 177-30-503-007) reduced to C-1

DENY Zone Change on the western parcel (APN: 177-30-503-009)

DENY Use Permit

DENY Waiver of Development Standards 1a

APPROVED Waiver of Development Standards 1b

APPROVE Design Reviews 1a and 2

DENY Design Review 1b

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;
- Establish cross access and shared parking with properties to the south if compatible uses are established

Per staff if approved conditions

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

2. **SC-20-0097-MAJESTIC NV PPTY HOLDINGS, LLC:**
STREET NAME CHANGE to name a private drive aisle Silverton Village Drive. Generally located on the south side of Blue Diamond Road, east of Dean Martin Drive within Enterprise. JJ/dm/ja (For possible action) **03/17/20 PC**

Motion by David Chestnut

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

Motion **PASSED** (2-1) / Pinkston-Nay Kaiser- Not Present

3. **VS-20-0081-KULAR, GULZAR SINGH:**
VACATE AND ABANDON an easement of interest to Clark County located between Blue Diamond Road and Agate Avenue (alignment) and between Rainbow Boulevard and Inspiration Drive (alignment) and a portion of right-of-way being Rainbow Boulevard located between Blue Diamond Road and Agate Avenue (alignment) and Agate Avenue (alignment) between Rainbow Boulevard and Inspiration Drive (alignment) within Enterprise (description on file). JJ/jor/ja (For possible action) **03/17/20 PC**

Applicant requested a **HOLD** to the March 11, 2020, Enterprise Town Advisory Board meeting

4. **WS-20-0064-HERITAGE 2, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to increase the building height of a single family residence.

DESIGN REVIEW for a single family residential development on 19.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Robindale Road and the east side of Duneville Street within Enterprise. MN/jor/ja (For possible action) **03/17/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous

5. **WS-20-0080-KULAR GULZAR SINGH:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jor/ja (For possible action) **03/17/20 PC**

Applicant requested a **HOLD** to the March 11, 2020, Enterprise Town Advisory Board meeting

6. **TM-20-500025-L H VENTURES, LLC:**
TENTATIVE MAP consisting of 33 lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Jones Boulevard and the north side of Robindale Road within Enterprise (description on file). MN/lm/jd (For possible action) **03/18/20 BCC**

Motion by Jenna Waltho

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

Motion **PASSED** (3-0) /Unanimous

7. **VS-20-0069-SUNSET VIEW, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Lindell Road and Westwind Road within Enterprise (description on file). MN/lm/ja (For possible action) **03/18/20 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous

8. **VS-20-0086-L H VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Rustic Galleon Street, and between Robindale Road and Walker Valley Court (alignment) within Enterprise (description on file). MN/lm/jd (For possible action) **03/18/20 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous

9. **WC-20-400014 (ZC-0606-01) -JONES 215, LLC:**
WAIVER OF CONDITIONS of a zone change requiring recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements if dealerships are individually owned and operated in conjunction with a previously approved zone change to reclassify 24.7 acres from R-E (Rural Estates Residential) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone for 2 automobile dealerships, future, and associated accessory service uses, and a use permit for automobile paint and body shops in the CMA Design Overlay District. Generally located between Maule Avenue and CC 215, the east and west sides of Torrey Pines Drive and approximately 350 feet west of El Camino Road within Enterprise. MN/md/ja (For possible action) **03/18/20 BCC**

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

10. **WS-20-0059-DECATUR COMMONS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow encroachment into airspace; **2)** increase sign height; **3)** increase animated (electronic message unit) sign area; **4)** allow a freestanding sign along a freeway; and **5)** increase the maximum sign area.
DESIGN REVIEWS for the following: **1)** lighting; and **2)** signage in conjunction with a commercial 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 CC 215 within Enterprise. MN/jor/jd (For possible action) **03/18/20 BCC**

Applicant requested a **HOLD** to the April 1, 2020, Enterprise Town Advisory Board meeting

11. **WS-20-0079-JONES 215, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** eliminate cross access; **3)** waive applicable design standards per Table 30.56-2; **4)** modified CMA Design Overlay District standards; **5)** allow modified driveway design standards.
DESIGN REVIEW for a vehicle sales (automobile) showroom facility with outside display areas and ancillary uses on a 4.0 acre portion of a 14.1 acre site in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Roy Horn Way, 650 feet east of Torrey Pines Drive within Enterprise. MN/md/jd (For possible action) **03/18/20 BCC**

Motion by Jenna Waltho
Action: **APPROVE**
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

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

12. **WS-20-0096-COUNTY OF CLARK (AVIATION) & NEVADA POWER COMPANY LEASE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** street landscaping; and **2)** reduce parking lot landscaping.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** expansion of parking lot including solar PV shade covers for a public utility distribution warehouse facility on 37.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road and the west side of Lindell Road within Enterprise. MN/lm/jd (For possible action) **03/18/20 BCC**

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

13. **ZC-20-0068-SUNSET VIEW, LLC:**
ZONE CHANGE to reclassify 12.0 acres of a 14.3 acre site from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** increased finish grade; and **2)** distribution center on 14.3 acres in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the west side of Lindell Road within Enterprise (description on file). MN/lm/ja (For possible action) **03/18/20 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** (3-0) /Unanimous

14. **ZC-20-0085-L H VENTURES, LLC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** increase building height; **3)** allow alternative street landscaping; and **4)** reduce street intersection off-set.
DESIGN REVIEW for a single family residential development. Generally located on the west side of Jones Boulevard and the north side of Robindale Road within Enterprise (description on file). MN/lm/jd (For possible action) **03/18/20 BCC**

Motion by Jenna Waltho
Action: **APPROVE** per staff if approved conditions.
Motion **PASSED** (3-0) /Unanimous

15. **ZC-20-0101-LA BREA EQUITY VENTURE, LLC:**
ZONE CHANGE to reclassify 13.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for multiple family residential development.
WAIVER OF DEVELOPMENT STANDARDS reduce throat depth for visitor call box.
DESIGN REVIEW for a multiple family residential development. Generally located on the west side of Las Vegas Boulevard South, 470 feet south of Neal Avenue within Enterprise (description on file). MN/jt/jd (For possible action) **03/18/20 BCC**

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

VII. General Business:

1. Appoint one member as the Enterprise Town Advisory Board representative to be involved in the update of the county's Comprehensive Master Plan and Title 30 development code (For possible action)

Motion by Jenna Waltho

Action: **APPOINT** David Chestnut as the TAB representative to the Comprehensive Master Plan and Title 30 development code update Motion **PASSED** (4-0) /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 had questions about the 9 notices he received from the County regarding land use in his neighborhood.

IX. Next Meeting Date

March 4, 2020 at 6:00 p.m. - Enterprise Land Use Plan Update Requests West of Decatur

March 5, 2020 at 6:00 p.m. – Enterprise Land Use Plan Update Requests East of Decatur

March 11, 2020 at 6:00 p.m. – Regularly Scheduled Enterprise Town Advisory Board Meeting

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 7:25 p.m.

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



Enterprise Town Advisory Board

March 4, 2020

MINUTES

Board Members:

Jenna Waltho, Chair - **PRESENT**
David Chestnut **PRESENT**
Kendal Weisenmiller **PRESENT**

Barris Kaiser, Vice Chair **PRESENT**
Rachel Pinkston **PRESENT FOR PART OF MEETING**

County Liaisons:

Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov **PRESENT**
Michael Shannon 702-455-8338 mds@clarkcountynv.gov **PRESENT**

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions (see above)

The meeting was called to order at 6:11 p.m.

Comprehensive Planning Staff:

Kevin Smedley and Paul Doerr
Shane Ammerman – Assistant Planning Manager
Mario Bermudez – Planning Manager
Nancy Amundsen – Director

II. Public Comment

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None

III. Approval of Agenda for March 4, 2020 and Hold, Combine or Delete Any Items (For possible action)

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

The following items were withdrawn:

7. LUP-20-700006-TERRA AERO, LLC: **Withdrawn by applicant**

LUP-20-700072-EASTON, PAUL R, ETAL: **Did not appear on agenda - Withdrawn by applicant prior to hearings**

IV. Planning & Zoning

Information for the land use update is available for review at:

<http://www.clarkcountynv.gov/comprehensive-planning/land-use/Pages/EnterpriseLandUsePlan.aspx>

1. **CP-20-900062:** Update the Enterprise Land Use Plan map to reflect existing uses, and change designations from PF (Public Facilities) to an appropriate land use designation where there is no longer a reservation for public use. (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **APPROVE**

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

2. **LUP-20-700001-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
LAND USE PLAN to redesignate the existing land use category from RH (Residential High) to RUC (Residential Urban Center) on 5.0 acres. Generally located on the south side of Warm Springs Road, 600 feet east of Buffalo Drive. MN/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **DENY**

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

3. **LUP-20-700002-ROOHANI KHUSROW FAMILY TRUST:**
LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to RUC (Residential Urban Center) on 7.3 acres. Generally located on the southeast corner of Montessouri Street and Warm Springs Road. MN/pd (For possible action) **04/14/20 PC**

Motion by Barris Kaiser

Action: **DENY**

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

4. **LUP-20-700003-GILMORE LEROY & PATRICIA FAM TR & GILMORE LEROY & PATRICIA R TRS:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) on 2.6 acres. Generally located on the west side of Santa Margarita Street (alignment), 650 feet south of Sunset Road. MN/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **APPROVE**

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

5. **LUP-20-700004-DALEY FAMILY TRUST ETAL & VANGUARD TRUST:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 14.0 acres. Generally located on the southwest corner Redwood Street and Badura Avenue. MN/pd (For possible action) **04/14/20 PC**

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

6. **LUP-20-700005-LEXILAND, LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:**
LAND USE PLAN to redesignate the existing land use categories from BDRP (Business and Design/Research Park) and CG (Commercial General) to RUC (Residential Urban Center) on 13.7 acres. Generally located on the northwest corner of Warm Springs Road and Redwood Street. MN/pd (For possible action) **04/14/20 PC**

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

7. **LUP-20-700006-TERRA AERO, LLC:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 7.8 acres. Generally located on the northwest corner of Jones Boulevard and Badura Avenue. MN/pd (For possible action) **04/14/20 PC**

Withdrawn by applicant

8. **LUP-20-700007-COLONNA VINCENT A & JUDITH A:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to RH (Residential High) on 2.4 acres. Generally located on the north side of Eldorado Lane, 300 feet east of Jones Boulevard. MN/pd (For possible action) **04/14/20 PC**

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

9. **LUP-20-700008-NEMAN DAVID & NEMAN RAMIN:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) on 4.5 acres. Generally located on the northwest and southwest corners of Decatur Boulevard and Mardon Avenue. MN/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut
Action: **APPROVE reduced to CN**
Motion **PASSED** (5-0) /Unanimous

10. **LUP-20-700009-ROBINDALE & ASSOCIATES, LLC:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to BDRP (Business and Design/Research Park) on 3.1 acres. Generally located on the north side of Robindale Road, 1200 feet west of Decatur Boulevard. MN/pd (For possible action) **04/14/20 PC**

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

11. **LUP-20-700040-L H VENTURES, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 9.1 acres. Generally located on the northeast corner of Redwood Street and Torino Avenue. JJ/pd (For possible action) **04/14/20 PC**

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

12. **LUP-20-700041-ZE REN INC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 4.4 acres. Generally located on the northeast corner of Sorrel Street and Pebble Road, and the southwest corner of Torino Avenue and Torrey Pines Drive. JJ/pd (For possible action) **04/14/20 PC**

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

13. **LUP-20-700042-JONES FORD LINDELL, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 7.5 acres. Generally located on the south side Ford Avenue, 600 feet west of Jones Boulevard. JJ/pd (For possible action) **04/14/20 PC**

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

14. **LUP-20-700043-ADAMS BRIAN M:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located on the northeast corner of El Camino Road and Torino Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut
Action: **DENY portion of request west of El Camino**
APPROVE portion of request east of El Camino reduced to RL
Motion **PASSED** (5-0) /Unanimous

15. **LUP-20-700044-STRAIGHT-LINE LEASING, LLC:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to IND (Industrial) on 2.3 acres. Generally located on the southwest corner of Bronco Street and Torino Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

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

16. **LUP-20-700045-LUXURY COACH STORAGE BAYS, LLC:**
LAND USE PLAN to redesignate the existing land use category from from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located on the northeast corner of Hauck Street (alignment) and Shelbourne Avenue. JJ/pd (For possible action) **04/14/20 PC**

