



Enterprise Town Advisory Board

April 12, 2017

MINUTES

Board Members:	David Chestnut – Chair – PRESENT Cheryl Wilson – Vice Chair – PRESENT Rocky Brandonisio – PRESENT	Bonnie Fraser – PRESENT Jenna Waltho – PRESENT
Secretary:	Maureen Helm 702- 606-0747 mhelmtab@gmail.com	
County Liaison:	Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov	

- I. Call to Order, Pledge of Allegiance, Roll Call (see above) County Staff Introductions
Phil Blount; Planning, Tiffany Hesser; County Liaison

Meeting was called to order by Chair David Chestnut at 6:00 p.m.

- II. Public Comment

None

- III. Approval of March 29, 2017 Minutes

MOVED BY David Chestnut
APPROVE minutes as submitted.
Vote: 3-0 Unanimous

- IV. Approval of Agenda for April 12, 2017

MOVED BY David Chestnut
APPROVE agenda as amended
VOTE: 5-0 Unanimous

The following item held to the April 26, 2017 TAB meeting

6. **ZC-0891-16 – SOUTHERN HIGHLANDS GOLF CLUB**

Companion items heard together as follows:

1. **ZC-0135-17 – LH VENTURES, LLC**
2. **VS-0134-17 – LH VENTURES, LLC**
3. **TM-0027-17 – LH VENTURES, LLC**

7. **TM-0040-17 – LH VENTURES, LLC**
13. **VS-0205-17 – LH VENTURES, LLC**
15. **WS-0203-17 – LH VENTURES, LLC**

8. **TM-0044-17 – LH VENTURES, LLC**
14. **VS-0219-17 – LH VENTURES, LLC**
16. **WS-0218-17 – LH VENTURES, LLC**

- 20. **DR-0213-17 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC**
- 26. **TM-0043-17 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC**

- 21. **NZC-0823-13 (ET-0032-17) – TRANS ENTERPRISES, LLC**
- 22. **NZC-0822-13 (ET-0033-17) – TRANS ENTERPRISES, LLC**

- 24. **TM-0038-17 – CENTURY COMMUNITIES OF NEVADA, LLC**
- 29. **VS-0194-17 – CENTURY COMMUNITIES OF NEVADA, LLC**
- 32. **ZC-0196-17 – CENTURY COMMUNITIES OF NEVADA, LLC**

- 27. **TM-0045-17 – STARR & BERMUDA, LLC**
- 31. **WS-0221-17 – STARR & BERMUDA, LLC**

General Business Item #1 to be heard prior to Planning & Zoning Items

V. Informational Items

- 1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion only)
 Neighborhood meeting ,Use permit and Design review for multi-family residential development on the corner of Las Vegas Blvd. and W. Starr Ave. To be held April 17, 2017 5:30 pm at the Enterprise Library

VI. Planning & Zoning

- 1. **ZC-0135-17 – LH VENTURES, LLC:**
ZONE CHANGE to reclassify a 10.1 acre from an R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone for a single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; and 2) reduce street intersection off-set.
DESIGN REVIEW for a proposed single family residential development on 10.1 acre site in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive and south side of Arby Avenue within Enterprise (description on file). SS/rk/ml (For possible action) **BCC 5/3/17**

PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 29, 2017 TAB meeting, per the applicant. March 29, 2017 TAB meeting: Held to April 12, 2017 TAB meeting with applicant’s agreement for updated write-up to be reviewed by TAB.

MOVED BY- Rocky Brandonisio
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

- 2. **VS-0134-17 – LH VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and Redwood Street, and between Arby Avenue and Capovilla Avenue (alignment) within Enterprise (description on file). SS/rk/ml (For possible action) **BCC 5/3/17**

PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 29, 2017 TAB meeting, per the applicant. March 29, 2017 TAB meeting: Held to April 12, 2017 TAB meeting with applicant’s agreement for updated write-up to be reviewed by TAB.

MOVED BY- Rocky Brandonisio
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

3. **TM-0027-17 – LH VENTURES, LLC:**
TENTATIVE MAP consisting of 81 single family residential lots and common lots on 10.1 acres in an RUD (Residential Urban Density) Zone in the MUD-3 Overlay District. Generally located on the west side of Torrey Pines Drive and south side of Arby Avenue within Enterprise. SS/rk/ml (For possible action) **BCC 5/3/17**

PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 29, 2017 TAB meeting, per the applicant. March 29, 2017 TAB meeting: Held to April 12, 2017 TAB meeting with applicant's agreement for updated write-up to be reviewed by TAB.

