



Enterprise Town Advisory Board

November 28, 2018

MINUTES

Board Members:	David Chestnut – Chair – PRESENT Cheryl Wilson – Vice Chair – PRESENT	Frank Kapriva – EXCUSED Jenna Waltho – PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com	
County Liaison:	Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov	

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

The meeting was called to order at 6:10 p.m.

Phil Blount, 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 November 14, 2018 Minutes (For possible action)

Motion by: David Chestnut

Action: **APPROVE** minutes for November 14, 2018 as amended

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

IV. Approval of Agenda for November 28, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested **HOLDS**:

3. TM-18-500167-YI, SAM HEE: Applicant requested **HOLD to** Enterprise TAB meeting on December 12, 2018.
4. TM-18-500168-ORENGIL, KIVANC: Applicant requested **HOLD to** Enterprise TAB meeting on December 12, 2018.
5. VS-18-0696-YI, SAM HEE: Applicant requested **HOLD to** Enterprise TAB meeting on December 12, 2018.
6. WS-18-0697-YI, SAM HEE: Applicant requested **HOLD to** Enterprise TAB meeting on December 12, 2018.
7. WS-18-0698-ORENGIL, KIVANC: Applicant requested **HOLD to** Enterprise TAB meeting on December 12, 2018.
23. UC-18-0754-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T: : Applicant requested **HOLD to** Enterprise TAB meeting on December 12, 2018
26. VS-18-0755-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T ET AL: : Applicant requested **HOLD to** Enterprise TAB meeting on December 12, 2018
30. WS-18-0823-LEGACY TRADITIONAL SCHOOLS-NEVADA INC.: Applicant requested **HOLD to** Enterprise TAB meeting on December 12, 2018.

Revised related applications:

2. ZC-18-0853-LV RAINBOW, LLC:
10. VS-17-0049-LV RAINBOW, LLC:

9. TM-18-500190-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN; ET AL:
11. WS-18-0798-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN:

18. DR-18-0866-LEWIS INVESTMENT COMPANY NEVADA, LLC:
22. TM-18-500208-LEWIS INVESTMENT COMPANY NEVADA, LLC:

19. ET-18-400235 (UC-0789-16)-MFE INC:
21. TM-18-500145-MFE, INC.:
29. WS-18-0766-MFE, INC.:

24. UC-18-0869-RAYNES GLENN & RENE M REV FAM TR & RAYNES GLENN TRS ET AL:
27. VS-18-0877-BOYER, JOHN W. & MACK PECOS, LLC ET AL:
28. WC-18-400241 (ZC-0532-04)-BOYER, JOHN W. & MACK PECOS, LLC ET AL:

V. Informational Items

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

1. Clark County Water Reclamation District is proposing changes to its Services Rules and rates. You can read more about "Investing in Clean Water" at www.cleanwaterteam.com The Board of Trustees will hold a public hearing at 10:00 a.m. on Tuesday, December 18, 2018 in the Clark County Board of Commissioners Chambers at 500 S. Grand Central Pkwy, Las Vegas. All comments received at rates@cleanwaterteam.com by December 14, 2018 will be submitted to the Board of Trustees at the public hearing.
2. First Tuesday, December 3, 2018 with Las Vegas Metro Police Department, 6:00 p.m. Windmill Library 7060 Windmill, Lane Las Vegas, NV.

VI. Planning & Zoning

1. **ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS:**

AMENDED HOLDOVER ZONE CHANGE to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to C-1 (Local Business) Zone (previously notified as C-2 (General Commercial) Zone) in the MUD-3 Overlay District.

USE PERMITS for the following:

- 1) reduced separation from a convenience store to a residential use;
- 2) reduced separation from a gasoline station to a residential use;
- 3) reduced separation from a vehicle wash to a residential use (no longer needed);
- 4) allow a convenience store (previously not notified);
- 5) allow a gasoline station (previously not notified); and
- 6) allow alcohol sales, liquor – packaged only not in conjunction with a grocery store (previously not notified).

DESIGN REVIEWS for the following:

- 1) proposed convenience store;
- 2) proposed gasoline station;
- 3) proposed vehicle wash (no longer needed);
- 4) proposed retail building; and
- 5) proposed restaurant with a drive-thru (no longer needed).

Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise (description on file). SB/pb/ja (For possible action) **12/05/18 BCC**

Motion by David Chestnut

Action: **HOLD** to December 12, 2018 Enterprise TAB meeting per applicant request to hold a neighborhood meeting.

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

2. **ZC-18-0853-LV RAINBOW, LLC:**

ZONE CHANGE to reclassify 22.3 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (RNP-I) Zone, H-2 (General Highway Frontage) Zone, and H-2 (General Highway Frontage) (RNP-Zone to C-2 (General Commercial) Zone with a portion of the site within the MUD-4 Overlay District.

USE PERMIT for a mixed-use development.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) allow commercial access to a residential local street; and
- 2) reduce throat depth.

DESIGN REVIEW for a proposed mixed-use development. Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise (description on file). SB/jt/dg/ja (For possible action) **12/05/18 BCC**

Motion by David Chestnut

Action:

APPROVE Zone Change to C-2:

DENY Use Permit

DENY Waiver of Development Standards

DENY Design Review

per staff conditions.

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

3. **TM-18-500167-YI, SAM HEE:**
HOLDOVER TENTATIVE MAP consisting of 23 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action) **11/20/18 BCC**

The applicant has requested a **HOLD** to the December 12, 2018 Enterprise TAB meeting.

4. **TM-18-500168-ORENGIL, KIVANC:**
HOLDOVER TENTATIVE MAP consisting of 75 single family residential lots and common lots on 12.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action) **11/20/18 BCC**

The applicant has requested a **HOLD** to the December 12, 2018 Enterprise TAB meeting.

5. **VS-18-0696-YI, SAM HEE:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Cactus Avenue, and between Durango Drive (alignment) and Rich Sands Street (alignment) within Enterprise (description on file). SB/al/ja (For possible action) **11/20/18 BCC**

The applicant has requested a **HOLD** to the December 12, 2018 Enterprise TAB meeting.

6. **WS-18-0697-YI, SAM HEE:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following:
1) single family residential development; and
2) increase finished grade for lots on 5.0 acres
in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action) **11/20/18 BCC**

The applicant has requested a **HOLD** to the December 12, 2018 Enterprise TAB meeting.

7. **WS-18-0698-ORENGIL, KIVANC:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following:
1) single family residential development; and
2) increase finished grade on 12.6 acres in an R-2 (Medium Density Residential) Zone.
Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action) **11/20/18 BCC**

The applicant has requested a **HOLD** to the December 12, 2018 Enterprise TAB meeting.

8. **VS-18-0814-WARMINGTON RISE ASSOCIATES LP:**
VACATE AND ABANDON a portion of right-of-way being Rainbow Boulevard located between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). SB/sd/ml (For possible action) **12/04/18 PC**

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

9. **TM-18-500190-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN; ET AL:**
TENTATIVE MAP consisting of 50 single family residential lots on 28.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Le Baron Avenue and the east and west sides of Tenaya Way within Enterprise. SB/rk/ja (For possible action) **12/05/18 BCC**

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

10. **VS-17-0049-LV RAINBOW, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Rainbow Boulevard and Montessouri Street (alignment) and a portion of right-of- way being Rosanna Street located between Raven Avenue and Agate Avenue (alignment) and a portion of right- of-way being Agate Avenue located between Rosanna Street (alignment) and Montessouri Street (alignment) within Enterprise (description on file). SB/dg/xx (For possible action) **12/05/18 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) / Unanimous

11. **WS-18-0798-FIRECRACKER 1 AND 2 & MICH'L RON & CAROLYN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) modified landscape provisions specific to wall heights; and
2) reduced street intersection off-set.
DESIGN REVIEWS for the following:
1) proposed single family residential subdivision; and
2) increase the finish grade on 28.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Le Baron Avenue and the east and west sides of Tenaya Way within Enterprise. SB/rk/ja (For possible action) **12/05/18 BCC**

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

- All the homes in this development will be single story;
- There will be no grade raises or retaining walls above street level on Penny Lane; only the 6-foot screen walls.
- On Bel Castro there will be no grade raise or retaining wall higher than 2 feet above street

level; topped by a 6-foot screen well.