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

17. **LUP-20-700046-RITTENHOUSE DWAIN A 1998 LIV TR & RITTENHOUSE DWAIN A TRS:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CG (Commercial General) on 2.1 acres. Generally located on the west side of Decatur Boulevard, 300 feet north of Shelbourne Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut
Action: **APPROVE reduced to CN**
Motion **PASSED** (5-0) /Unanimous

18. **LUP-20-700047-ROOHANI RAMAK:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.5 acres. Generally located on the northwest corner of Edmond Street and Cougar Avenue. JJ/pd (For possible action) **04/14/20 PC**

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

19. **LUP-20-700048-BLUE INSPIRATION 2, LLC:**
LAND USE PLAN to redesignate the existing land use categories from CG (Commercial General) to RUC (Residential Urban Center) on 2.0 acres. Generally located on the west side of Inspiration Drive, 300 feet north of Blue Diamond Road. JJ/pd (For possible action) **04/14/20 PC**

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

20. **LUP-20-700049-RON AVI ETAL & ZITRON ISAAC:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RHRC (Residential High Rise Center) on 7.0 acres. Generally located on the south side of Blue Diamond Road, between Santa Margarita Street and Redwood Street. JJ/pd (For possible action) **04/14/20 PC**

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

21. **LUP-20-700050-TRAJAN HOLDINGS, LLC:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) and IND (Industrial) on 27.5 acres. Generally located on the east side of Rainbow Boulevard and the north side of Richmar Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut
Action: **DENY portion to CG**
APPROVE portion to IND
Motion **PASSED** (5-0) /Unanimous

22. **LUP-20-700051-ROOHANI RAMAK:**
LAND USE PLAN to redesignate the existing land use categories from RL (Residential Low) and RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 4.1 acres. Generally located on the northeast and northwest corners of Duneville Street and Oleta Avenue. JJ/pd (For possible action) **04/14/20 PC**

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

23. **LUP-20-700052-R B M REAL ESTATE, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres. Generally located on the south side of Serene Avenue, 600 feet west of Lindell Road (alignment). JJ/pd (For possible action) **04/14/20 PC**

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

24. **LUP-20-700053-USA:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located on the southwest corner of Lindell Road (alignment) and Oleta Avenue. JJ/pd (For possible action) **04/14/20 PC**

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

25. **LUP-20-700054-NEMAN RAMIN & NEMAN DAVID:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 2.5 acres. Generally located on the southwest corner of Decatur Boulevard and Raven Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

26. **LUP-20-700055-JONES FORD LINDELL, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.5 acres. Generally located on the northwest corner of Lindell Road and Richmar Avenue. JJ/pd (For possible action) **04/14/20 PC**

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

27. **LUP-20-700056-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 7.5 acres. Generally located on the northeast corner of Lindell Road and Richmar Avenue. JJ/pd (For possible action) **04/14/20 PC**

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

28. **LUP-20-700057-USA:**
LAND USE PLAN to redesignate the existing land use categories from PF (Public Facilities) and RL (Residential Low) to RS (Residential Suburban) on 20.0 acres. Generally located on the southeast corner of Lindell Road and Richmar Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Barris Kaiser
Action: **APPROVE reduced to RL**
Motion **PASSED** (4-0) /Unanimous

29. **LUP-20-700058-J C L H, LLC:**
LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to RH (Residential High) on 15.0 acres. Generally located on the southwest corner of Decatur Boulevard and Serene Avenue. JJ/pd (For possible action) **04/14/20 PC**

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

30. **LUP-20-700059-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 3.7 acres. Generally located on the northwest corner of Gary Avenue (alignment) and Hauck Street (alignment). JJ/pd (For possible action) **04/14/20 PC**

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

31. **LUP-20-700060-DAVID FAX OBER, LLC & BUFFALO WING, LLC:**
LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to RS (Residential Suburban) on 6.9 acres. Generally located on the south side of Richmar Avenue (alignment), 300 feet west of Decatur Boulevard. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

32. **LUP-20-700061-LEANY CHARLES & JUNE FAMILY TR & LEANY CHARLES E TRS:**
LAND USE PLAN to redesignate the existing land use category from RH (Residential High) to CG (Commercial General) on 1.7 acres. Generally located on the northwest corner of Silverado Ranch Boulevard and Decatur Boulevard. JJ/pd (For possible action) **04/14/20 PC**

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

33. **LUP-20-700062-BALELO FAMILY IRREVOCABLE SUB-TRUST & SMITH RONALD L TRS:**

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to OP (Office Professional) on 2.1 acres. Generally located on the southwest corner of Camero Avenue and Lisa Lane. JJ/pd (For possible action) **04/14/20 PC**

Motion by Barris Kaiser

Action: **APPROVE**

Motion **PASSED** (3-1) Chestnut Nay

34. **LUP-20-700063-L H VENTURES, LLC:**

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 22.0 acres. Generally located on the southwest corner of Cimarron Road and Wigwam Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **DENY**

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

35. **LUP-20-700064-W B G TRUST:**

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 14.1 acres. Generally located on the northeast corner of Warbonnet Way and Camero Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Kendal Weisenmiller

Action: **DENY**

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

36. **LUP-20-700065-USA:**

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located on the northeast corner of Buffalo Drive and Wigwam Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **DENY**

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

37. **LUP-20-700066-L H VENTURES, LLC:**

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RN (Rural Neighborhood) on 36.3 acres. Generally located on the east side of Monte Cristo Way, 300 feet south of Wigwam Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Barris Kaiser

Action: **DENY**

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

38. **LUP-20-700067-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 20.0 acres. Generally located on the north side of Pebble Road, 300 feet west of Tenaya Way. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **DENY applicant's request to reduce to RN**

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

39. **LUP-20-700068-DAVIS FAMILY REVOCABLE TRUST & DAVIS JOHN G & JOY A TRS:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CG (Commercial General) on 3.9 acres. Generally located on the southwest corner of Rainbow Boulevard and Shelbourne Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **APPROVE reduced to CN**

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

40. **LUP-20-700069-MAK ZAK, LLC:**
LAND USE PLAN to redesignate the existing land use category from CG (Commercial General) to RS (Residential Suburban) on 7.5 acres. Generally located on the southeast corner of Cougar Avenue and Rosanna Street (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **APPROVE**

Motion **PASSED** (3-0) /Unanimous – Weisenmiller absent

41. **LUP-20-700070-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.5 acres. Generally located on the west side of Rosanna Street, 300 feet north of Torino Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **APPROVE**

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

42. **LUP-20-700071-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located north and south of Torino Avenue, 275 feet west of Rosanna Street. JJ/pd (For possible action) **04/14/20 PC**

Motion by Kendal Weisenmiller

Action: **DENY applicant's request to reduce to RL**

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

43. **LUP-20-700073-S W PEBBLE, LLC:**

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.5 acres. Generally located on the north side of Pebble Road, 600 feet west of Rosanna Street. JJ/pd (For possible action) **04/14/20 PC**

Motion by Kendal Weisenmiller

Action: **DENY applicant's request to reduce to RL**

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

44. **LUP-20-700074-USA:**

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to RH (Residential High) on 5.0 acres. Generally located on the southeast corner of Durango Drive and Raven Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **APPROVE reduced to RL**

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

45. **LUP-20-700075-BUFFALO WING, LLC:**

LAND USE PLAN to redesignate the existing land use categories from RL (Residential Low) and CG (Commercial General) to RS (Residential Suburban) and RH (Residential High) on 27.4 acres. Generally located on the north and south sides of Agate Avenue (alignment), 300 feet west of Buffalo Drive. JJ/pd (For possible action) **04/14/20 PC**

Motion by Barris Kaiser

Action: **DENY**

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

46. **LUP-20-700076-MAK ZAK, LLC:**

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.5 acres. Generally located on the southeast corner of Pebble Road and Pioneer Way (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **DENY**

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

47. **LUP-20-700077-USA:**

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RUC (Residential Urban Center) on 7.5 acres. Generally located on the southwest corner of Pioneer Way and Agate Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Kendal Weisenmiller

Action: **DENY**

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

48. **LUP-20-700078-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.7 acres. Generally located on the northeast corner of Monte Cristo Way (alignment) and Blue Diamond Road. JJ/pd (For possible action) **04/14/20 PC**

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

49. **LUP-20-700079-SERIES III HUNTINGTON, LLC:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CG (Commercial General) on 1.3 acres. Generally located on the northwest corner of Tenaya Way (alignment) and Blue Diamond Road. JJ/pd (For possible action) **04/14/20 PC**

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

50. **LUP-20-700080-ALL OUT FINANCIAL RESOURCES, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to CN (Commercial Neighborhood) on 2.1 acres. Generally located on the northwest corner of Tenaya Way and Meranto Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

51. **LUP-20-700081-ROOHANI RAMAK:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to CN (Commercial Neighborhood) on 5.0 acres. Generally located on the northeast corner of Tenaya Way and Meranto Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

52. **LUP-20-700082-L H VENTURES, LLC:**
LAND USE PLAN to redesignate the existing land use categories from PF (Public Facilities) and RNP (Rural Neighborhood Preservation) to RN (Rural Neighborhood) on 7.5 acres. Generally located on the southeast corner of Tenaya Way and Pebble Road. JJ/pd (For possible action) **04/14/20 PC**

Motion by Barris Kaiser
Action: **APPROVE portion of change request from PF to RNP**
DENY portion of change request from RNP to RN
Motion **PASSED** (4-0) /Unanimous

53. **LUP-20-700083-L H VENTURES, LLC:**

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 7.5 acres. Generally located on the southeast corner of Pebble Road and Belcastro Street. JJ/pd (For possible action) **04/14/20 PC**

Motion by Barris Kaiser

Action: **DENY**

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

54. **LUP-20-700084-L V RAINBOW, LLC:**

LAND USE PLAN to redesignate the existing land use category from CG (Commercial General) to RH (Residential High) on 20.0 acres. Generally located on the north side of Blue Diamond Road, 250 feet west of Rainbow Boulevard. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho

Action: **DENY**

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

55. **LUP-20-700085-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:**

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CG (Commercial General) on 1.9 acres. Generally located on the northwest corner of Rainbow Boulevard and Meranto Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **APPROVE reduced to CN**

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

56. **LUP-20-700086-REMARK REVOCABLE TRUST & ROOHANI KHUSROW FAMILY TRUST:**

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 2.5 acres. Generally located on the northwest corner of Gomer Road (alignment) and Rosanna Street (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by Kendal Weisenmiller

Action: **DENY**

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

57. **LUP-20-700087-STRAIGHT-LINE LEASING, LLC:**

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 11.7 acres. Generally located on the north side of Pebble Road, 600 feet west of Grand Canyon Drive, and the northeast corner of Pebble Road and Grand Canyon Drive. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (3-0) Waltho abstained

58. **LUP-20-700088-NAHAI ILIEN & KERENDI FAROUGH & JACKLIN FAM TR:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 15.0 acres. Generally located on the northwest corner of Grand Canyon Drive and Raven Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) Waltho abstained

59. **LUP-20-700089-CIRCLE Q RANCH II, LLC:**
LAND USE PLAN to redesignate the existing land use categories from RNP (Rural Neighborhood Preservation), CG (Commercial General), and PF (Public Facilities) to RS (Residential Suburban) on 23.8 acres. Generally located on the southeast corner of Grand Canyon Drive and Pebble Road. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut
Action: **APPROVE RS on APN 176-19-501-029 only**
Motion **PASSED** (3-0) Waltho abstained

60. **LUP-20-700090-LEWIS INVESTMENT COMPANY OF NEVADA:**
LAND USE PLAN to redesignate the existing land use categories from PF (Public Facilities) and RS (Residential Suburban) to RH (Residential High) on 11.6 acres. Generally located on the northeast corner of Hualapai Way and Oleta Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut
Action: **APPROVE applicant's request to reduce to RS**
Motion **PASSED** (4-0) /Unanimous

61. **LUP-20-700091-LEWIS INVESTMENT COMPANY OF NEVADA:**
LAND USE PLAN to redesignate the existing land use category from PF (Public Facilities) to RS (Residential Suburban) on 1.1 acres. Generally located on the southeast corner of Hualapai Way and Oleta Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

