

5. NZC-19-0835-TRAJAN HOLDINGS LLC: Applicant requested a **HOLD** to the Enterprise TAB meeting on November 26, 2019.

Related applications:

4. NZC-19-0820-USA
6. TM-19-500220-USA

The Chair will hear item #12 immediately after item #1

V. Informational Items

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

- Receive a presentation from the U.S. Census Bureau regarding 2020 census efforts (for discussion).
Theresa Bower with U.S. Census Bureau spoke about the census efforts and job opportunities.
- The next Enterprise TAB meeting will be on Tuesday, November 26, 2019.

VI. Planning & Zoning

1. **DR-19-0585-32 ACRES, LLC:**
HOLDOVER DESIGN REVIEWS for the following: **1)** modified design for a previously approved tavern; **2)** lighting for a tavern; and **3)** signage for an approved retail center including tavern on a portion of 4.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Starr Avenue within Enterprise. MN/lm/jd (For possible action) **11/20/19 BCC**

Motion by David Chestnut

Action:

APPROVE: Holdover Design Reviews #s 1 & 2

DENY: Holdover Design Review # 3

ADD Current Planning condition:

- All pole and wall mounted lighting to be fully shielded.

Per staff if approved conditions.

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

2. **WS-19-0790-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** drainage study; and **2)** full off-site improvements (including curb, gutter, sidewalk, and partial paving) in conjunction with a minor subdivision on 32.1 acres in an R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the east side of Schirlls Street and the north side of Cactus Avenue within Enterprise. JJ/jt/jd (For possible action) **11/20/19 BCC**

Motion by David Chestnut

Action:

DENY: Waiver of Development Standards #1

APPROVE: Waiver of Development Standards # 2

Per staff if approved conditions.

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

3. **ET-19-400144 (WS-0850-17) -LEWIS INVESTMENT COMPANY OF NEVADA:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduce street intersection off-set; and **2)** modified street improvement standards.
DESIGN REVIEW for site reconfiguration of a previously approved single family residential development on 14.7 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the north side of Serene Avenue (alignment), west of Conquistador Street (alignment), 200 feet east of Hualapai Way within Enterprise. JJ/jvm/ja (For possible action) **12/03/19 PC**

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

4. **NZC-19-0820-USA:**
ZONE CHANGE reclassify a 10.6 acre portion of a 155.0 acre parcel 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 setback to visitor call box for access control gates; and **3)** reduced street intersection off-set
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finished grade. Generally located on the south side of Ford Avenue, 350 feet west of Durango Drive within Enterprise (description on file). JJ/al/jd (For possible action) **12/03/19 PC**

Motion by Barris Kaiser
Action:
APPROVE: Zone Change;
DENY: Waiver of Development Standards # 1;
APPROVE: Waiver of Development Standards #s 2 &3;
APPROVE: Design Review # 1;
DENY: Design Review # 2.
Per staff if approved conditions.
Motion **PASSED** (5-0) /Unanimous

5. **NZC-19-0835-TRAJAN HOLDINGS LLC:**
ZONE CHANGE to reclassify a 7.4 acre portion of a 25.0 acre parcel from R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive screening and buffering requirements; **2)** reduce setbacks for a proposed structure (security fence); **3)** reduce setbacks from rights-of-way for a proposed structure (security fence); and **4)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for the expansion of an approved semi-truck and trailer parking facility with employee parking lot. Generally located on the north side of Richmar Avenue (alignment), 340 feet west of Redwood Street within Enterprise (description on file). JJ/al/jd (For possible action) **12/03/19 PC**

Applicant requested a **HOLD** to the Enterprise TAB meeting on November 26, 2019.

6. **TM-19-500220-USA:**
TENTATIVE MAP consisting of 80 single family residential lots and common lots on 10.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue, 350 feet west of Durango Drive within Enterprise. JJ/al /jd (For possible action) **12/03/19 PC**

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

7. **UC-19-0812-PETRILLO DAVID:**
USE PERMITS for the following: **1)** allow accessory structures not architecturally compatible with the principal building (single family residence); **2)** waive all applicable design standards for a proposed accessory structure and existing accessory structure; and **3)** increase the area of a proposed accessory structure in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Monte Cristo Way and 170 feet north of Meranto Avenue within Enterprise. JJ/md/jd (For possible action) **12/03/19 PC**