- On the exterior of the development 2.5 acres north of Gomer (facing the existing neighborhood), there will be no grade raise or retaining wall higher than 3 feet above street grade; topped by a 6-foot screen wall.
- All retaining walls along public streets will be decorative.

Per staff conditions.

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

12. NZC-18-0865-LMG NEVADA LAND EXPANSION, LLC:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone.

DESIGN REVIEW for an office/warehouse building. Generally located on the northwest corner of Windy Street and Capovilla Avenue within Enterprise (description on file). SS/al/xx (For possible action) **12/18/18 PC**

Motion by Jenna Waltho

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

13. TA-18-0845-HUNTINGTON GEM LAB:

TEXT AMENDMENT to amend Chapter 30.44, Table 30.44-1 to allow Secondhand Sales within the C-P (Office and Professional) zoning district. (For possible action) **12/18/18 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

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

14. VS-18-0849-LMG LAS VEGAS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Windy Street and Las Vegas Boulevard and between Arby Avenue and the 215 Beltway within Enterprise (description on file). SS/sd/xx (For possible action) **12/18/18 PC**

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions.

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

15. VS-18-0854-BLUE DIAMOND DECATUR PLAZA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Decatur Boulevard, and between Blue Diamond Road and Caprock Canyon Avenue; and a portion of a right-of-way being Decatur Boulevard located between Blue Diamond Road and Pebble Road within Enterprise (description on file). SB/al/ja (For possible action) **12/18/18 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

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

16. **VS-18-0861-CENTURY COMMUNITIES OF NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and I- 15, and between Starr Avenue and Rampoldi Road within Enterprise (description on file). SB/tk/ja (For possible action) **12/18/18 PC**

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

17. **WS-18-0875-CHURCH BAPTIST CHINESE, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for security fencing for fleet vehicle storage in conjunction with a single business within an existing office/warehouse complex on 5.6 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the south side of Ford Avenue and the west side of Lindell Road within Enterprise. SB/md/ja (For possible action) **12/18/18 PC**

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

18. **DR-18-0866-LEWIS INVESTMENT COMPANY NEVADA, LLC:**
DESIGN REVIEWS for the following:
1) a proposed single-family residential development; and
2) increase finished grade on 51.0 acres
in an R-2 (Medium Density Residential) Zone with a portion in the MUD-4 Overlay District. Generally located on the east side of Hualapai Way (alignment) and the north side of Gomer Road (alignment) within Enterprise. SB/md/xx (For possible action) **12/19/18 BCC**

Motion by Jenna Waltho
Action: **APPROVE**
ADD Current Planning condition:
• Design Review as a public hearing for significant changes to plans.
Per staff conditions
Motion **PASSED** (3-0) / Unanimous

19. **ET-18-400235 (UC-0789-16)-MFE INC:**
USE PERMIT FIRST EXTENSION OF TIME for the following:
1) allow a proposed convenience store;
2) allow a proposed gasoline service station;
3) allow a proposed vehicle maintenance building (smog check); and
4) allow a proposed vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following:
1) reduce the separation for a proposed convenience store to a residential use;
2) reduce the separation for a proposed gasoline service station to a residential use;
3) reduce the separation for a proposed vehicle maintenance building (smog check) to a residential use;
4) reduce the separation for a proposed vehicle wash to a residential use; and
5) reduce the driveway separation.
DESIGN REVIEWS for the following:
1) a proposed convenience store and retail building;
2) proposed gasoline service station;

3) proposed vehicle maintenance building (smog check);
4) proposed vehicle wash; and
5) proposed restaurant with drive-thru
on a 1.5-acre portion of 3.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. SB/sd/ja (For possible action) **12/19/18 BCC**

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

20. **ET-18-400238 (WS-0790-17)-SRMF TOWN SQUARE OWNER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following:

1) increase the number of animated signs (static image units); and
2) permit encroachment into airspace.