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

62. **LUP-20-700092-BECKER ERNEST A IV & KATHLEEN C FAMILY TRUST & BECKER ERNEST A IV & KATHLEEN C TRS:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.4 acres. Generally located on the northeast corner of Hualapai Way and Serene Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by David Chestnut
Action: **APPROVE applicant's request to reduce to CN**
Motion **PASSED** (4-0) /Unanimous

63. **LUP-20-700093-LEWIS INVESTMENT COMPANY NEVADA, LLC:**
LAND USE PLAN to redesignate the existing land use category from PF (Public Facilities) to RM (Residential Medium) on 47.6 acres. Generally located on the southwest corner of Grand Canyon Drive and Serene Avenue. JJ/pd (For possible action) **04/14/20 PC**

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

64. **LUP-20-700094-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:**
LAND USE PLAN to redesignate the existing land use category from CG (Commercial General) to RH (Residential High) on 2.5 acres. Generally located on the southwest corner of Fort Apache Road and Serene Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Barris Kaiser
Action: **APPROVE reduced to RS**
Motion **PASSED** (4-0) /Unanimous

65. **LUP-20-700095-DOGWOOD HICKORY, LLC:**
LAND USE PLAN to redesignate the existing land use category from OL (Open Land) to RL (Residential Low) on 9.5 acres. Generally located on the southeast corner of Quarterhorse Lane and Cactus Avenue. JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

66. **LUP-20-700096-DURANGO ERIE, LLC:**
LAND USE PLAN to redesignate the existing land use category from OL (Open Land) to RS (Residential Suburban) on 5.0 acres. Generally located on the north side of Erie Avenue (alignment), 300 feet west of Durango Drive (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

67. **LUP-20-700097-LAND INVESTMENTS, LLC:**
LAND USE PLAN to redesignate the existing land use category from OL (Open Land) to RS (Residential Suburban) on 1.9 acres. Generally located on the west side of Durango Drive (alignment), 300 feet north of Erie Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

68. **LUP-20-700098-STIMSON CHRISTOPHER J & A FAM TR & STIMSON CHRISTOPHER & ARALEE TRS:**

LAND USE PLAN to redesignate the existing land use category from OL (Open Land) to CN (Commercial Neighborhood) on 5.0 acres. Generally located on the southwest corner of Buffalo Drive and Cactus Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

69. **LUP-20-700099-HAIKAL EXEMPTION TRUST:**

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) and RS (Residential Suburban) on 20.0 acres. Generally located on the southwest and southeast corners of Gomer Road (alignment) and Montessouri Street (alignment). JJ/pd (For possible action) **04/14/20 PC**

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

70. **LUP-20-700100-M F E INC:**

LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 3.7 acres. Generally located on the southwest corner of Jones Boulevard and Cactus Avenue. JJ/pd (For possible action) **04/14/20 PC**

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

71. **LUP-20-700101-ADAMS BRIAN M:**

LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 4.1 acres. Generally located on the northeast corner of Jones Boulevard and Cactus Avenue. JJ/pd (For possible action) **04/14/20 PC**

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

72. **LUP-20-700102-OMNI FAMILY LIMITED PARTNERSHIP:**

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 1.8 acres. Generally located on the northwest corner of Decatur Boulevard and Pyle Avenue. JJ/pd (For possible action) **04/14/20 PC**

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

- V. Comments by the General Public - 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 two 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

- VI. Next Meeting Date

The next special land use update meeting will be March 5, 2020 at 6:00 p.m.

- VII. Adjournment:

Motion by Jenna Waltho
Adjourn meeting at 11:49 p.m.
Motion **PASSED** (4-0) / Unanimous



Enterprise Town Advisory Board

March 5, 2020

MINUTES

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

County Liaisons: Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov **PRESENT**
Michael Shannon 702-455-8338 mds@clarkcountynv.gov **PRESENT**

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions (see above)

The meeting was called to order at 6:02 p.m.

Comprehensive Planning Staff:
Kevin Smedley and Paul Doerr
Shane Ammerman – Assistant Planning Manager
Mario Bermudez – Planning Manager
Nancy Amundsen – Director

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 Agenda for March 5, 2020 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho
Action: **APPROVE** as amended.
Motion **PASSED** (4-0) / Unanimous

The following items were withdrawn:

- 77. LUP-20-700014-DIAMOND VALLEY VIEW LTD: **Withdrawn by applicant**
- 88. LUP-20-700025-WIGWAM ROUTE 15-1 25, LLC: **Withdrawn by applicant**
- 129. LUP-20-700130-CV PROPCO, LLC: **Withdrawn by applicant**
- 142. LUP-20-700143-LEGACY BERMUDA, LLC: **Withdrawn by applicant**

IV. Planning & Zoning

Information for the land use update is available for review at:

<http://www.clarkcountynv.gov/comprehensive-planning/land-use/Pages/EnterpriseLandUsePlan.aspx>

73. **LUP-20-700010-DECATUR COMMONS, LLC:**

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) on 5.7 acres. Generally located on the northeast corner of Decatur Boulevard and Rafael Rivera Way. MN/pd (For possible action) **04/16/20 PC**

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

74. **LUP-20-700011-VVM, LLC:**

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to OP (Office Professional) on 3.0 acres. Generally located on the northwest corner of Valley View Boulevard and Maule Avenue. MN/pd (For possible action) **04/16/20 PC**

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

75. **LUP-20-700012-S DECATUR BLVD TRUST:**

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 1.4 acres. Generally located on the southeast corner of Decatur Boulevard and Eldorado Lane. MN/pd (For possible action) **04/16/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

76. **LUP-20-700013-2567 E WASHBURN RD LLC:**

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to BDRP (Business and Design/Research Park) on 11.6 acres. Generally located on the northwest corner of Dean Martin Drive and Robindale Road. MN/pd (For possible action) **04/16/20 PC**

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

77. **LUP-20-700014-DIAMOND VALLEY VIEW LTD:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RH (Residential High) on 5.0 acres. Generally located on the east side of Valley View Boulevard, 675 feet north of Blue Diamond Road. MN/pd (For possible action) **04/16/20 PC**

Withdrawn by applicant

78. **LUP-20-700015-CCC, LLC:**
LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 3.6 acres. Generally located on the southeast corner of Haven Street and Warm Springs Road. MN/pd (For possible action) **04/16/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

79. **LUP-20-700016-AYB INVESTMENTS, LLC & LARIAN HOMAYOUN DECLARATION TRUST:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CT (Commercial Tourist) on 2.5 acres. Generally located on the northwest corner of Haven Street and Moberly Avenue (alignment). MN/pd (For possible action) **04/16/20 PC**

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

80. **LUP-20-700017-HINES FAMILY REVOCABLE LIVING TRUST & HINES JOHN PHILLIP & MICHELE RENE TRS:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CT (Commercial Tourist) on 1.1 acres. Generally located on the west side of Haven Street, 300 feet north of Mesa Verde Lane. MN/pd (For possible action) **04/16/20 PC**

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

81. **LUP-20-700018-ABC HAVEN WEST INC:**
LAND USE PLAN to redesignate the existing land use categories from CG (Commercial General), CN (Commercial Neighborhood), and RS (Residential Suburban) to RH (Residential High) on 9.0 acres. Generally located on the west side of Haven Street, and on the north and south sides of Santoli Avenue (alignment). MN/pd (For possible action) **04/16/20 PC**

Motion by David Chestnut
Action: **APPROVE reduced to RM**
Motion **PASSED** (4-0) /Unanimous

82. LUP-20-700019-LILY PARADISE, LLC:

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 3.9 acres. Generally located on the northeast corner of Windmill Lane and Placid Street. MN/pd (For possible action) **04/16/20 PC**

Motion by Jenna Waltho

Action: **DENY**

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

83. LUP-20-700020-370 EAST WINDMILL INVESTOR, LLC:

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 1.9 acres. Generally located on the northeast corner of Fairfield Avenue and Windmill Lane. MN/pd (For possible action) **04/16/20 PC**

Motion by Jenna Waltho

Action: **DENY**

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

84. LUP-20-700021-LOBEL TRUST & LOBEL STUART D & MARY TRS:

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 1.8 acres. Generally located on the northwest corner of Bermuda Road and Windmill Lane. MN/pd (For possible action) **04/16/20 PC**

Motion by Jenna Waltho

Action: **APPROVE**

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

85. LUP-20-700022-AYB INVESTMENTS, LLC & NEWMAN DAVID:

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CT (Commercial Tourist) on 1.8 acres. Generally located on the northeast corner of Pebble Road and Giles Street. MN/pd (For possible action) **04/16/20 PC**

Motion by Jenna Waltho

Action: **DENY**

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

86. LUP-20-700023-DAYANI DAVOUD & SHAHIN TRUST:

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 0.9 acres. Generally located on the southeast corner of Windmill Lane and Fairfield Avenue. MN/pd (For possible action) **04/16/20 PC**

Motion by David Chestnut

Action: **DENY**

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

87. **LUP-20-700024-CHAMPERY REAL ESTATE 2015, LLC:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CG (Commercial General) on 1.2 acres. Generally located on the north side of Cougar Avenue, 300 feet west of Arville Street. JJ/pd (For possible action) **04/16/20 PC**

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

88. **LUP-20-700025-WIGWAM ROUTE 15-1 25, LLC:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CT (Commercial Tourist) on 1.2 acres. Generally located on the south side of Wigwam Avenue, 430 feet east of Dean Martin Drive. JJ/pd (For possible action) **04/16/20 PC**

Withdrawn by applicant

89. **LUP-20-700027-INDUSTRIAL TORINO 1 25, LLC:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RL (Residential Low) on 1.2 acres. Generally located on the north side of Torino Avenue, 125 feet east of Dean Martin Drive. JJ/pd (For possible action) **04/16/20 PC**

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

90. **LUP-20-700028-AYB INVESTMENTS, LLC & NEMAN DAVID & LISA:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RH (Residential High) on 3.7 acres. Generally located on the north and south sides of the Meranto Avenue (alignment), 460 feet east of Arville Street. JJ/pd (For possible action) **04/16/20 PC**

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

91. **LUP-20-700029-NIRVAANA, LLC:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to BDRP (Business and Design/Research Park) on 1.2 acres. Generally located on the southeast corner of Meranto Avenue (alignment) and Hinson Street (alignment). JJ/pd (For possible action) **04/16/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

92. **LUP-20-700030-MIRANTO SCHUSTER 1 25, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 1.2 acres. Generally located on the northeast corner of Schuster Street (alignment) and Meranto Avenue (alignment). JJ/pd (For possible action) **04/16/20 PC**

Motion by Kendal Weisenmiller
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous – Kaiser absent

93. **LUP-20-700031-IOVINIO CARMEN & PINE MEADOWS LP:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 3.7 acres. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard. JJ/pd (For possible action) **04/16/20 PC**

Motion by Kendal Weisenmiller
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous – Kaiser absent

94. **LUP-20-700032-LAS VEGAS BLVD AT TOWN SQUARE LTD:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres. Generally located on the north side of Richmar Avenue, 500 feet west of Valley View Boulevard, and on the south side of Richmar Avenue, 330 feet west of Valley View Boulevard. JJ/pd (For possible action) **04/16/20 PC**

Motion by Kendal Weisenmiller
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous – Kaiser absent

95. **LUP-20-700033-STONEGATE PROPERTY HOLDINGS, LLC:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RH (Residential High) on 1.2 acres. Generally located on the northeast corner of Arville Street and Gary Avenue (alignment). JJ/pd (For possible action) **04/16/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

96. **LUP-20-700034-AYB INVESTMENTS, LLC & LARIAN HOMAYOUN DECLARATION TR:**

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RH (Residential High) on 1.1 acres. Generally located on the north side of Gary Avenue (alignment), 330 feet east of Arville Street. JJ/pd (For possible action) **04/16/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

97. **LUP-20-700035-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RS (Residential Suburban) on 1.2 acres. Generally located on the northwest corner of Schirlls Street (alignment) and Gary Avenue (alignment). JJ/pd (For possible action) **04/16/20 PC**

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

98. **LUP-20-700036-MARCH DALENE WANDA & WHITELEY FAMILY TRUST:**

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 0.8 acres. Generally located on the northwest corner of Silverado Ranch Boulevard and Schuster Street (alignment). JJ/pd (For possible action) **04/16/20 PC**

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

99. **LUP-20-700037-DEAN MARTIN STORAGE, LLC:**

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to BDRP (Business and Design/Research Park) on 2.5 acres. Generally located on the north side of Raven Avenue (alignment), 300 feet east of Dean Martin Drive. JJ/pd (For possible action) **04/16/20 PC**