MOVED BY- Rocky Brandonisio
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

4. **ZC-0126-17 – ABS SURPLUS-O, LLC:**
ZONE CHANGE to reclassify 8.4 acres from R-E (Rural Estates Residential) Zone and M-1 (Light Manufacturing) Zone to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; and 2) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving along street).
DESIGN REVIEWS for the following: 1) a proposed mini-warehouse facility; and 2) proposed signage in the Mountain's Edge Master Planned Community. Generally located on northwest corner of Rainbow Boulevard and Cactus Avenue within Enterprise (description on file). SB/md/mcb (For possible action) **BCC 4/19/17**

PREVIOUS ACTION Enterprise TAB February 15, 2017: Held to March 29, 2017 TAB meeting, per the applicant. March 29, 2017 TAB meeting: Held to the April 12, 2017, per the applicant to meet with the neighbors.

MOVED BY – David Chestnut
APPROVE – Zone Change reduced to C-1
DENY – Waivers of Development Standard 1 & 2
APPROVE – Design Reviews 1 & 2
Subject to staff conditions
ADD Current planning conditions

- Design review as a public hearing for lighting and signage
- Design review as a public hearing for any significant changes to plans
- Comply with Mountains Edge color palette, street lighting and landscape
- Operating hours 6:00am-9:00pm
- Provide 24-hour security
- No truck rentals

VOTE: 5-0 Unanimous

5. **VS-0151-17 – THM ENTERPRISES, INC.:**
AMENDED VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Jerlyn Street and between Wigwam Avenue and Torino Avenue (alignment) (previously notified as Ford Avenue) within Enterprise (description on file). SB/jvm/ml (For possible action) **PC 4/18/17**

MOVED BY – David Chestnut
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

6. **ZC-0891-16 – SOUTHERN HIGHLANDS GOLF CLUB:**
HOLDOVER ZONE CHANGE to reclassify a 4.0 acre portion of 150.1 acres from C-2 (General Commercial)

P-C (Planned Community Overlay District) Zone, and R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone to R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone.

USE PERMIT to modify residential development standards.

DESIGN REVIEW for a proposed multi-family development within the Southern Highlands Master Planned Community. Generally located on the north side of Robert Trent Jones Lane, 720 feet west of Oakland Hills Drive within Enterprise (description on file). SB/rk/mcb (For possible action) **PC 4/18/17**

Held per the applicant. Return to the April 26, 2017 TAB meeting.

7. **TM-0040-17 – LH VENTURES, LLC:**

TENTATIVE MAP consisting of 9 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Torino Avenue (alignment) and the east and west sides of Mann Street (alignment) within Enterprise. SB/gc/ja (For possible action) **PC 5/2/17**

MOVED BY – David Chestnut

DENY

VOTE: 5-0 Unanimous

8. **TM-0044-17 – LH VENTURES, LLC:**

TENTATIVE MA WS-0203-17 – LH VENTURES, LLC P consisting of 13 single family residential lots on 7.4 acres in a R-E (Rural Estates Residential) Zone. Generally located on the east side of Torrey Pines Drive and the north side of Torino Avenue within Enterprise. SB/lm/ja (For possible action)

PC 5/2/17

MOVED BY – David Chestnut

DENY

VOTE: 5-0 Unanimous

9. **UC-0068-17 – LARSON MARILYN & MEL FAMILY TRUST, ET AL:**

USE PERMIT for an existing emergency medical services heliport facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping and screening along a right-of-way (Larson Lane); and **2)** non-standard improvements (landscaping) within a right-of-way (Larson Lane).

DESIGN REVIEWS for the following: **1)** existing air ambulance heliport with all ancillary uses and structures; **2)** replacement of modular living quarters for emergency medical services crew; and **3)** project of regional significance on a portion of 6.5 acres in an H-2 (General Highway Frontage) Zone in the MUD-1 Overlay District. Generally located on the north side of Larson Lane, 300 feet east of Las Vegas Boulevard South within Enterprise. SS/dg/ml (For possible action) **PC 5/2/17**

MOVED BY Cheryl Wilson

APPROVE – Subject to staff conditions

VOTE: 5-0 Unanimous

10. **UC-0154-17 – AGCAOILI, EUGENIO & GIRLIE SOLANO:**

USE PERMIT to allow employees other than family members in conjunction with a proposed home occupation (personal care services) within an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone within the MUD-3 Overlay District. Generally located on the west side of Titan Hill Court and the north side of Oleta Avenue within Enterprise. SB/dg/ma (For possible action) **PC 5/2/17**

MOVED BY Bonnie Fraser

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

11. **VS-0180-17 – CACTUS VILLAS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Lake Como Avenue, and between Dean Martin Drive and Interstate 15 within Enterprise (description on file). SB/co/ja
(For possible action) **PC 5/2/17**

Held with applicant's agreement to clarify if approval of this request conflicts with the condition of approval to meet Southern Highlands design standards on ZC-0217-15. Return to the April 26, 2017 TAB meeting.