DESIGN REVIEWS for the following:

1) increased animated sign (static image unit) area; and
2) modifications to an approved comprehensive sign package
in conjunction with an existing shopping center (Town Square) on 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 and AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. SS/tk/ja (For possible action) **12/19/18 BCC**

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

21. **TM-18-500145-MFE, INC.:**
TENTATIVE MAP for a commercial subdivision on 3.7 acres in a C-1 (Local Business) Zone. Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. SB/lm/ja (For possible action) **12/19/18 BCC**

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

22. **TM-18-500208-LEWIS INVESTMENT COMPANY NEVADA, LLC:**
TENTATIVE MAP consisting of 387 single family residential lots and 16 common lots on 51.0 acres in an R-2 (Medium Density Residential) Zone with a portion in the MUD-4 Overlay District. Generally located on the east side of Hualapai Way (alignment) and the north side of Gomer Road (alignment) within Enterprise. SB/md/xx (For possible action) **12/19/18 BCC**

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

23. **UC-18-0754-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T:**
USE PERMITS for the following:

1) place of worship; and
2) increase the height of an ornamental spire and dome.

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) allow modified street standards; and
- 2) allow modified driveway design standards.

DESIGN REVIEWS for the following:

- 1) place of worship; and
- 2) increase finished grade

on 2.0 acres in an R- E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Lindell Road and the south side of Mistral Avenue (alignment) within Enterprise.

SB/md/ja (For possible action) **12/19/18 BCC**

The applicant has requested a **HOLD** to the December 12, 2018 Enterprise TAB meeting.

24. UC-18-0869-RAYNES GLENN & RENE M REV FAM TR & RAYNES GLENN TRS ET AL:

USE PERMITS for the following:

- 1) permit a proposed feed store outside of Community District 5;
- 2) equipment sales;
- 3) watercraft (pedal boats) and trailer sales;
- 4) permit outside storage/display areas to be located within the front and side of the building; and
- 5) eliminate screening for outside storage/display when adjacent to the right-of-way and less intensive uses (single family residence).

WAIVERS OF DEVELOPMENT STANDARDS for the following:

- 1) permit alternative landscaping adjacent to a less intensive use (single family residence);
- 2) permit an alternative loading space design adjacent to a residential use; and
- 3) eliminate cross access.

DESIGN REVIEWS for the following:

- 1) proposed home improvement center;
- 2) proposed feed store;
- 3) equipment sales;
- 4) watercraft (pedal boats) and trailer sales;
- 5) outside storage and display;
- 6) a proposed lighting plan; and
- 7) increased finished grade on 4.7 acres

in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the east side of Rainbow Boulevard, 325 feet north of Blue Diamond Road within Enterprise.

SB/md/ja (For possible action) **12/19/18 BCC**

Motion by David Chestnut

Action: **APPROVE** Use Permits #1, 2, 3, 4, 5

APPROVE Waivers of Development Standards # 1 & 2

DENY Waiver of Development Standards #3

APPROVE Design Reviews #1-7

ADD Current Planning condition:

- Establish cross access to properties north and south of the applicant property if compatible uses are developed;
- Design Review as a public hearing for significant changes to plans.
- Design Review as a public hearing for signage.

Per staff if approved conditions:

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

25. UC-18-0874-GRAGSON-BUFFALO WINDMILL, LLC & GKT II, LLC:

USE PERMITS for the following:

- 1) convenience store;

- 2) gasoline station;
- 3) reduce the separation from a proposed convenience store to a residential use; and
- 4) reduce the separation from a proposed gasoline station to a residential use.

DESIGN REVIEW for a convenience store and gasoline station on a portion of 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Windmill Lane and the west side of Buffalo Drive within Enterprise. SB/md/xx (For possible action) 12/19/18 BCC

Motion by David Chestnut

Action: **DENY**

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

26. **VS-18-0755-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Westwind Road (alignment) and Lindell Road (alignment), and between Shelbourne Avenue (alignment) and Windmill Lane (alignment) and a portion of a right-of-way being Mistral Avenue located between Westwind Road (alignment) and Lindell Road (alignment), and a portion of right-of-way being Lindell Road, located between Mistral Avenue and Shelbourne Avenue (alignment) within Enterprise (description on file). SB/md/ja (For possible action) **12/19/18 BCC**

The applicant has requested a **HOLD** to the December 12, 2018 Enterprise TAB meeting.