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

100. LUP-20-700038-INTERSTATE 10 IRREVOCABLE BUSINESS TRUST ETAL & SHAFER CLAIR A SEPERATE PROPERTY TRUST:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to CG (Commercial General) on 4.6 acres. Generally located on the northeast and southeast corners of Dean Martin Drive and Vicki Avenue. JJ/pd (For possible action) **04/16/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

101. LUP-20-700039-SILVERADO INTERCHANGE, LLC & LEXILAND, LLC:

LAND USE PLAN to redesignate the existing land use categories from CN (Commercial Neighborhood), CG (Commercial General), and BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 17.2 acres. Generally located on the southeast and southwest corner of Dean Martin Drive and Richmar Avenue. JJ/pd (For possible action) **04/16/20 PC**

Motion by David Chestnut
Action: **APPROVE reduced to RL**
Motion **PASSED** (4-0) /Unanimous

102. LUP-20-700103-DOUBLE UP PROPERTIES, LLC:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CN (Commercial Neighborhood) on 1.2 acres. Generally located on the south side of Silverado Ranch Boulevard, 840 feet west of Arville Street. JJ/pd (For possible action) **04/16/20 PC**

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

103. LUP-20-700104-JENSEN PETER L & SHERRY A:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 0.9 acres. Generally located on the south side of Silverado Ranch Boulevard, 500 feet west of Arville Street. JJ/pd (For possible action) **04/16/20 PC**

Motion by David Chestnut
Action: **APPROVE reduced to CN**
Motion **PASSED** (4-0) /Unanimous

104. LUP-20-700105-LAND WIND, LLC:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.0 acre. Generally located on the south side of Silverado Ranch Boulevard, 315 feet west of Arville Street. JJ/pd (For possible action) **04/16/20 PC**

Motion by David Chestnut
Action: **APPROVE reduced to CN**
Motion **PASSED** (4-0) /Unanimous

105. **LUP-20-700106-FORUZAN GHODRATOLLAH:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.0 acre. Generally located on the south side of Silverado Ranch Boulevard, 140 feet west of Arville Street. JJ/pd (For possible action) **04/16/20 PC**

Motion by David Chestnut
Action: **APPROVE reduced to CN**
Motion **PASSED (4-0) /Unanimous**

106. **LUP-20-700107-COUNTY OF CLARK (AVIATION):**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 6.0 acres. Generally located on the northeast corner of Decatur Boulevard and Pyle Avenue. JJ/pd (For possible action) **04/16/20 PC**

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

107. **LUP-20-700108-HORLACHER LISA KAY TRUST & HORLACHER LISA KAY TRS:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 1.2 acres. Generally located 130 feet east of Decatur Boulevard, and 300 feet south of Le Baron Avenue (alignment). JJ/pd (For possible action) **04/16/20 PC**

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

108. **LUP-20-700109-FRIAS PHYLLIS M MANAGEMENT TRUST & FRIAS PHYLLIS M TRS:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 1.2 acres. Generally located on the west side of Ullom Street (alignment), 330 south of Le Baron Avenue (alignment). JJ/pd (For possible action) **04/16/20 PC**

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

109. **LUP-20-700110-JO RAE CAPITAL MANAGEMENT, LLC:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to RH (Residential High) on 1.2 acres. Generally located on the north side of Jo Rae Avenue (alignment), 180 feet west of Arville Street (alignment). JJ/pd (For possible action) **04/16/20 PC**

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

110. **LUP-20-700111-STIMSON CHRISTOPHER J & ARALEE T FAMILY TRUST:**
LAND USE PLAN to redesignate the existing land use categories from RH (Residential High) to RUC (Residential Urban Center) on 6.3 acres. Generally located on the southeast corner of Arville Street (alignment) and Silverado Ranch Boulevard. JJ/pd (For possible action) **04/16/20 PC**

Motion by Barris Kaiser
Action: **APPROVE reduced to RM**
Motion **PASSED** (3-1) Weisenmiller - Nay

111. **LUP-20-700112-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to RS (Residential Suburban) on 1.2 acres. Generally located on the northwest corner of Valley View Boulevard and Le Baron Avenue. JJ/pd (For possible action) **04/16/20 PC**

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

112. **LUP-20-700113-BRIDEAU BENOIT & CINDY:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to CN (Commercial Neighborhood) on 2.2 acres. Generally located on the northeast corner of Pyle Avenue and Hinson Street (alignment). JJ/pd (For possible action) **04/16/20 PC**

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

113. **LUP-20-700114-CFT LANDS:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 1.2 acres. Generally located on the north side of Pyle Avenue, 170 feet east of Hinson Street (alignment). JJ/pd (For possible action) **04/16/20 PC**

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

114. **LUP-20-700115-VALLEY VIEW JO RAE, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to CG (Commercial General) on 2.5 acres. Generally located on the northwest corner of Valley View Boulevard and Pyle Avenue. JJ/pd (For possible action) **04/16/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

115. **LUP-20-700116-ARVILLE CAPITAL MANAGEMENT, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres. Generally located on the northeast corner of Arville Street and Haleh Avenue. JJ/pd (For possible action) **04/16/20 PC**

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

116. **LUP-20-700117-L V FRIAS HINSON, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres. Generally located on the northeast corner of Arville Street and Frias Avenue. JJ/pd (For possible action) **04/16/20 PC**

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

117. **LUP-20-700118-ZSKSAIZM FAMILY TRUST:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RUC (Residential Urban Center) on 2.5 acres. Generally located on the northwest and southeast corners of Haleh Avenue and Schirlls Street. JJ/pd (For possible action) **04/16/20 PC**

Motion by David Chestnut
Action: **APPROVE applicant's request to reduce to RS for APN 177-30-701-015**
APPROVE reduced to RL for APNs 177-30-701-002 and -008 (660 ft south of Pyle)
Motion **PASSED** (4-0) /Unanimous

118. **LUP-20-700119-LV FRIAS HINSON, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RUC (Residential Urban Center) on 2.5 acres. Generally located on the northeast corner of Schirlls Street and Frias Avenue. JJ/pd (For possible action) **04/16/20 PC**

Motion by David Chestnut
Action: **APPROVE applicant's request to reduce to RS**
Motion **PASSED** (4-0) /Unanimous

119. **LUP-20-700120-4175 WEST PYLE AVENUE, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 9.2 acres. Generally located on the southwest and southeast corners of Pyle Avenue and Hinson Street. JJ/pd (For possible action) **04/16/20 PC**

Motion by David Chestnut

Action: **APPROVE reduced to RL (660 ft south of Pyle)**

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

120. **LUP-20-700121-LV FRIAS HINSON, LLC:**
LAND USE PLAN to redesignate the existing land use categories from RL (Residential Low) and RNP (Rural Neighborhood Preservation) to RUC (Residential Urban Center) on 7.5 acres. Generally located on the southwest and southeast corners of Hinson Street and Haleh Avenue. JJ/pd (For possible action) **04/16/20 PC**

Motion by David Chestnut

Action: **APPROVE applicant's request to reduce to RS**

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

121. **LUP-20-700122-FRIAS VALLEY, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres. Generally located on the southwest corner of Hinson Street (alignment) and Frias Avenue (alignment). JJ/pd (For possible action) **04/16/20 PC**

Motion by David Chestnut

Action: **APPROVE**

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

122. **LUP-20-700123-OMNI FAMILY LP:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located on the southeast corner of Pyle Avenue and Schuster Street (alignment). JJ/pd (For possible action) **04/16/20 PC**

Motion by David Chestnut

Action: **APPROVE reduced to RL (660 ft south of Pyle)**

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

123. LUP-20-700124-FRIAS PHYLLIS M MANAGEMENT TRUST & FRIAS PHYLLIS M TRS:

LAND USE PLAN to redesignate the existing land use categories from RNP (Rural Neighborhood Preservation) and RL (Residential Low) to RS (Residential Suburban) on 29.1 acres. Generally located on the northwest and southwest corners of Frias Avenue and Valley View Boulevard. JJ/pd (For possible action) **04/16/20 PC**

Motion by David Chestnut

Action: **APPROVE to RS APNs 177-30-701-016, -017, -018, -023, -024, -025, -033**

APPROVE to RS APNs 177-30-801-002 & -025

APPROVE reduced to RL for APN 177-30-701-035 (660 ft south of Pyle)

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

124. LUP-20-700125-LV CACTUS SCHIRLLS, LLC:

LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 2.1 acres. Generally located on the northwest corner of Schirlls Street and Cactus Avenue. JJ/pd (For possible action) **04/16/20 PC**

Motion by David Chestnut

Action: **APPROVE**

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

125. LUP-20-700126-KB HOME LV DOVER, LLC:

LAND USE PLAN to redesignate the existing land use categories from RL (Residential Low) and RS (Residential Suburban) to CG (Commercial General) on 7.0 acres. Generally located on the northeast corner of Cactus Avenue and Schirlls Street. JJ/pd (For possible action) **04/16/20 PC**

Motion by David Chestnut

Action: **DENY**

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

126. LUP-20-700127-JO RAE POLARIS 181, LLC:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RM (Residential Medium) on 18.8 acres. Generally located on the northwest corner of Dean Martin Drive and Pyle Avenue. JJ/pd (For possible action) **04/16/20 PC**

Motion by Jenna Waltho

Action: **APPROVE reduced to RL**

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

127. LUP-20-700128-FRIAS PHYLLIS M MANAGEMENT TRUST & FRIAS PHYLLIS M TRS:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 5.0 acres. Generally located on the northwest corner of Frias Avenue and Polaris Avenue. JJ/pd (For possible action) **04/16/20 PC**

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

128. LUP-20-700129-ASHAHID REVOCABLE LIVING TRUST & SHAHID AMINA TRS:

LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 2.5 acres. Generally located on the southeast corner of Valley View Boulevard and Frias Avenue. JJ/pd (For possible action) **04/16/20 PC**

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

129. LUP-20-700130-CV PROPCO, LLC:

LAND USE PLAN to redesignate the existing land use category from CT (Commercial Tourist) to BDRP (Business and Design/Research Park) on 56.6 acres. Generally located on the northwest corner of Las Vegas Boulevard and Cactus Avenue. MN/pd (For possible action) **04/16/20 PC**

Withdrawn by applicant

130. LUP-20-700131-STONEGATE PROPERTY HOLDINGS, LLC & AYB INVESTMENTS, LLC:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CN (Commercial Neighborhood) on 1.2 acres. Generally located on the northeast corner of Valley View Boulevard and Conn Avenue. JJ/pd (For possible action) **04/16/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

131. LUP-20-700132-MIKAMI LISA T:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.9 acres. Generally located on the southeast corner of Cactus Avenue and Polaris Avenue (alignment). JJ/pd (For possible action) **04/16/20 PC**

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

132. **LUP-20-700133-SILVER HAVEN, LLC:**
LAND USE PLAN to redesignate the existing land use category from CT (Commercial Tourist) to RUC (Residential Urban Center) on 12.3 acres. Generally located on the west side of Haven Street, 300 feet south of Silverado Ranch Boulevard, and on the southwest corner of Le Baron Avenue (alignment) and Haven Street (alignment). MN/pd (For possible action) **04/16/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

133. **LUP-20-700134-DOAN KHANH:**
LAND USE PLAN to redesignate the existing land use category from CT (Commercial Tourist) to RUC (Residential Urban Center) on 4.0 acres. Generally located on the northwest corner of Pyle Avenue and Haven Street, and on the south side of Pyle Avenue, 300 feet west of Haven Street. MN/pd (For possible action) **04/16/20 PC**

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

134. **LUP-20-700135-BIG TETON, LLC:**
LAND USE PLAN to redesignate the existing land use category from CT (Commercial Tourist) to RUC (Residential Urban Center) on 9.0 acres. Generally located on the southeast corner of Giles Street and Frias Avenue. MN/pd (For possible action) **04/16/20 PC**

Motion by Kendal Weisenmiller
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous – Weisenmiller absent

135. **LUP-20-700136-WINDMILL RR, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres. Generally located on the northeast corner of Haven Street and Frias Avenue. MN/pd (For possible action) **04/16/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous – Weisenmiller absent

136. **LUP-20-700137-TADANO WAKIMOTO TRUST & TADANO GARY TRS:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.3 acres. Generally located on the east side of Rancho Destino Road, 280 feet north of Pyle Avenue. MN/pd (For possible action) **04/16/20 PC**

