



Applicant requested holds:

8. DR-19-0585-32 ACRES, LLC: Applicant has requested a **HOLD** to Enterprise TAB meeting on November 13, 2019.
9. DR-19-0784-USA: Applicant has requested a **HOLD** to Enterprise TAB meeting on December 11, 2019.
12. TM-19-500210-USA: Applicant has requested a **HOLD** to Enterprise TAB meeting on December 11, 2019.
20. VS-19-0796-USA: Applicant has requested a **HOLD** to Enterprise TAB meeting on December 11, 2019.

Related applications:

1. WC-19-400122 (NZC-18-0915)-RAINBOW & BLUE DIAMOND SOUTHEAST:
2. WS-19-0725-RAINBOW & BLUE DIAMOND SOUTHEAST:
  
11. DR-19-0795-JONES FORD LINDELL, LLC:
15. TM-19-500214-JONES FORD LINDELL, LLC:
22. WC-19-400135 (NZC-0044-17)-JONES FORD LINDELL, LLC:
  
13. TM-19-500212-CFT LANDS, LLC:
14. TM-19-500213-GAMEDAY, LLC:
18. VS-19-0791-HLI, LLC:
19. VS-19-0793-GAMEDAY, LLC:
21. WC-19-400134 (ZC-2178-04)-GAMEDAY, LLC:
24. ZC-19-0788-CFT LANDS, LLC:
25. ZC-19-0792-CFT LANDS, LLC:

V. Informational Items

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

- None

VI. Planning & Zoning

1. **WC-19-400122 (NZC-18-0915)-RAINBOW & BLUE DIAMOND SOUTHEAST:**  
**WAIVER OF CONDITIONS** for a zone change to provide enhanced landscape buffers along the perimeters and street frontages, including detached sidewalks per plans in conjunction with a previously approved shopping center on 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/pb/ja (For possible action) **11/06/19 BCC**

Motion by David Chestnut

Action: **APPROVE except applicant to provide detached sidewalk**

Per staff conditions.

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

2. **WS-19-0725-RAINBOW & BLUE DIAMOND SOUTHEAST:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative landscaping.  
**DESIGN REVIEW** for modifications to an approved shopping center on 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/pb/ja (For possible action) **11/06/19 BCC**

Motion by David Chestnut

Action:

**WITHDRAW** Waiver of Development Standards by the applicant.

**APPROVE** Design Review

Per staff if approved conditions.

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

3. **DR-19-0775-ABS MOUNTAINS EDGE ENTERPRISE, LLC:**  
**DESIGN REVIEW** for lighting in conjunction with an approved tavern on a portion of 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Pyle Avenue within Enterprise. JJ/jt/ja (For possible action) **11/19/19 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

4. **VS-19-0754-RICHMOND LIMITED PARTNERSHIP:**  
**VACATE AND ABANDON** easement of interest to Clark County located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise (description on file). MN/pb/jd (For possible action) **11/19/19 PC**

Motion by Jenna Walther

Action: **APPROVE** per staff conditions.

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

5. **VS-19-0757-PATTERSON, ASHLEY M.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Westwind Road and Lindell Road, and between Shelbourne Avenue and Wigwam Avenue within Enterprise (description on file). JJ/tk/jd (For possible action) **11/19/19 PC**

Motion by Jenna Walther

Action: **APPROVE** per staff conditions.

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

6. **WS-19-0621-CORONA, OSWALDO & VIOLETA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a proposed single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Ford Avenue and Polaris Avenue within Enterprise. JJ/sd/jd (For possible action)

Motion by Jenna Walther

Action: **DENY**

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

7. **WS-19-0759-TABEEK MICHAEL & JOLENE TRUST & TABEEK MICHAEL C & JOLENE K TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow vivid hues (exterior paint color) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Fairfield Avenue, approximately 440 feet north of Mesa Verde Lane within Enterprise. MN/sd/ja (For possible action) **11/19/19 PC**

Motion by David Chestnut  
Action: **APPROVE** per staff if approved conditions  
Motion **PASSED** (4-1) / Kaiser - Nay

8. **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**

Applicant has requested a **HOLD** to Enterprise TAB meeting on November 13, 2019.