12. **VS-0186-17 – SUNSET BUSINESS CENTER, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Torrey Pines Drive and El Camino Road and a portion of a right-of-way being Sunset Road located between Torrey Pines Drive and El Camino Road within Enterprise (description on file). SS/co/ja
(For possible action) **PC 5/2/17**

MOVED BY – Cheryl Wilson
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

13. **VS-0205-17 – LH VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and El Camino Road, and between Torino Avenue (alignment) and Pebble Road within Enterprise (description on file). SB/gc/ja (For possible action) **PC 5/2/17**

MOVED BY – David Chestnut
APPROVE Vacation and Abandon of easements only
CHANGE Public Works development review bullet #2 to read:
Right of way dedication to include 30 feet for Torino Ave. _AND 60 feet for Mann St. and associated spandrels.
Subject to staff conditions
VOTE: 5-0 Unanimous

14. **VS-0219-17 – LH VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and Mann Street, and between Torino Avenue and Ford Avenue within Enterprise (description on file). SB/lm/ja (For possible action) **PC 5/2/17**

MOVED BY- David Chestnut
APPROVE – Subject to staff conditions
VOTE: 5-0 Unanimous

15. **WS-0203-17 – LH VENTURES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; 2) allow alternative screening (block wall) in the front yard; and 3) reduced setbacks.
DESIGN REVIEW for a single family residential development on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Torino Avenue (alignment) and the east and west sides of Mann Street (alignment) within Enterprise. SB/gc/ja (For possible action) **PC 5/2/17**

MOVED BY- David Chestnut
DENY
VOTE: 5-0 Unanimous

16. **WS-0218-17 – LH VENTURES, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** allow alternative screening (block wall) in the front yard; **3)** increase wall height; and **4)** waive off-sites (street lights, sidewalk, curb, and gutter).

DESIGN REVIEW for a proposed single family residential subdivision on 7.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Torrey Pines Drive and the north side of Torino Avenue within Enterprise. SB/lm/ja (For possible action) **PC 5/2/17**

MOVED BY- David Chestnut

DENY- Waiver of Development standards #1, #2, #3

APPROVE- Waiver of standards #4

DENY- Design review

Subject to if approved staff conditions

VOTE: 5-0 Unanimous

17. **WS-0220-17 – LH VENTURES, LLC, ET AL:**

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an approved single family residential subdivision on 32.5 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the south side of Pebble Road and the west side of Torrey Pines Drive within Enterprise. SB/lm/ml (For possible action) **PC 5/2/17**

MOVED BY- Bonnie Fraser

APPROVE – Increased wall height adjacent to commercial property only

Subject to staff conditions

VOTE: 5-0 Unanimous

18. **DR-0204-17 – MOSAIC SEVEN, LLC:**

DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. SB/pb/ja (For possible action) **BCC 5/3/17**

Held per Applicant. Return to the May 10, 2017 TAB meeting.

19. **DR-0207-17 – KHUSROW ROOHANI FAMILY TRUST:**

DESIGN REVIEW for a proposed retail center consisting of a convenience store, vehicle wash, and drive-thru restaurant on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of Arville Street within Enterprise. SB/rk/ja (For possible action) **BCC 5/3/17**

MOVED BY – David Chestnut

APPROVE- Subject to staff conditions

ADD Current planning conditions

- **Design review as a public hearing for lighting and signage**
- **Design review as a public hearing for any significant changes in plans**

VOTE: 4-1 Bonnie Fraser Nay

20. **DR-0213-17 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**

DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finished grade on a 6.1 acre portion of 52.6 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the southwest corner of Serene Avenue (alignment) and Grand Canyon Drive (alignment) within Enterprise. SB/gc/ja (For possible action) **BCC 5/3/17**

MOVED BY- Cheryl Wilson

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

21. **NZC-0823-13 (ET-0032-17) – TRANS ENTERPRISES, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 7.6 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the northwest corner of Jones Boulevard and Levi Avenue and the southeast corner of Jones Boulevard and Somerset Hills Avenue within Enterprise (description on file). SB/rk/ml (For possible action) **BCC 5/3/17**