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

137. **LUP-20-700138-MEDITERRANEAN OVERSEAS INVEST CO:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 3.8 acres. Generally located on the northwest corner of Pyle Avenue and Gilespe Street. MN/pd (For possible action) **04/16/20 PC**

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

138. **LUP-20-700139-TAN RICHARD TEH-FU, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to CG (Commercial General) on 1.9 acres. Generally located on the southwest corner of Haven Street and Cactus Avenue. MN/pd (For possible action) **04/16/20 PC**

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

139. **LUP-20-700140-CACTUS BERMUDA INVESTMENTS, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to CN (Commercial Neighborhood) on 1.7 acres. Generally located on the southwest corner of Cactus Avenue and Bermuda Road. MN/pd (For possible action) **04/16/20 PC**

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

140. **LUP-20-700141-SERIES IV OF HUNTINGTON, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 5.0 acres. Generally located on the northeast corner of Gilespe Street and Erie Avenue. MN/pd (For possible action) **04/16/20 PC**

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

141. **LUP-20-700142-ERIE GILESPIE, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 31.5 acres. Generally located on the southeast corner of Gilespe Street and Erie Avenue. MN/pd (For possible action) **04/16/20 PC**

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

142. **LUP-20-700143-LEGACY BERMUDA, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located on the southwest corner of Bermuda Road and Erie Avenue. MN/pd (For possible action) **04/16/20 PC**

Withdrawn by applicant

143. **LUP-20-700144-RICE KEVIN E & CYNTHIA J:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.3 acres. Generally located on the west side of Fairfield Avenue (alignment), 680 feet north of Starr Avenue (alignment). MN/pd (For possible action) **04/16/20 PC**

Motion by David Chestnut
Action: **DENY applicant's request to reduce to RL**
Motion **PASSED** (4-0) /Unanimous

144. **LUP-20-700145-SERIES I OF HUNTINGTON, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres. Generally located on the northeast corner of Starr Avenue and La Cienega Street. MN/pd (For possible action) **04/16/20 PC**

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

145. **LUP-20-700146-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.1 acres. Generally located on the northwest corner of Placid Street and Doobie Avenue. MN/pd (For possible action) **04/16/20 PC**

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

146. **LUP-20-700147-HKM NEVADA PROPERTIES:**
LAND USE PLAN to redesignate the existing land use category from CG (Commercial General) to RUC (Residential Urban Center) on 12.0 acres. Generally located on the northwest corner of St. Rose Parkway and Bermuda Road. MN/pd (For possible action) **04/16/20 PC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

- V. Comments by the General Public - 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 two 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

- VI. Next Meeting Date

The next regular meeting will be March 11, 2020 at 6:00 p.m.

- VII. Adjournment:

Motion by Jenna Waltho
Adjourn meeting at 10:55 p.m.
Motion **PASSED** (4-0) / Unanimous

DRAFT



Enterprise Town Advisory Board

March 11, 2020

MINUTES

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

Secretary: Carmen Hayes 702-371-7991 chayes70@yahoo.com **PRESENT**

County Liaison: Tiffany Hesser 702-455-7388 th@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.

Jennifer Ammerman, 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 February 26, 2020 Minutes (For possible action)

Motion by Jenna Waltho

Action: **HOLD** the February 26, 2020 Enterprise TAB minutes to the April 1, 2020 Enterprise TAB meeting.

Motion **PASSED** (3-0)/Unanimous

IV. Approval of Agenda for March 11, 2020 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as amended.

Motion **PASSED** (3-0) / Unanimous

Applicant requested Hold:

1. UC-20-0022-FORD PARTNERSHIP, LLC: Applicant requested **HOLD** to the April 15, 2020 Enterprise Town Board Meeting.
2. VS-20-0023-FORD PARTNERSHIP, LLC: Applicant requested **HOLD** to the April 15, 2020 Enterprise Town Board Meeting.
12. TM-20-500026-COUNTY OF CLARK (AVIATION): Applicant requested **HOLD** to the April 1, 2020 Enterprise Town Board Meeting.
15. VS-20-0090-COUNTY OF CLARK (AVIATION): Applicant requested **HOLD** to the April 1, 2020 Enterprise Town Board Meeting.
21. ZC-20-0091-COUNTY OF CLARK (AVIATION): Applicant requested **HOLD** to the April 1, 2020 Enterprise Town Board Meeting.

Related applications:

3. VS-20-0081-KULAR, GULZAR SINGH:
4. WS-20-0080-KULAR GULZAR SINGH:
5. NZC-20-0108-USA:
6. TM-20-500030-USA:
7. TM-20-500037-CAC-POL DEV, LLC:
9. VS-20-0126-CAC-POL DEV, LLC:
8. TM-20-500040-LV CACTUS SCHIRLLS, LLC:
10. VS-20-0128-LV CACTUS SCHIRLLS, LLC:
13. TM-20-500033-LH VENTURES, LLC:
16. VS-20-0119-LH VENTURES, LLC:
23. ZC-20-0118-LH VENTURES, LLC:
14. TM-20-500042-ZSKSAIZM FAMILY TRUST:
17. VS-20-0138-ZSKSAIZM FAMILY TRUST ET AL:
20. WS-20-0137-ZSKSAIZM FAMILY TRUST ET AL:
18. WC-20-400021 (NZC-18-0283)-RICHMOND LIMITED PARTNERSHIP:
19. WS-20-0121-RICHMOND LIMITED PARTNERSHIP:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
 - None.

VI. Planning & Zoning

1. **UC-20-0022-FORD PARTNERSHIP, LLC:**
USE PERMIT to allow a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the allowed building height; 2) reduce setbacks; 3) eliminate landscaping adjacent to a freeway; 4) alternative driveway geometrics; and 5) non-standard improvements (landscaping in right-of-way).
DESIGN REVIEW for a proposed multiple family residential development on 4.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Ford Avenue and east and west sides of Ensworth Street within Enterprise. MN/sd/jd (For possible action) **03/03/20 PC**

Applicant requested **HOLD** to the April 15, 2020 Enterprise Town Board Meeting.

2. **VS-20-0023-FORD PARTNERSHIP, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Parvin Street and I-15 and between Ford Avenue and Wigwam Avenue within Enterprise (description on file). MN/sd/jd (For possible action) **03/03/20 PC**

Applicant requested **HOLD** to the April 15, 2020 Enterprise Town Board Meeting.

3. **VS-20-0081-KULAR, GULZAR SINGH:**
VACATE AND ABANDON an easement of interest to Clark County located between Blue Diamond Road and Agate Avenue (alignment) and between Rainbow Boulevard and Inspiration Drive (alignment) and a portion of right-of-way being Rainbow Boulevard located between Blue Diamond Road and Agate Avenue (alignment) and Agate Avenue (alignment) between Rainbow Boulevard and Inspiration Drive (alignment) within Enterprise (description on file). JJ/jor/ja (For possible action) **03/17/20 PC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions.
Motion **PASSED (3-0) /Unanimous**

4. **WS-20-0080-KULAR GULZAR SINGH:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jor/ja (For possible action) **03/17/20 PC**

Motion by David Chestnut
Action:
APPROVE Waiver of Development Standards 1a.
WITHDRAWN by applicant Wavier of Development Standards 1b.
APPROVE Design Review.
ADD Current Planning condition:
• Design Review as a public hearing for lighting and signage.
Per staff if approved conditions.
Motion **PASSED (3-0) /Unanimous**

5. **NZC-20-0108-USA:**
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) increase wall height; 2) reduced setbacks; 3) establish alternative yards for residential lots; and 4) alternative residential driveway geometrics.
DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) increase the finished grade. Generally located on the south side of Pebble Road (alignment) and the east side of Park Street within Enterprise (description on file). JJ/pb/jd (For possible action) **04/07/20 PC**

Motion by David Chestnut

Action: **APPROVE:**

ADD Current Planning Condition:

- One-story homes along Park St. and side-loaded lots on Raven Ave.

Per staff if approved conditions.

Motion **PASSED** (2-0) /Waltho abstained

6. **TM-20-500030-USA:**
TENTATIVE MAP consisting of 112 residential lots and common lots on 15.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road (alignment) and the east side of Park Street within Enterprise. JJ/pb/jd (For possible action) **04/07/20 PC**

Motion by David Chestnut

Action: **APPROVE:**

Per staff if approved conditions.

Motion **PASSED** (2-0) /Waltho abstained

7. **TM-20-500037-CAC-POL DEV, LLC:**
TENTATIVE MAP for a commercial subdivision on 2.5 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Polaris Avenue and Cactus Avenue within Enterprise. JJ/al/jd (For possible action) **04/07/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

8. **TM-20-500040-LV CACTUS SCHIRLLS, LLC:**
TENTATIVE MAP for a commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Cactus Avenue and Schirlls Street (alignment) within Enterprise. JJ/al/jd (For possible action) **04/07/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

9. **VS-20-0126-CAC-POL DEV, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between Rush Avenue (alignment) and Cactus Avenue, and between Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/al/jd (For possible action) **04/07/20 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

10. **VS-20-0128-LV CACTUS SCHIRLLS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Schirlls Street, and between Rush Avenue and Cactus Avenue, and a portion of a right-of-way being Cactus Avenue located between Arville Street and Schirlls Street within Enterprise (description on file). JJ/al/jd (For possible action) **04/07/20 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

11. **DR-20-0107-ARISTA WS ASSOCIATES LP:**
DESIGN REVIEWS for the following: 1) proposed site lighting; and 2) proposed signage in conjunction with an approved multiple family residential development on 9.8 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the south side of Starr Avenue between Fairfield Avenue and Bermuda Road within Enterprise. MN/pb/jd (For possible action) **04/08/20 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning condition:
• All building and pole mounted lighting to be fully shielded.
Per staff conditions.
Motion **PASSED** (3-0) /Unanimous

12. **TM-20-500026-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 1 lot on 14.5 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise. JJ/md/jd (For possible action) **04/08/20 BCC**

Applicant requested **HOLD** to the April 1, 2020 Enterprise Town Board Meeting.

13. **TM-20-500033-LH VENTURES, LLC:**
TENTATIVE MAP consisting of 38 lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Windmill Lane, 660 feet east of Buffalo Drive (alignment) within Enterprise. MN/al/jd (For possible action) **04/08/20 BCC**

Motion by David Chestnut
Action: **APPROVE** Per staff conditions.
Motion **PASSED** (2-1) /Kaiser-Nay

14. **TM-20-500042-ZSKSAIZM FAMILY TRUST:**
TENTATIVE MAP consisting of 188 lots and common lots on 33.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Frias Avenue and the east side of Arville Street within Enterprise. JJ/pb/jd (For possible action) **04/08/20 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

15. **VS-20-0090-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Dean Martin Drive and I-15; and a portion of a right-of-way being Dean Martin Drive located between Wigwam Avenue and Ford Avenue; and a portion of right-of-way being Wigwam Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/md/jd (For possible action) **04/08/20 BCC**

Applicant requested **HOLD** to the April 1, 2020 Enterprise Town Board Meeting.

16. **VS-20-0119-LH VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pioneer Ranch Avenue and Windmill Lane, and between Buffalo Drive (alignment) and Mesquite Ranch Street within Enterprise (description on file). MN/al/jd (For possible action) **04/08/20 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

17. **VS-20-0138-ZSKSAIZM FAMILY TRUST ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Pyle Avenue, and between Arville Street and Schuster Street and a portion of a right-of-way being Haleh Avenue located between Arville Street and Schuster Street within Enterprise (description on file). JJ/pb/jd (For possible action) **04/08/20 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

18. **WC-20-400021 (NZC-18-0283)-RICHMOND LIMITED PARTNERSHIP:**
WAIVER OF CONDITIONS of a zone change to provide an intense landscape buffer per Figure 30.64-12, adjacent to the existing single family residential development to the north and west of a previously approved shopping center on 6.2 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone. Generally located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise. MN/bb/jd (For possible action) **04/08/20 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff if approved conditions.
Motion **PASSED** (3-0) /Unanimous

19. **WS-20-0121-RICHMOND LIMITED PARTNERSHIP:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping coterminous with a drainage easement in conjunction with a commercial shopping center.
DESIGN REVIEWS for the following: 1) a shopping center; and 2) a lighting plan on 6.2 acres in the C-2 (General Commercial) (AE-60 & AE-65) Zone. Generally located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise. MN/bb/jd (For possible action) 04/08/20 BCC

Motion by David Chestnut

Action:

APPROVE: Waiver of Development Standards per landscape plans shown to the TAB between the fire access road and the drainage easement.