9. **DR-19-0784-USA:**  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** increase finished grade in conjunction with a proposed single family residential development on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise . JJ/jor/jd (For possible action) **11/20/19 BCC**

Applicant has requested a **HOLD** to Enterprise TAB meeting on December 11, 2019.

10. **DR-19-0786-GAUGHAN SOUTH, LLC:**  
**DESIGN REVIEW** for a comprehensive sign package in conjunction with a resort hotel (South Point) on 56.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Silverado Ranch Boulevard within Enterprise. MN/jt/ja (For possible action) **11/20/19 BCC**

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

11. **DR-19-0795-JONES FORD LINDELL, LLC:**  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** increase finished grade in conjunction with a previously approved single family residential development on 7.5 acres in a R-E (Rural Estates Residential) (RNP-I) and R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue and the east and west sides of El Camino Road (alignment) within Enterprise. JJ/jor/jd (For possible action) **11/20/19 BCC**

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

12. **TM-19-500210-USA:**  
**TENTATIVE MAP** consisting of 22 single family residential lots on 12.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Jerlyn Street and the south side of Cougar Avenue within Enterprise. JJ/jor/jd (For possible action) **11/20/19 BCC**

Applicant has requested a **HOLD** to Enterprise TAB meeting on December 11, 2019

13. **TM-19-500212-CFT LANDS, LLC:**  
**TENTATIVE MAP** consisting of 174 residential lots and common lots on a 28.1 acre portion of a 50.2 acre site in an R-E (Rural Estates Residential) Zone, R-2 (Medium Density Residential) Zone, and RUD (Residential Urban Density) Zone. Generally located on the north side of Cactus Avenue, 330 feet east of Jones Boulevard within Enterprise. JJ/rk/jd (For possible action) **11/20/19 BCC**

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

14. **TM-19-500213-GAMEDAY, LLC:**  
**TENTATIVE MAP** consisting of 74 residential lots and common lots on a 14.3 acre portion of a 34.0 acre site in an R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the north side of Frias Avenue and the west side of Lindell Road within Enterprise. JJ/rk/ja (For possible action) **11/20/19 BCC**

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

15. **TM-19-500214-JONES FORD LINDELL, LLC:**  
**TENTATIVE MAP** consisting of 22 single family residential lots and 3 common lots on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) and R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue and the east and west sides of El Camino Road (alignment) within Enterprise. JJ/jor/jd (For possible action) **11/20/19 BCC**

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

16. **UC-19-0773-PRESTIGE PROPERTIES NEVADA, LLC:**  
**USE PERMIT** for a proposed marijuana establishment (retail marijuana store).  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate parking lot landscaping.  
**DESIGN REVIEW** for a marijuana establishment (retail store) on 0.8 acres in a C-2 (General Commercial) Zone within the MUD-3 Overlay District. Generally located on the east side of Southern Highlands Parkway and the north side of Dancing Winds Place (alignment) within Enterprise. JJ/sd/jd (For possible action) **11/20/19 BCC**

Motion by David Chestnut

Action:

**APPROVE** Use Permit

**DENY** Waiver of Development Standards

**APPROVE** Design Review

**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.
- Applicant to use the Southern Highlands architectural design standards and color palette.

Motion **PASSED** (4-1) / Weisenmiller – Nay

17. **UC-19-0794-THOMSON FAMILY TRUST & THOMSON JOHN C. TRS:**  
**USE PERMITS** for the following: **1)** convenience store; and **2)** gasoline station.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce separation from a convenience store to a residential use; **2)** allow an attached sidewalk; and **3)** alternative driveway geometrics.  
**DESIGN REVIEW** for a convenience store and gasoline station on a 0.9 acre portion of 5.0 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/jt/ja (For possible action) **11/20/19 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

18. **VS-19-0791-HLI, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cactus Avenue and Frias Avenue (alignment), and between Jones Boulevard and Lindell Road; and a portion of a right-of-way being Duneville Street located between Cactus Avenue and Frias Avenue (alignment), and a portion of a right-of-way being Cactus Avenue located between Jones Boulevard and Lindell Road within Enterprise (description on file). JJ/rk/jd (For possible action) **11/20/19 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