27. **VS-18-0877-BOYER, JOHN W. & MACK PECOS, LLC ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Inspiration Drive (alignment) and between Raven Avenue (alignment) and Blue Diamond Road within Enterprise (description on file). SB/md/ja (For possible action) **12/19/18 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions:

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

28. **WC-18-400241 (ZC-0532-04)-BOYER, JOHN W. & MACK PECOS, LLC ET AL:**
WAIVER OF CONDITIONS of a zone change requiring recording perpetual cross access, ingress/egress, and parking easements, if the properties are subdivided or developed independently in conjunction with a proposed feed store and home improvement center on 4.7 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Blue Diamond Road within Enterprise. SB/md/ja (For possible action) **12/19/18 BCC**

Motion by David Chestnut

Action:

APPROVE Waiver of conditions to the east.

DENY Waiver of conditions to the north and south **ADD** Current Planning condition:

- Establish cross access to properties north and south of the applicant property if compatible uses are developed:

Per staff if approved conditions:

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

29. **WS-18-0766-MFE, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards in conjunction with an approved retail center consisting of a proposed convenience store, gasoline service station, vehicle maintenance building (smog check), and vehicle wash facility on 3.7 acres

in a C-1 (Local Business) Zone. Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. SB/dg/ja (For possible action) **12/19/18 BCC**

Motion by David Chestnut

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

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

30. **WS-18-0823-LEGACY TRADITIONAL SCHOOLS-NEVADA INC.:**
WAIVER OF DEVELOPMENT STANDARDS to allow a proposed animated sign (electronic message unit/video graphics) in conjunction with a monument sign.

DESIGN REVIEWS for the following:

1) proposed site lighting; and

2) proposed signage

in conjunction with an approved school on 10 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Wigwam Avenue and Montessori Street (alignment) within Enterprise. SB/pb/ja (For possible action) **12/19/18 BCC**

The applicant has requested a **HOLD** to the December 12, 2018 Enterprise TAB meeting.

31. **ZC-18-0864-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS ET AL:**

ZONE CHANGE to reclassify 14.8 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for reduced street intersection off-set.

DESIGN REVIEW for a proposed single-family residential development. Generally located on the east side of Haven Street and the north and south sides of Pyle Avenue within Enterprise (description on file). SS/md/ja (For possible action) **12/19/18 BCC**

Motion by David Chestnut

Action:

APPROVE Zone Change to R-2;

DENY Waiver of Development Standards;

DENY Design Review:

ADD Current Planning conditions:

- Design Review as a public hearing for significant/final changes to plans.
- 10,000 sq. ft. lots adjacent to Rancho Destino Rd.
- 10,000 sq. ft. lots adjacent to existing R-E developed homes
- Single story homes abutting single story homes.

CHANGE Public Works - Development Review bullet #3 to read:

- Full off-site improvements except Rancho Destino Rd.

ADD Public Works - Development Review condition:

- Rancho Destino Rd. to be developed to non-urban road standards.

Per staff if approved conditions:

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

32. **ZC-18-0872-KATZ, LARRY:**

ZONE CHANGE to reclassify 1.7 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a retail center.

WAIVER OF DEVELOPMENT STANDARDS for reduced driveway separation.

DESIGN REVIEW for a retail/commercial center. Generally located on the east side of Decatur Boulevard and the north side of Warm Springs Road within Enterprise (description on file).

SS/mk/ja (For possible action) **12/19/18 BCC**

Motion by David Chestnut

Action:

APPROVE Zone Change reduced to C-P;

DENY Waiver of Development Standards;

DENY Design Review:

ADD Current Planning Conditions:

- No 24-hour businesses;
- Design Review for significant changes to plans
- Design Review as a public hearing for signage.

Per Staff conditions:

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

None.

IX. Next Meeting Date

The next regular meeting will be December 12, 2018 at 6:00 p.m.

X. Motion by Cheryl Wilson

Adjourn meeting at 10:57 p.m.