



Enterprise Town Advisory Board

February 12, 2020

MINUTES

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

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

Brady Bernhart, 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 January 29, 2020 Minutes (For possible action)

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

IV. Approval of Agenda for February 12, 2020 and Hold, Combine or Delete Any Items (For possible action)

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

Applicant requested Hold:

5. NZC-20-0030-TESORI, LLC: Applicant requested **HOLD** to February 26, 2020 Enterprise Town Board meeting.
6. UC-20-0022-FORD PARTNERSHIP, LLC: Applicant requested **HOLD** to March 11, 2020 Enterprise Town Board meeting.
10. VS-20-0023-FORD PARTNERSHIP, LLC: Applicant requested **HOLD** to March 11, 2020 Enterprise Town Board meeting.

Related applications:

2. TM-20-500002-CFT LANDS, LLC:
4. WS-20-0012-CFT LANDS, LLC:
13. UC-20-0047-MOTOR HOLDINGS, LLC:
14. UC-20-0048-MOTOR HOLDINGS, LLC:

The chair will hear item # 11 after item # 1.

V. Informational Items

1. Receive a report from Clark County Community Planning on the Enterprise Land Use Plan Update, and to deliver backup material (change list and maps) to the TAB members for the upcoming March 4, 2020, and March 5, 2020 special meetings. (For possible action).

Planners presented TAB members maps and materials so they can begin to review the upcoming change requests. The public can find this information at <http://www.clarkcountynv.gov/comprehensive-planning/land-use/Pages/EnterpriseLandUsePlan.aspx>

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

VI. Planning & Zoning

1. **UC-19-0926-P8 W S TUSCAN HIGHLANDS, LLC:**
HOLDOVER USE PERMITS for the following: **1)** expand a previously approved area for outside dining and drinking; and **2)** allow live entertainment in conjunction with a multi-family complex on 15.2 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway and the south side of St. Rose Parkway within Enterprise. JJ/rk/jd (For possible action) **02/18/20 PC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (3-1) / Weisenmiller-nay

2. **TM-20-50002-CFT LANDS, LLC:**
TENTATIVE MAP consisting of 61 residential lots on a 15.0 acre site in an R-1 (Single Family Residential) Zone and R-D (Suburban Estates Residential) Zone. Generally located on the north side of Starr Avenue, 300 feet east of La Cienega Street within Enterprise. MN/lm/jd (For possible action) **02/19/20 BCC**

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

3. **WS-20-0009-LVB MOBERLY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; and **2)** reduce throat depth.
DESIGN REVIEW for restaurants with drive-thru on 3.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Moberly Avenue and the west side of Giles Street within Enterprise. MN/lm/jd (For possible action) **02/19/20 BCC**

Motion by Jenna Waltho
Action: **APPROVE**
ADD Current Planning condition:

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

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

4. **WS-20-0012-CFT LANDS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS allow an increase to street length.
DESIGN REVIEW for a proposed single family residential development on a 15.0 acre site in an R-1 (Single Family Residential) Zone and R-D (Suburban Estates Residential) Zone. Generally located on the north side of Starr Avenue, 300 feet east of La Cienega Street within Enterprise. MN/lm/jd (For possible action) **02/19/20 BCC**

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

- Design Review as a public hearing for significant changes to plans;
- No 3-story homes adjacent to RNP-1 property;
- Add single-story model or models to the design;
- Single-story homes adjacent to established single story homes.

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

5. **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**

Applicant requested **HOLD** to February 26, 2020 Enterprise Town Board meeting.

6. **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)** driveway geo-metrics; 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 March 11, 2020 Enterprise Town Board meeting.

7. **UC-20-0027-YARD BROCK:**
USE PERMITS for the following: **1)** increase the area of a proposed accessory structure (detached garage); and **2)** increase the size of all accessory structures with a proposed single family residence on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the north side of Cougar Avenue, approximately 300 feet east of Procyon Street within Enterprise. JJ/sd/jd (For possible action) **03/03/20 PC**

Motion by Jenna Waltho

Action: **APPROVE**

Per staff conditions.