MOVED BY- Cheryl Wilson
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

22. **NZC-0822-13 (ET-0033-17) – TRANS ENTERPRISES, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Conn Avenue and the west side of Bronco Street within Enterprise (description on file). SB/rk/ml (For possible action) **BCC 5/3/17**

MOVED BY – Cheryl Wilson
APPROVE- Subject to staff conditions
Add current planning conditions

- **Design review as a public hearing for significant changes to plans**

VOTE: 5-0 Unanimous

23. **ZC-0620-11 (ET-0034-17) - LSREF EXHIBITION INVESTMENTS, LLC:**
USE PERMITS FIRST EXTENSION OF TIME to commence the following: **1)** expand/enlarge the Gaming Enterprise District (eastern portion of site); **2)** a High Impact Project; **3)** a resort hotel; **4)** 4 hotel towers; **5)** hotel condominium units with kitchens; **6)** public areas including casino areas, shopping/retail, showrooms/lounges, restaurants, theaters, convention and meeting areas, recreational areas, outside dining, and live entertainment; **7)** all associated back-of-house areas, incidental and accessory buildings, and uses; **8)** increased building heights; **9)** freestanding restaurants, retail, and office buildings; **10)** permit all other uses on file; and **11)** deviations to development standards on 110.0 acres in an H-1 (Limited Resort and Apartment) Zone and H-1 (Limited Resort and Apartment) (AE-60 and AE-65) Zone in the MUD-1 and MUD-2 Overlay Districts.

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking for non-gaming related hotels, hotel condominiums, convention center, and office/retail uses; and **2)** permit encroachment into airspace.

DESIGN REVIEWS for the following: **1)** a resort hotel and associated buildings; **2)** high rise hotel towers; **3)** high rise office tower; **4)** high rise hotel condominium towers with kitchens; **5)** convention center; and **6)** low and mid-rise buildings and all other associated and incidental buildings and structures for both gaming and non-gaming areas. Generally located between Eldorado Lane and Blue Diamond Road, and between Interstate 15 and Las Vegas Boulevard South within Enterprise (description on file). SS/pb/ml (For possible action)

BCC 5/3/17

MOVED BY- Jenna Waltho
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

24. **TM-0038-17 – CENTURY COMMUNITIES OF NEVADA, LLC:**
TENTATIVE MAP consisting of 104 single family residential lots and common lots on 24.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Seeliger Street and the north and south sides of Cougar Avenue (alignment) within Enterprise. SB/rk/ja (For possible action) **BCC 5/3/17**

MOVED BY – David Chestnut
APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

25. **TM-0041-17 - MOSAIC SEVEN, LLC:**

TENTATIVE MAP consisting of 14 single family residential lots on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. SB/pb/ja (For possible action) **BCC 5/3/17**

Held per applicant. Return to the May 10, 2017 TAB meeting

26. **TM-0043-17 – LEWIS INVESTMENT COMPANY OF NEVADA, LLC:**

TENTATIVE MAP consisting of 42 single family residential lots and common lots on 6.1 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the southwest corner of Serene Avenue (alignment) and Grand Canyon Drive (alignment) within Enterprise. SB/gc/ja (For possible action) **BCC 5/3/17**

MOVED BY Cheryl Wilson

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

27. **TM-0045-17 – STARR & BERMUDA, LLC:**

TENTATIVE MAP consisting of 76 single family residential lots and common lots on 12.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Bermuda Road and the north side of Starr Avenue within Enterprise. SS/rk/ml (For possible action) **BCC 5/3/17**

MOVED BY- David Chestnut

DENY

VOTE: 5-0 Unanimous

28. **UC-0108-17 – CORONADO LAND, LLC:**

USE PERMITS for the following: **1)** office as a principal use; and **2)** waive the requirement that outside storage area shall be paved.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback for accessory structure; **2)** landscaping and screening; **3)** trash enclosure; **4)** paved parking area; and **5)** waive off-site improvements (commercial driveways).

WAIVERS OF CONDITIONS of a non-conforming zone change (NZC-0505-08) requiring: **1)** specific landscaping and setbacks along west and south per plans on file with every effort to be made to retain the existing, mature trees that are currently along the south property line; and **2)** construct full off-sites, excluding street lights.