APPROVE: Design Reviews

ADD Current Planning condition:

- All lighting on building F to be shielded.

Per staff if approved conditions.

Motion **PASSED** (3-0) /Unanimous

20. **WS-20-0137-ZSKSAIZM FAMILY TRUST ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increased finished grade on 33.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Frias Avenue and the east side of Arville Street within Enterprise. JJ/pb/jd (For possible action) 04/08/20 BCC

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Condition:

- Any combination of retaining and decorative wall/fence over 9 ft. adjacent a public/private street to be terraced and landscaped:
- Single story homes on lots 55 thru 66.

Per staff conditions.

Motion **PASSED** (3-0) /Unanimous

21. **ZC-20-0091-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 14.5 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMITS for the following: 1) offices as a principal use; and 2) retail as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate freeway buffer wall; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) office/retail/warehouse complex; 2) alternative parking lot landscaping; and 3) increase finished grade on 14.5 acres. Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise (description on file). JJ/md/xx (For possible action) 04/08/20 BCC

Applicant requested **HOLD** to the April 1, 2020 Enterprise Town Board Meeting.

22. **ZC-20-0105-AINSWORTH GAME TECHNOLOGY, INC:**
ZONE CHANGE to reclassify 2.3 acres from R-E (Rural Estates Residential) (AE-60) Zone to

M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District for future industrial development. Generally located on the west side of Westwind Road, 600 feet south of Sunset Road within Enterprise (description on file). MN/pb/jd (For possible action) **04/08/20 BCC**

Motion by Jenna Waltho

Action: **APPROVE**

ADD Current Planning conditions:

- Design Review as a public hearing for lighting and signage.

Per staff conditions.

Motion **PASSED** (3-0) /Unanimous

23. **ZC-20-0118-LH VENTURES, 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 to increase wall height.

DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increased finished grade. Generally located on the north side of Windmill Lane, 660 feet east of Buffalo Drive (alignment) within Enterprise (description on file). MN/al/jd (For possible action) **04/08/20 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning conditions:

- On lots under 4000 Sq. Ft. place driveways on adjacent property line to create addition street parking:
- Homes adjacent to eastern and northern border limited to two stories:
- Increase fenestration on home elevations facing any public/private street.

Per staff conditions.

Motion **PASSED** (3-0) /Unanimous

24. **ZC-20-0141-CLIFFSIDE HOLDINGS CO.LP:**

ZONE CHANGE to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to R-5 (Apartment Residential District) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced guest parking; 2) eliminate trash enclosure; 3) reduced approach distance; and 4) alternative driveway geometrics.

DESIGN REVIEW for a multiple family residential development. Generally located on the northwest corner of Ford Avenue and Parvin Street within Enterprise (description on file).

MN/jvm/jd (For possible action) **04/08/20 BCC**

Motion by Jenna Waltho

Action: **Hold** to the Enterprise TAB meeting on April 1, 2020. The applicant was a **no show**.

Motion **PASSED** (3-0) /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 1, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho
Adjourn meeting at 7:52 p.m.
Motion **PASSED** (3-0) / Unanimous

07/07/20 PC AGENDA SHEET

WALL HEIGHT/GATE SETBACK
(TITLE 30)

MESA VERDE LN/PLACID ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-20-400046 (WS-18-0716) -DISTINCT CONCEPTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to commence the following: 1) increase wall height; and 2) reduce setback for a gate call box in conjunction with a proposed residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the north side of Mesa Verde Lane and the west side of Placid Street within Enterprise, MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:
177-09-702-025

WAIVERS OF DEVELOPMENT STANDARDS:

- Increase wall height to 8 feet where a maximum of 6 feet is the standard per Section 30.64.020 (a 33% increase).
- Reduce setback for a gate call box to 32 feet where a minimum of 50 feet is the standard per Uniform Standard Drawing 222 (a 36% reduction).

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 4
- Density (du/ac): 1.6
- Project Type: Increase wall height and reduce setback for a gate call box
- Wall Height: Up to 8 feet

Site Plans

The approved plans depict a proposed 4 lot single family residential development with a single point of access from Mesa Verde Lane to the south. The waivers associated with this application

are to increase screen wall heights along the sides and rears of the lots, and to reduce the setback for a gate call box from Mesa Verde Lane.

Elevations

The approved plans show that the 8 foot walls will consist of decorative split face CMU block.

Previous Conditions of Approval

Listed below are the approved conditions for WS-18-0716:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Mesa Verde Lane, 30 feet for Placid Street, and the associated spandrel.
- Applicant is advised that the corner sight visibility zone adjacent to lot 4 must comply with Uniform Standard Drawing 201.2.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0546-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that the extension of time request is due to delays with engineering, architectural plans, and utility design and coordination.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0716	Increased wall height and gate call box setback reduction	Approved by PC	November 2018
VS-18-0086	Vacated 33 foot wide patent easements on the north and west sides of the parcel	Approved by PC	March 2018
ZC-1026-05	Reclassified the site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single Family Residential

Related Applications

Application Number	Request
ET-20-400047 (VS-18-0086)	An extension of time to vacate 33 foot wide patent easements on the north and west sides of the parcel is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Since the original approval the applicant has continued to coordinate and work with County departments to complete the required conditions. Therefore, since the applicant has been making progress towards completion of the project, staff can support the extension of time request.

Public Works - Development Review

There have been no significant changes in this area; therefore, staff has no objection to this extension of time.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until November 6, 2022 to commence.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DISTINCT CONCEPTS, LLC

CONTACT: ALEX UNDERWOOD, DISTINCT CONCEPTS, LLC, 3052 PALATINE TERRACE AVENUE, HENDERSON, NV 89052

DRAFT



LAND USE APPLICATION 1A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) WS-18-0716 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>5/12/20</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>JCT</u> FEE: <u>\$300</u> CHECK #: <u>ONLINE</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>N</u> PUBLIC HEARING? Y/ <input checked="" type="checkbox"/> N TRAILS? Y/ <input checked="" type="checkbox"/> N PFNA? Y/ <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: <u>N/A</u>
	PROPERTY OWNER	NAME: <u>DISTINCT CONCEPTS LLC</u> ADDRESS: <u>3052 Palatine Terrace Ave</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-286-4005</u> CELL: <u>702-286-4005</u> E-MAIL: <u>distinctconceptsllc@gmail.com</u>
	APPLICANT	NAME: <u>DISTINCT CONCEPTS LLC</u> ADDRESS: <u>3052 Palatine Terrace Ave</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-286-4005</u> CELL: <u>702-286-4005</u> E-MAIL: <u>distinctconceptsllc@gmail.com</u> REF CONTACT ID #: <u>168417</u>
	CORRESPONDENT	NAME: <u>Alexander Underwood</u> ADDRESS: <u>3052 Palatine Terrace Ave</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-286-4005</u> CELL: <u>702-286-4005</u> E-MAIL: <u>distinctconceptsllc@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-09-702-025

PROPERTY ADDRESS and/or CROSS STREETS: Placid Street and Mesa Verde Lane

PROJECT DESCRIPTION: Single Family Residential Subdivision

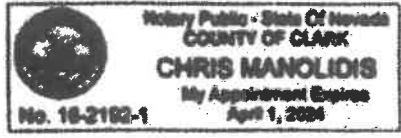
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Alexander Underwood Alexander Underwood, as Manager for Distinct Concepts LLC
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON MAY 11, 2020 (DATE)
 By ALEXANDER UNDERWOOD

NOTARY PUBLIC: Chris Manolidis



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Distinct Concepts LLC

May 11, 2020

RE: Justification Letter - 1st Extension of Time - Waiver of Development Standards

APN: 177-09-702-025 MSM-17-600116 Zoning: R-E

Cross Streets: Placid Street and Mesa Verde Lane

Original Application Reference: WS-18-0716

To whom it may Concern:

Distinct Concepts LLC is requesting an extension of time for the matter referenced above. We are in need of additional time to complete our project due to delays in engineering, architectural plans, and utility design and coordination. We originally applied for this waiver of development standards in September, 2018, it was approved at the Clark County Planning Commissioners regular meeting on November 6, 2018. A Notice of Final Action was filed with the Clark County Clerk, Commission Division on November 15, 2018, which is set to expire on November 6, 2020.

We respectfully request your consideration and approval for a 2-year extension of time. If you have any questions, please call me at 702-286-4005.

Thank you,



Alexander Underwood

Owner: Distinct Concepts LLC
Manager: Alexander Underwood
3052 Palatine Terrace Ave
Henderson, NV 89052
702-286-4005 – cell
DistinctConceptsLV@gmail.com

EASEMENTS
(TITLE 30)

PLACID ST/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400047 (VS-18-0086) -DISTINCT CONCEPTS, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Placid Street and La Cienega Street, and between Moberly Avenue and Mesa Verde Lane.

Generally located on the north side of Mesa Verde Lane and the west side of Placid Street within Enterprise. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:

177-09-702-025

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The approved site plan shows the request to vacate and abandon the 33 foot wide patent easements on the north and west sides of parcel 177-09-702-025, in addition the request includes the north 3 feet of the south 33 feet and the west 3 feet of the east 33 feet.

Previous Conditions of Approval

Listed below are the approved conditions for VS-18-0086:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Placid Street, 30 feet for Mesa Verde Lane, and associated spandrel;

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

Applicant's Justification

The applicant indicates that the extension of time request is due to delays with engineering, architectural plans, and utility design and coordination.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0716	Increased wall height and gate call box setback reduction for single family development	Approved by PC	November 2018
VS-18-0086	Vacated 33 foot wide patent easements on the north and west sides of the parcel	Approved by PC	March 2018
ZC-1026-05	Reclassified the site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single Family Residential

Related Applications

Application Number	Request
ET-20-400046 (WS-18-0716)	An extension of time for increased wall height and gate call box setback reduction for single family development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws

or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Public Works - Development Review

There have been no significant changes in this area; therefore, staff has no objection to this extension of time.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until March 28, 2022 to record.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DISTINCT CONCEPTS, LLC

CONTACT: ALEX UNDERWOOD, DISTINCT CONCEPTS, LLC, 3052 PALATINE TERRACE AVENUE, HENDERSON, NV 89052



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

2A

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> VACATION & ABANDONMENT (VS)</p> <p style="margin-left: 20px;"><input type="checkbox"/> EASEMENT(S)</p> <p style="margin-left: 20px;"><input type="checkbox"/> RIGHT(S)-OF-WAY</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-18-0086</u></p>	STAFF	<p>DATE FILED: <u>5/12/20</u></p> <p>PLANNER ASSIGNED: <u>JVM</u></p> <p>ACCEPTED BY: <u>JCT</u></p> <p>FEE: <u>300</u> CHECK #: <u>ONLINE</u></p> <p>COMMISSIONER: <u>MN</u></p> <p>OVERLAY(S)? <u>N</u></p> <p>TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/></p>	<p>APP. NUMBER: <u>ET-20-400047</u></p> <p>TAB/CAC <u>ENTERPRISE</u></p> <p>TAB/CAC DATE: <u>6/10/20</u> TIME: <u>6pm</u></p> <p>PC MEETING DATE: <u>7/7/20</u> <u>7pm</u></p> <p>BCC MTG DATE: _____</p> <p>ZONE / AE / RNP: <u>RE (RNP-F)</u></p> <p>PLANNED LAND USE: <u>ENTRNP</u></p>
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PROPERTY OWNER	<p>NAME: <u>Distinct Concepts LLC</u></p> <p>ADDRESS: <u>3052 Palatine Terrace Ave</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u></p> <p>TELEPHONE: <u>702-286-4005</u> CELL: <u>702-286-4005</u></p> <p>E-MAIL: <u>distinctconceptslv@gmail.com</u></p>
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APPLICANT	<p>NAME: <u>Distinct Concepts LLC</u></p> <p>ADDRESS: <u>3052 Palatine Terrace Ave</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u></p> <p>TELEPHONE: <u>702-286-4005</u> CELL: <u>702-286-4005</u></p> <p>E-MAIL: <u>distinctconceptslv@gmail.com</u> REF CONTACT ID #: _____</p>
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CORRESPONDENT	<p>NAME: <u>Alexander Underwood</u></p> <p>ADDRESS: <u>3052 Palatine Terrace Ave</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u></p> <p>TELEPHONE: <u>702-286-4005</u> CELL: <u>702-286-4005</u></p> <p>E-MAIL: <u>distinctconceptslv@gmail.com</u> REF CONTACT ID #: <u>110847</u></p>
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ASSESSOR'S PARCEL NUMBER(S): 177-09-702-025

PROPERTY ADDRESS and/or CROSS STREETS: Placid Street and Mesa Verde Lane

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

Alexander Underwood Alexander Underwood, as Manager for Distinct Concepts LLC

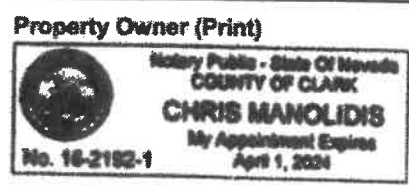
Property Owner (Signature)*

STATE OF NEVADA COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON MAY 11, 2020 (DATE)

By ALEXANDER UNDERWOOD

NOTARY PUBLIC: Chris Manolidis



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Distinct Concepts LLC

May 11, 2020

RE: Justification Letter - 1st Extension of Time – Vacation & Abandonment – Easements

APN: 177-09-702-025 MSM-17-600116 Zoning: R-E

Cross Streets: Placid Street and Mesa Verde Lane

Original Application Reference: VS-18-0086

To whom it may Concern:

Distinct Concepts LLC is requesting an extension of time for the matter referenced above. We are in need of additional time to complete our project due to delays in engineering, architectural plans, and utility design and coordination. We originally applied for this Vacation & Abandonment in January, 2018, it was approved at the Clark County Planning Commissioners regular meeting on March 20, 2018. A Notice of Final Action was filed with the Clark County Clerk, Commission Division on March 28, 2018, which is set to expire on March 20, 2020.