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

8. **VS-19-0828-CACTUS VILLAGE LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Rush Avenue (alignment) and Cactus Avenue and a portion of a right-of-way being Giles Street located between Cactus Avenue and Rush Avenue (alignment) within Enterprise (description on file). MN/tk/ja (For possible action) **12/03/19 PC**

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

9. **WS-19-0830-P N II INC:**
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for additional home models in conjunction with a single family residential development on 12.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Jones Boulevard between Jo Rae Avenue and Pyle Avenue within Enterprise. JJ/al/jd (For possible action) **12/03/19 PC**

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

10. **ET-19-400137 (UC-0877-16)-URBAN INVESTMENTS, LLC & ALL-AMERICAN SPORTPARK LEASE:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** a proposed High Impact Project; **2)** expand/enlarge the Gaming Enterprise District; **3)** a proposed resort hotel; **4)** public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structure; **5)** associated accessory and incidental commercial uses, buildings, and structures; **6)** a recreational facility (a multi-function recreational water and extreme sports park) and incidental uses; **7)** increased building and

structure heights; **8)** retail sales and service; **9)** restaurants; **10)** on-premises consumption of alcohol; **11)** alcohol sales, beer & wine – packaged only; **12)** alcohol sales, liquor – packaged only; **13)** outdoor live entertainment with incidental uses; **14)** personal services (salon and spa); **15)** a recreational facility (concerts and festivals); **16)** photography; **17)** sporting goods; **18)** convenience store; **19)** kiosks/information (outdoor); **20)** offices; **21)** convention space; **22)** outside dining, drinking, and cooking; **23)** water features; and **24)** deviations from development standards per plans on file.

DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** alternative landscaping; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced on-site parking; **2)** waive the required parking lot landscaping; **3)** reduced setbacks; **4)** permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; **5)** off-site improvements (curb, gutter, sidewalk, streetlights, partial paving); **6)** modified driveway design standards; **7)** non-standard improvements (parking, fences, planters, and landscaping) within the existing right-of-way (Las Vegas Boulevard South); and **8)** encroachment into air space.

DESIGN REVIEWS for the following: **1)** a resort hotel and all associated and accessory uses; **2)** hotel tower and associated high-rise, mid-rise, and low-rise buildings and structures; **3)** a recreational facility (a multi-function recreational water and extreme sports park) with ancillary uses and structures and overall site design; **4)** water features (manmade lakes and decorative water features); and **5)** all other accessory and incidental buildings and structures on 130.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) (AE-65) (AE-70) (AE-75) (AE-RPZ) Zone. Generally located between Las Vegas Boulevard South, and Gilespie Street, and between Sunset Road, and Hidden Well Road within Enterprise. MN/tk/jd (For possible action) **12/04/19 BCC**

Motion by Jenna Waltho

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

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

11. WS-19-0805-PICERNE DEAN MARTIN, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase sign area.

DESIGN REVIEWS for the following: **1)** signage; and **2)** lighting in conjunction with an existing multiple family residential development on 18.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Cactus Avenue between Valley View Boulevard and Dean Martin Drive within Enterprise. JJ/md/jd (For possible action) **12/04/19 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- All wall mounted lighting to downward lit and fully shielded.
- All pole mounted lighting adjacent to residential to have additional shielding to prevent light spill over.

Per staff conditions.

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

12. WS-19-0816-STONEGATE PROPERTY HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced driveway separation; and **2)** reduce throat depth for a driveway.

DESIGN REVIEW for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/lm/jd (For possible action) **12/04/19 BCC**

Motion by David Chestnut

Action:

APPROVE: Waiver of Development Standards # 1

DENY: Waiver of Development Standards # 2

APPROVE: Design Review.

ADD Current Planning condition:

- Design Review as a public hearing for lighting and signage.
- Design Review as a public hearing for significant changes to plans.
- Provide cross access for property to the east if compatible uses are developed.

Per staff if approved conditions.

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

VII. General Business:

- None

VIII. Public Comment:

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- Board member wanted to be sure the TAB is included in decisions regarding hearing dates for the upcoming Enterprise Land Use Plan Update.
- Tiffany Hesser acknowledged students who were in attendance for a school project.

IX. Next Meeting Date

The next regular meeting will be November 26, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 7:36 p.m.

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