DESIGN REVIEW for an office building conversion with outside storage on 2.2 acres in an M-D (Designed Manufacturing) Zone. Generally located on the west side of Placid Street and south of Arby Avenue (alignment) within Enterprise. SS/lm/ml (For possible action) **BCC 5/3/17**

MOVED BY- David Chestnut

APPROVE- Use permit, waiver of standards #1, #2A, #2C, #2D, #3, #4, #5

DENY- Waiver of standards #2B

APPROVE- Waiver of conditions #1,

APPROVE - Waiver #2 except to construct paving (waive other off-sites)

APPROVE- Design review per plans dated March 22, 2017

Subject to if approved staff conditions

VOTE: 5-0 Unanimous

29. **VS-0194-17 – CENTURY COMMUNITIES OF NEVADA, LLC:**

VACATE AND ABANDON portions of a right-of-way being Seeliger Street located between Ford Avenue (alignment) and Augusta Course Avenue within Enterprise and Spring Valley (description on file). SB/rk/ja (For possible action) **BCC 5/3/17**

MOVED BY- David Chestnut
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

30. **VS-0206-17 – MOSAIC SEVEN, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Rainbow Boulevard and Montessori Street (alignment) and a portion of a right-of-way being Gary Avenue (alignment) located between Rainbow Boulevard and Montessori Street (alignment) and a portion of a right-of-way being Rosanna Street (alignment) located between Richmar Avenue and Gary Avenue within Enterprise (description on file). SB/pb/ja (For possible action) **BCC 5/3/17**

Held per applicant. Return to the May 10, 2017 TAB meeting

31. **WS-0221-17 – STARR & BERMUDA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks from property line; **2)** allow alternative screening (decorative block wall) in the front yard; **3)** reduce the setback from a right-of-way; and **4)** reduce street intersection off-set.
DESIGN REVIEW for a single family residential development on 12.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Bermuda Road and the north side of Starr Avenue within Enterprise. SS/rk/ml (For possible action) **BCC 5/3/17**

MOVED BY- David Chestnut
DENY
VOTE: 5-0 Unanimous

32. **ZC-0196-17 – CENTURY COMMUNITIES OF NEVADA, LLC:**
ZONE CHANGE to reclassify 5.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; **2)** modify off-site improvement standards; and **3)** nonstandard improvements within a right-of-way (Seeliger Street).
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increased finished grade on 24.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Seeliger Street and the north and south sides of Cougar Avenue (alignment) within Enterprise (description on file). SB/rk/ja (For possible action) **BCC 5/3/17**

MOVED BY – David Chestnut
APPROVE- Subject to staff conditions
Change current planning bullet #3 to read install native plant materials and/or rockscape between offset walls.
VOTE: 5-0 Unanimous

33. **ZC-0214-17 – SEPEHRI NILOOFAR K. TRUST:**
ZONE CHANGE to reclassify 4.3 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone for a mini-warehouse facility in the MUD-4 Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway separation.
DESIGN REVIEW for a mini-warehouse facility. Generally located on the north side of Blue Diamond Road and the east side of Grand Canyon Drive within Enterprise (description on file). SB/pb/ml (For possible action) **BCC 5/3/17**

Held per applicant, to hold a neighborhood meeting. Return to the April 26, 2017 TAB meeting

34. **ZC-0215-17 – JONES 215, LLC:**
ZONE CHANGE to reclassify a 2.0 acre portion of 14.0 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative screening and buffering; **2)** modified CMA Overlay District standards; and **3)** waive cross access.

DESIGN REVIEWS for the following: **1)** vehicle (automobile) sales showroom facility with outside display areas and ancillary uses; and **2)** site and building lighting on a 5.6 acre portion of 14.0 acres in a C-2 (General Commercial) Zone, M-D (Designed Manufacturing) Zone, and M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Roy Horn Way, 320 feet east of Torrey Pines Drive within Enterprise (description on file). SS/rk/ja (For possible action) **BCC 5/3/17**

MOVED BY – David Chestnut

APPROVE- Subject to staff conditions

Add current planning conditions

- **Design review as a public hearing for signage**
- **Design review as a public hearing for significant changes to plans**
- **All lighting to be fully shielded**

VOTE: 5-0 Unanimous

VII. General Business (for discussion)

1. Discuss and review an ordinance to update the parking requirements and parking lot design standards in the Unified Development Code; and direct staff accordingly. (For possible action)

MOVED BY – David Chestnut

Recommend rejecting the proposed updates in their entirety and will forward Enterprise TAB concerns in writing to: County Commissioners and their liaisons; Planning Commissioners; Planning Director and Assistant Director.

VOTE: 5-0 Unanimous

VIII. Public Comment

IX. Next Meeting Date

The next regular meeting will be April 26, 2017 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 9:42 p.m.