19. **VS-19-0793-GAMEDAY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue and Dreaming Tree Street, and between Lindell Road and Duneville Street (alignment) and a portion of a right-of-way being Haleh Avenue located between Lindell Road and Duneville Street (alignment), and a portion of a right-of-way being Frias Avenue located between Lindell Road and Duneville Street (alignment), and a portion of a right-of-way being Lindell Road located between Frias Avenue and Dreaming Tree Street within Enterprise (description on file). JJ/rk/ja (For possible action) **11/20/19 BCC**

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

20. **VS-19-0796-USA:**  
**VACATE AND ABANDON** an easement of interest to Clark County located between Jerlyn Street and Monte Cristo Way and between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/jor/jd (For possible action) **11/20/19 BCC**  
Applicant has requested a **HOLD** to Enterprise TAB meeting on December 11, 2019

21. **WC-19-400134 (ZC-2178-04)-GAMEDAY, LLC:**  
**WAIVER OF CONDITION** of a zone change requiring right-of-way dedication of 30 feet for Haleh Avenue in conjunction with a single family development on 14.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Frias Avenue and the west side of Lindell Road within Enterprise. JJ/rk/ja (For possible action) **11/20/19 BCC**

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

22. **WC-19-400135 (NZC-0044-17)-JONES FORD LINDELL, LLC:**  
**WAIVERS OF CONDITIONS** of a nonconforming zone change for the following: **1)** provide landscaping per Figure 30.64-11 along the south, west, and east property lines; and **2)** off-site improvements for a proposed single family residential development on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) and R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue and the east and west sides of El Camino Road (alignment) within Enterprise. JJ/jor/jd (For possible action) **11/20/19 BCC**

Motion by David Chestnut  
Action:  
**APPROVE** Waiver of Conditions #1  
**APPROVE** Waiver of Conditions #2 for Ford Ave. and El Camino Rd.  
**DENY** Waiver of Conditions #2 for Bronco St.  
Per staff if approved conditions  
Motion **PASSED** (5-0) /Unanimous

23. **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 Jenna Waltho

Action: **APPROVE** applicants request to **HOLD** to the Enterprise TAB meeting on November 13, 2019.

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

24. **ZC-19-0788-CFT LANDS, LLC:**  
**ZONE CHANGE** to reclassify a 5.2 acre portion of the development from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** increase wall height; and **3)** reduce street intersection off-set.  
**DESIGN REVIEW** for a single family residential development on a 28.1 acre portion of a 50.2 acre site. Generally located on the north side of Cactus Avenue, 330 feet east of Jones Boulevard within Enterprise (description on file). JJ/rk/jd (For possible action) **11/20/19 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning condition:

- Applicant to provide pedestrian access to trail system in the power corridor easement if developed.

Per staff if approved conditions

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

25. **ZC-19-0792-CFT LANDS, LLC:**  
**ZONE CHANGE** to reclassify a 2.9 acre portion of the development from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** increase wall height; and **3)** reduce street intersection off-set.  
**DESIGN REVIEW** for a single family residential development on a 14.3 acre portion of a 34.0 acre site. Generally located on the north side of Frias Avenue and the west side of Lindell Road within Enterprise (description on file). JJ/rk/ja (For possible action) **11/20/19 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning condition:

- Applicant to provide pedestrian access to trail system in the power corridor easement if developed.

Per staff if approved conditions

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



VII. General Business:

1. Review 2020 calendar and set dates for Enterprise Town Advisory Board meetings (for possible action).

Motion by Jenna Waltho

Action: **APPROVE**

**MOVE** meeting dates:

- Moved Wednesday, January 1, 2020 to Thursday, January 2, 2020;
- January 15, 2020
- January 29, 2020
- February 12, 2020
- February 26, 2020
- March 11, 2020
- April 1, 2020
- April 15, 2020
- April 29, 2020
- May 13, 2020
- May 27, 2020
- June 10, 2020
- July 1, 2020
- July 15, 2020
- July 29, 2020
- August 12, 2020
- August 26, 2020
- September 9, 2020
- September 30, 2020
- October 14, 2020
- October 28, 2020
- Moved Wednesday, November 11, 2020 to Tuesday, November 10, 2020
- Moved Wednesday, November 25, 2020 to Tuesday, November 24, 2020
- December 9, 2020
- December 30, 2020

Motion **PASSED** (5-0) /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 constituent read and asked for the attached document to be included into the record (see attached)

IX. Next Meeting Date

The next regular meeting will be November 13, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 8:22p.m.

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