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

8. **UC-20-0031-1263 SILVERADO, LLC:**
USE PERMIT for a hookah lounge within an existing shopping center (Silverado Ranch Place) on a portion of 3.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Maryland Parkway, South of Silverado Ranch Boulevard within Enterprise. MN/nr/jd (For possible action) **03/03/20 PC**

Motion by Kendal Weisenmiller

Action: **APPROVE**

Per staff conditions.

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

9. **VS-20-0014-TOPETE FAMILY TRUST & TOPETE RAMON & LETICIA TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Camero Avenue, and between Placid Street and Fairfield Avenue within Enterprise (description on file). MN/tk/jd (For possible action) **03/03/20 PC**

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

10. **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 March 11, 2020 Enterprise Town Board meeting.

11. **WS-20-0021-P8 W S TUSCAN HIGHLANDS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the number of freestanding signs.
DESIGN REVIEW for a freestanding sign in conjunction with a multi-family complex on 15.2 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the east side of Southern Highlands Parkway and the south side of St. Rose Parkway within Enterprise. JJ/rk/jd (For possible action) **03/03/20 PC**

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

12. **ET-20-400005 (Nzc-0530-15)-AMH NV3 DEVELOPMENT, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 5.0 acres from C-1 (Local Business) Zone to R-3 (Multi-Family Residential) Zone. Generally located on the north side of Cactus Avenue, 1,270 feet west of Maryland Parkway within Enterprise (description on file). MN/al/jd (For possible action) **03/04/20 BCC**

Motion by Jenna Waltho
Action: **APPROVE**
Per staff conditions.
Motion **PASSED** (3-0) /Unanimous (Weisenmiller not present for vote)

13. **UC-20-0047-MOTOR HOLDINGS, LLC:**
USE PERMIT for a proposed marijuana establishment (dispensary) in conjunction with an approved office/warehouse building on a 1.0 acre portion of a 2.1 acre parcel in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 145 feet west of Windy Street within Enterprise. MN/pb/jd (For possible action) **03/04/20 BCC**

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

14. **UC-20-0048-MOTOR HOLDINGS, LLC:**
USE PERMIT for a proposed marijuana establishment (retail marijuana store) in conjunction with an approved office/warehouse building on a 1.0 acre portion of a 2.1 acre parcel in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 145 feet west of Windy Street within Enterprise. MN/pb/jd (For possible action) **03/04/20 BCC**

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

15. **UC-20-0049-LSREF EXHIBITION INVEST, LLC:**
USE PERMITS for the following: **1)** a passenger terminal (train station); **2)** retail sales; **3)** restaurants; and **4)** outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** elimination of freeway buffer; and **2)** encroachment into airspace.
DESIGN REVIEWS for the following: **1)** passenger terminal (train station) and parking garage; and **2)** alternative landscaping in conjunction with a passenger terminal and parking garage on 110.7 acres in an H-1 (Limited Resort and Apartments) (AE-60 & AE-65) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Blue Diamond Road within Enterprise. MN/nr/ja (For possible action) **03/04/20 BCC**

Motion by Kendal Weisenmiller
Action:
APPROVE: Use Permits.
DENY: Waiver of Development Standards #1
APPROVE: Waiver of Development Standards #2.
.
APPROVE: Design Reviews.
ADD Current Planning conditions:
• Design Review as a public hearing for lighting and signage.
Per staff conditions.
Motion **PASSED** (4-0) /Unanimous

16. **WS-20-0042-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate freeway buffer; **2)** allow attached sidewalk; **3)** increased wall height; **4)** alternative driveway geometrics; and **5)** encroachment into airspace.
DESIGN REVIEWS for the following: **1)** increased finished grade; and **2)** a distribution center on 19 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Decatur Boulevard and the south side of the CC 215 within Enterprise. MN/nr/jd (For possible action) **03/04/20 BCC**

Motion by David Chestnut

Action: **APPROVE**:

ADD Current Planning conditions:

- Design Review as a public hearing for lighting and signage;
- Retaining and wall over 9 ft to be terraced and landscaped;
- Use wrought iron fencing on top of eastern retaining wall;
- Add additional fenestration to the east side of building # 11.

Per staff if approved conditions.

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

VII. General Business:

1. None

VIII. Public Comment:

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

- None

IX. Next Meeting Date

The next regular meeting will be February 26, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 8:44 p.m.

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