We respectfully request your consideration and approval for a 2-year extension of time. If you have any questions, please call me at 702-286-4005.

Thank you,



Alexander Underwood

Owner: Distinct Concepts LLC
Manager: Alexander Underwood
3052 Palatine Terrace Ave
Henderson, NV 89052
702-286-4005 – cell
DistinctConceptsLV@gmail.com

07/07/20 PC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

BLUE DIAMOND RD/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0215-BLUE DIAMOND INDUSTRIAL VENTURE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) cross access; and 2) alternative driveway geometrics.

DESIGN REVIEW for a distribution center on 13.8 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the north side of Blue Diamond Road and the west side of Lindell Road within Enterprise. JJ/pb/jd (For possible action)

RELATED INFORMATION:

APN:

176-13-410-007; 176-13-411-014; 176-24-111-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive the requirement for cross access and shared parking with the property to the west where required per Table 30.56-2.
2.
 - a. Reduce the departure distance from a driveway to a street intersection to 73 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 61.6% reduction).
 - b. Reduce the driveway throat depth to 30 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.8
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 43
- Square Feet: 253,400
- Parking Required/Provided: 127/239

Site Plans

The plans depict a 253,400 square foot distribution center consisting of 2 buildings centrally located on the site and oriented from north to south. A loading area and drive aisle are located between the buildings and parking spaces are located along the perimeter of the site on the west side of Building 1, the east side of Building 2, and to the south of both buildings. The site has access to La Costa Canyon Court and Lindell Road. There is a drainage easement running from north to south between the 2 buildings and 2 detention basins located on the southern portion of the site. There is no cross access between this site and the adjacent parcel to the west which is undeveloped and in an M-D zone. The reduced throat depth is required for the driveway located on Lindell Road and the eastern driveway on La Costa Canyon Court.

Landscaping

A 25 foot wide minimum landscape area is located along the western and southern boundaries of the site. A 20 foot wide landscape area is located along the northern boundary adjacent to an attached sidewalk along La Costa Canyon Court. A 30 foot wide landscape area with a detached sidewalk is located on the eastern boundary along Lindell Road. Interior parking lot trees are distributed throughout the site as required per Figure 30.64-14 and additional landscaping is located adjacent to the proposed buildings. Landscape materials include trees, shrubs, and groundcover.

Elevations

Both buildings are up to 43 feet in height with flat roofs and parapet walls. The buildings have rooflines that vary between 42 feet and 43 feet in height and would be constructed with tilt-up panels. The buildings will have facades similar to the other development in the area including varied rooflines, metal roll-up doors located on the east and west sides of each building facing the center of the property, and aluminum storefront window and door treatments located on the northeast and northwest sides of the buildings facing the parking areas.

Floor Plans

Building 1 is a 164,840 square foot building and building 2 is an 88,560 square foot building. Offices are located in the corners of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the building height and design are similar to the existing development in the area. There are grading and drainage issues on this site and the adjacent parcels to the west which make providing cross access difficult. There are significant site constraints dictating the location of the proposed driveway on Lindell Road including existing electrical equipment along the west side of Lindell Road. The applicant states that other than the specific waivers requested the project will meet Title 30 requirements and be compatible with the existing development in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0388-16	Request to reclassify the site from M-D to C-2 zoning for a shopping center	Withdrawn at BCC	September 2016
ZC-1420-03	Reclassified the parcels to the north from R-E to M-D zoning with a design review for industrial buildings and waivers of conditions for the original zone change that included subject parcels	Approved by BCC	October 2003
ZC-1584-98	Reclassified the site from R-E to M-D zoning	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse
South	Commercial Neighborhood & Residential Suburban (up to 8 du/ac)	C-1 & H-2	Undeveloped
East	Business and Design/Research Park	M-D	Commercial & undeveloped
West	Business and Design/Research Park	M-D	Office/warehouse & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

The applicant indicates there are grading and drainage issues on this site and the adjacent parcels to the west which make providing cross access difficult; however, staff finds the project should be designed to transition to the adjacent parcel to the west. The purpose of providing cross access with adjacent lots is to minimize curb cuts, promote public safety, efficient on-site circulation, and shared parking. This request conflicts with this purpose and Urban Specific Policy 7, which states that land uses that are complementary and are of similar scale and

intensity should provide appropriate connectivity and not be segregated; therefore, staff cannot support this request.

Design Review

The design of the proposed building is consistent in design to other industrial and manufacturing facilities in the area. The varying heights of the parapet walls break-up the roofline of the building. The use of different colors and textures on the exterior walls minimize the visual impact of the building. Additionally, the design of the facility complies with Urban Specific Policy 97 which encourages business and research park developments to orient less intensive uses and landscaping adjacent to public rights-of-way on the perimeter of the developments to improve visual quality and buffering, while maintaining view corridors to storefront areas; therefore, staff supports this request.

Public Works - Development Review Waiver of Development Standards #2a

Staff has no objection to the request to reduce the departure distance for the commercial driveway on Lindell Road. The applicant worked with staff on the location of the driveway because it would not be able to meet either the departure distance or the approach distance. Staff finds that placing the driveway farther from Blue Diamond Road, as the applicant shows, is the safest option.

Waiver of Development Standards #2b

Staff can support the reduction in the throat depth for the easternmost driveway on La Costa Canyon Court and for the driveway on Lindell Road. The easternmost driveway on La Costa Canyon Court will primarily serve large trucks with only 18 standard size parking spaces near the entrance and therefore, the 68 foot throat depth that is provided will be sufficient.

The applicant worked with staff on the Lindell Road driveway by eliminating parking spaces adjacent to the ingress side of the driveway to help mitigate traffic conflicts. With the agreement by the applicant to remove 2 parking spaces, staff has no objection to the reduced throat depth on Lindell Road.

Staff Recommendation

Approval of the design review waiver of development standards #2; denial of waiver of development standards #1.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Remove the first two parking spaces on the north side of the Lindell Road driveway
- Applicant is advised that off-site improvement permit may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0203-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BECKNELL BLUE DIAMOND LAS VEGAS INVESTORS, LLC

CONTACT: PELOTON LAND SOLUTIONS, 9067 W. POST ROAD, SUITE C, LAS VEGAS, NV 89148



LAND USE APPLICATION

3A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>5/7/20</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$4,150.00</u> CHECK #: <u>online</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUR3</u> PUBLIC HEARING? <u>(Y) N</u> TRAILS? <u>(Y) N</u> PFNA? <u>(Y) N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>405-20-0215</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>6/10</u> TIME: <u>6:30</u> PC MEETING DATE: <u>7/7/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M/D/NA</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS <u>500</u> SIGN? <u>(Y) N</u> LETTER-DUE DATE: <u>8-25-2020</u> COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Blue Diamond Industrial Venture LLC</u> ADDRESS: <u>2750 East 146th Street, Suite 200</u> CITY: <u>Carmel</u> STATE: <u>IN</u> ZIP: <u>46033</u> TELEPHONE: <u>(708) 443-9300</u> CELL: _____ E-MAIL: <u>kmills@BecknellIndustrial.com</u>	
	APPLICANT NAME: <u>Becknell Blue Diamond Las Vegas Investors LLC</u> ADDRESS: <u>2750 East 146th Street, Suite 200</u> CITY: <u>Carmel</u> STATE: <u>IN</u> ZIP: <u>46033</u> TELEPHONE: <u>(708) 443-9300</u> CELL: _____ E-MAIL: <u>kmills@BecknellIndustrial.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT NAME: <u>Peloton Land Solutions (c/o Denny Peters, PE)</u> ADDRESS: <u>9067 W. Post Road, Suite C</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 848-2800</u> CELL: <u>(775) 287-6887</u> E-MAIL: <u>Denny.Peters@PelotonLand.com</u> REF CONTACT ID #: <u>189237</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-13-411-014, 176-24-111-003, and 176-13-410-007
 PROPERTY ADDRESS and/or CROSS STREETS: La Costa Canyon Ct. and Lindell Road
 PROJECT DESCRIPTION: 13.75-acre Industrial/Distribution Development

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

J. Mark Shapland
 Property Owner (Signature)*
J. Mark Shapland
 Property Owner (Print)

STATE OF IL
 COUNTY OF COOK
 SUBSCRIBED AND SWORN BEFORE ME ON 13 of May, 2020 (DATE)
 By J. Mark Shapland
 NOTARY PUBLIC: Heidi Dahlstrand



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



LAS VEGAS OFFICE
9067 W Post Rd, Suite C
Las Vegas, Nevada 89148
702.848.2800
pelotonland.com

April 27, 2020

WS-20-0215

Mr. Phillip Blount
Principal Planner – Current Planning Division
Clark County Comprehensive Planning
500 S. Grand Central Pkwy.
Box 551741
Las Vegas, NV 89155-1741

RE: Response to Preliminary Application Review
Design Review and Waiver of Development Standards
Becknell Blue Diamond
Industrial Development
APNs 176-13-410-007, 176-13-411-014, and 176-24-111-003
La Costa Canyon Court. and Lindell Road
Clark County, NV

Dear Mr. Blount:

We appreciate the continued assistance and help you've provided for the above referenced land use application. From our initial "electronic" submittal (via email on March 20, 2020), we would like to provide responses to your preliminary application review comment we received via email on March 24, 2020. Below I have listed you review comments and our responses – with your comments presented in *italic* font. We hope this aids in your subsequent review of our official "hard copy" submittal, to which this letter is enclosed.

Initial Submittal Review Comments from Phil Blount (email correspondence on March 24, 2020)

{with additional information covering Jason Allswang's email review comments received March 23, 2020}

1. *You need to provide disclosure forms for both the property owner and the applicant.*

RESPONSE: The formal application has been revised to indicate the Property Owner and Applicant /Developer per the breakdown below. Revised Disclosure Forms and the Proof of Authority documents for each are also included.

Property Owner: Blue Diamond Industrial Venture, LLC

Application Signatory: J. Mark Shapland

Capacity to Sign Application: Authorized Signatory of Becknell Blue Diamond Las Vegas Investors LLC, authorized signatory of Blue Diamond Industrial Venture, LLC

Proof of Authority: Blue Diamond Industrial Venture, LLC Operating Agreement (January 31, 2020) authorizes Developer to sign on behalf of the entity. Mr. Shapland is an authorized signatory of the Developer per below.

Applicant/Developer: Becknell Blue Diamond Las Vegas Investors LLC
Application Signatory: J. Mark Shapland
Capacity to Sign Application: Authorized Signatory of Becknell Industrial LLC, sole member of Becknell Blue Diamond Las Vegas Investors LLC
Proof of Authority: Becknell Industrial LLC Resolution (January 28, 2020)

2. *You also need to provide proof the person signing the application is an officer of the company on the deed.*

RESPONSE: {see Response above}.

3. *The justification letter looks good except for the reference to Section 30.38.100 should be Section 30.48.100. You may need to revise the letter to address the concerns expressed by Jason and my comments below.*

RESPONSE: For the waiver request associated with *Airport Zone Height Limitations*, our revised Justification Letter in the formal submittal includes a revision for the applicable County code section (Section 30.48.110). We have also revised the letter (an application) to address Jason Allswang's email review comments. Specifically, the Site Plan has been modified to provide the proper width for the proposed driveway off Lindell Road. We also contacted RTC regarding future bus turnouts and bus shelters for the roadways surrounding the project. La Costa Canyon Ct. and Lindell Road are not current RTC bus routes and are not shown on RTC's 2040 Transit Network Plan to be future bus routes. Blue Diamond Road is also not a current RTC bus route - adjacent to the subject site - but is shown as a future bus route on the 2040 Transit Network Plan (future bus stop locations are shown on the 2040 plan). However, since Blue Diamond Road adjacent to the site has an existing 200-ft wide public right-of-way with an approximate 176-ft wide improved roadway section, there is roughly 24-ft of extra right-of-way width behind the existing sidewalk along the project frontage that should accommodate any future bus turnouts and shelters. It seems unlikely, though, that RTC would choose a bus stop location along this project frontage due to the complications with the existing drainage features in the NDOT right-of-way.

4. *The site plan looks good however you need to show the dimensions for a typical parking space. I did not see cross access with the adjacent parcel to the west which is required. This needs to be shown or a waiver of development standards requested. The same applies to Jason's comments about the throat depth.*

RESPONSE: Typical parking space dimensions have been added to the revised Site Plan included in hard copy format with the formal submittal. For this application, we are expanding the Waiver of Development Standards to include the elimination for the cross access and minimum throat depth requirements. The revised Justification Letter in our formal submittal includes and explains these waiver requests.

5. *There are a few issues with the landscape plan. It needs to show the dimensions for the width of the landscape areas. Code also requires 1 interior parking lot tree for every 6 parking spaces or 12 spaces if there is an 8 foot wide landscape area adjacent to the parking spaces. Please refer to Figure 30.64-14. A design review for alternative landscaping may be requested if the correct number of trees are provided in other landscape areas or a waiver of development standards may be requested to reduce the*

07/07/20 PC AGENDA SHEET

FREESTANDING SIGN
(TITLE 30)

TORREY PINES DR/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0221-SOUTHERN HILLS BAPTIST CHURCH:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a freestanding sign.
DESIGN REVIEW for a freestanding sign in conjunction with a place of worship on 10.2 acres in an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone.

Generally located on the east side of Torrey Pines Drive and the south side of Pebble Road within Enterprise. JJ/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

176-23-501-001; 176-23-501-003; 176-23-501-019 thru 021

WAIVER(S) OF DEVELOPMENT STANDARDS:

Allow a free-standing sign to be 35 feet tall where 28 feet is the maximum allowed per Table 30.72-1 (a 25 % increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.2
- Project Type: Freestanding sign
- Sign Height (feet): 35
- Square Feet: 251

Site Plan

This is an approximate 10.2 acre site with street frontage on both Pebble Road and Torrey Pines Drive. The main place of worship is located along Pebble Road with parking areas located to the east and west of the sanctuary building. A school is located directly behind the place of worship which has a parking area west of the school. Additional parking areas have been approved at the corner of Torrey Pines Drive and Pebble Road. There are 2 access points from Pebble Road and 1 from Torrey Pines Drive. The proposed freestanding sign will be located along Torrey Pines Drive approximately 250 feet south of Pebble Road.

Landscaping

The landscaping for the overall site has been approved and no additional landscaping is required with this application.

Elevations

The proposed freestanding sign is 35 feet tall.

Signage

The proposed freestanding sign is 35 feet tall with an area of approximately 251 square feet. The main trunk of the sign is 29 feet tall sitting on a 6 foot tall address base. The "T" component of the sign is at a height of 25.5 feet and is 14 feet wide at its maximum.

Applicant's Justification

The applicant states that they have concerns with the future development south of their location. In addition, the applicant feels that the sign is vital for the identity of the place of worship and it will be a hybrid illuminated sign which will only be illuminated in the direction of Blue Diamond Road.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0920	Additional parking	Approved by BCC	January 2020
VS-19-0919	Vacated 10 feet of Pebble Road and 5 feet of Torrey Pines Drive	Approved by BCC	January 2020
VS-0808-16	Vacated easements of interest to Clark County	Approved by PC	January 2017
UC-0595-15	School in conjunction with a place of worship	Approved by BCC	December 2015
UC-0078-15	Place of worship	Approved by BCC	April 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Undeveloped
South	Business and Design/Research Park	H-2	Undeveloped
East	Business and Design/Research Park	M-1 & H-2	Single family residential, place of worship, & school
West	Commercial General	R-2	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that the applicant would be allowed a freestanding sign that is 35 feet tall on the subject parcel if it were not for the lone single family home in the vicinity of the place of worship. The property line of the residence in question is approximately 175 feet from the location of the sign, while the residence itself is approximately 250 feet from the sign. Title 30 requires that the sign be 200 feet from any residential property in order to be 35 feet tall. In this case the sign will be 250 feet from the residence itself. In addition, the residence in question while being currently zoned for a residential use, is planned for commercial general in the future; therefore, staff can support the waiver to increase the sign height to 35 feet.

Design Review

Staff finds that the location and the height of the sign to be appropriate. In addition, only the side of the sign facing Blue Diamond Road will be illuminated and thus should not have any negative impacts on the surrounding residential uses; therefore, staff can support this request.

Staff Recommendation Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SOUTHERN HILLS BAPTIST CHURCH
CONTACT: CHARLES FRAZIER, 413 OSPREY LAKES CIRCLE, CHULUOTA, FL 32766

DRAFT

07/07/20 PC AGENDA SHEET

SETBACK
(TITLE 30)

TENAYA WAY/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0222-RICHMOND AMERICAN HOMES OF NEVADA INC:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for four single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:

176-15-201-038

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear yard setback for a single family residence on 4 previously approved single family lots to 22 feet where 30 feet is required per Table 30.40-1 (a 27% reduction).

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Number of Lots: 8 (Lots 1, 4, 5, and 8 require waiver)
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 20,002/25,253 (gross)/16,200/18,347 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 3,375 to 4,019

Site Plans

The plans depict a previously approved single family residential development consisting of 8 lots on 5 acres with a density of 1.6 dwelling units per acre. All proposed lots within the subdivision will be served by two private streets, with access from Tenaya Way, terminating in a previously

approved hammerhead design. The applicant is proposing a 22 foot rear yard setback for lots 1, 4, 5, and 8, which face the private streets and are adjacent to Tenaya Way.

Landscaping

Trees were previously approved along Tenaya Way, Wigwam Avenue, and Camero Avenue in accordance with Figures 30.64-5 and 30.64-6.

Elevations

The plans depict 4 single story models up to 23 feet high. Each model will have multiple options with fenestration on windows and doors and other enhanced features with traditional architecture found in the desert southwest, including decorative roof tiles.

Floor Plans

The proposed models range in size from 3,375 square feet to 4,019 square feet with options that include multiple bedrooms, 2 to 4 car garages, and options for bonus rooms, game rooms, and other options.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant acquired this property as a previously approved single family development, with the intent of completing the subdivision and building homes. The updated final map is currently being reviewed by the Clark County mapping team. The reduced rear yard setback will allow a better fit for previously approved single family home plans. The side yard area for each lot provides more than twice the setback area needed and the lots will not exceed the lot coverage maximum.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-1004	Lot area and off-site waivers and increased finish grade	Approved by BCC	February 2019
VS-0277-07	Vacated patent easements	Approved by PC	April 2007
ZC-1026-05	County sponsored zone change to establish the RNP-I Overlay District	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Residential Low (up to 3.5 du/ac)	R-1	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The 22 foot rear yard setbacks will not create an undue burden on public improvements, facilities, or services in the area. There are no other property owners adjacent to the rear setbacks being proposed, although the rear yards of interior lots are backing up to each other and will both have the reduced setback. The 22 foot rear yard setbacks will increase the footprint area available for each home, but will not negatively impact streetscapes due to the proposed street landscaping. The approved Tentative Map shows 24 inch box medium trees planted 30 feet on center adjacent to Camero Avenue, Wigwam Avenue, and Tenaya Way. Since the homes do not face Tenaya Way and will not have the much narrower side setbacks included in most residential subdivisions, staff can support the request. Trees should be planted in the rear yard of the interior lots to mitigate the reduced setbacks.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Plant 1 large tree in the rear yards of lots 4 and 5;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT

07/08/20 BCC AGENDA SHEET

MASSAGE
(TITLE 30)

ST. ROSE PKWY/AMIGO ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0213-STRA HOLDING, LLC:

USE PERMIT to allow a massage establishment within an approved shopping center on 0.7 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of St. Rose Parkway, 270 feet west of Amigo Street within Enterprise. MN/pb/jd (For possible action)

RELATED INFORMATION:

APN:
177-34-811-015

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description
General Summary

- Site Address: 3520 St. Rose Parkway
- Site Acreage: 0.7
- Project Type: Massage establishment
- Square Feet: 3,000 (lease area)

Site Plans

The plans depict a retail building which is part of a previously approved 58,090 square foot shopping center consisting of 11 buildings. No changes are proposed to the approved buildings, the existing and approved parking lot and drive aisle design, the cross access with the adjacent parcel to the northeast, or the existing access to St. Rose Parkway. The request is to operate a therapeutic massage establishment in a portion of Building I located on the northeastern portion of the shopping center. Parking is located to the north of the building.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

All of the proposed buildings have similar architectural design, and are 1 story, between 22 feet to 27 feet in height. Building materials consist of stucco finish with architectural reveal joints,

stone accents, metal canopies, and dual clear glazing with aluminum frames. The roofs are flat with parapet walls at varying heights. No changes are proposed or required to the existing elevations of the building.

Floor Plans

The plan depicts a proposed 3,000 square foot lease space (Suite 103) on the northeastern portion of Building I.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the use is part of a national chain of massage establishments (Massage Envy). The applicant also indicates that the use is located greater than 200 feet from the residential properties to the north and east, will comply with the hours of operation from 8:00 a.m. to 9:00 p.m., and is an appropriate use for the shopping center and the surrounding area by providing wellness services to the community.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0213	Modified an approved shopping center	Approved by BCC	May 2019
DR-0598-17	Modified an approved shopping center with a waiver of conditions for WS-0404-16 requiring per revised plans dated July 19, 2016	Approved by BCC	September 2017
VS-0301-17	Vacated and abandoned a 60 foot wide drainage easement	Approved by PC	June 2017
WS-0404-16	Allowed alternative landscaping, reduced setback for a freestanding sign, increased height for a free standing sign, and an off-site improvement (sidewalk) with a waiver of conditions of a zone change (ZC-0587-15) requiring per revised plans submitted on October 19, 2015 and full off-site improvements with design reviews for modifications to an approved shopping center, a comprehensive sign package and lighting	Approved by BCC	July 2016
TM-0021-16	1 lot commercial subdivision	Approved by PC	April 2016
VS-0690-15	Vacated and abandoned government patent easements	Approved by PC	December 2015
ZC-0587-15	Reclassified the site from R-E to C-2 zoning for a shopping center subject to a design review as a public hearing for signage and lighting	Approved by BCC	October 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Residential Medium (3 to 14 du/ac)	C-2 & R-3	A portion of the developing shopping center & single family residential
East	Commercial General & Residential Urban Center (18 to 32 du/ac)	C-2 & R-3	A portion of the developing shopping center & multiple family residential
South	City of Henderson	CC	Undeveloped
West	Commercial General	C-2	A portion of the developing shopping center

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the request for a massage business within the approved shopping center is a compatible use within this C-2 zoned property. The shopping center provides adequate parking for customers. The lease space exceeds the 200 foot setback from any residential use and the 1,000 foot separation between any other massage establishments per Title 30. The proposed massage business should not have any negative impacts to the surrounding area.

Staff Recommendation Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that hours of operation are limited from 8:00 a.m. to 9:00 p.m.; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ST. ROSE ME, LLC

CONTACT: ELISABETH OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT