



2. UC-19-0398-ABC HAVEN WEST INC: The applicant has **WITHDRAWN** the application.

Applicant requested holds:

1. UC-19-0645-AFRIDI ROMMAN KHAN: The applicant has requested a **HOLD** to no date certain.
22. WC-19-400122 (NZC-18-0915)-RAINBOW & BLUE DIAMOND SOUTHEAST: Applicant has requested a **HOLD** to Enterprise TAB meeting on October 30, 2019.
26. WS-19-0725-RAINBOW & BLUE DIAMOND SOUTHEAST: Applicant has requested a **HOLD** to Enterprise TAB meeting on October 30, 2019.

Related applications:

11. TM-19-500187-DEAN FAMILY TRUST ETAL & BROUSSEAU SANDRA TRS;
18. VS-19-0719-DEAN FAMILY TRUST ETAL & BROUSSEAU SANDRA TRS;
27. ZC-19-0718-DEAN FAMILY TRUST ETAL & BROUSSEAU SANDRA TRS:
  
12. TM-19-500191-BLUE SAND HOLDINGS, LLC:
19. VS-19-0735-BLUE SAND HOLDINGS, LLC:
28. ZC-19-0734-BLUE SAND HOLDINGS, LLC:
  
13. TM-19-500193-LUCE, RONALD D. & INDIGO SERVICES:
21. VS-19-0756-LUCE, RONALD D. & INDIGO SERVICES:
24. WC-19-400126 (NZC-0925-17)-MONARCH LUXURY APARTMENTS, LLC:
29. ZC-19-0741-LUCE, RONALD D. & INDIGO SERVICES:
  
14. TM-19-500194-HLI, LLC:
20. VS-19-0744-HLI, LLC:
25. WC-19-400127 (ZC-1624-06)-HLI, LLC:
30. ZC-19-0743-HLI, LLC:
  
15. UC-19-0751-HARRISON KEMP & JONES 401 PLAN, ET AL:
16. UC-19-0752-HARRISON KEMP & JONES 401 PLAN, ET AL:

## V. Informational Items

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

- Enterprise Area Command Trunk or Treat October 24, 2019 at The Crossing, 7950 West Windmill Lane from 5:00pm – 10:00pm.
- Clark County Commissioner Michael Naft and US Congresswoman Dina Titus will host a Coffee and Conversation on Saturday, October 19, 9:30am-10:30am at Denny's 3881 W. Flamingo Rd

VI. Planning & Zoning

1. **UC-19-0645-AFRIDI ROMMAN KHAN:**  
**USE PERMITS** for the following: **1)** a proposed communication tower; and **2)** reduced setbacks.  
**DESIGN REVIEW** for a proposed communication tower and ground equipment on a portion of 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 325 feet south of Eldorado Lane within Enterprise. MN/nr/jd (For possible action) **10/01/19 PC**

The applicant has requested a **HOLD** to no date certain.

2. **UC-19-0398-ABC HAVEN WEST INC:**  
**HOLDOVER USE PERMIT** to allow accessory uses (private access drive aisles with landscaping and decorative pavers) prior to the principal use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive street landscaping; and **2)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.  
**DESIGN REVIEW** for drive aisles and landscaping in conjunction with a multi-family development to the west on 16.5 acres in R-E (Rural Estates Residential), C-P (Office and Professional), and H-1 (Limited Resort and Apartment) Zones. Generally located on the west side of Haven Street and the south side of Mesa Verde Lane within Enterprise. MN/rk/ja (For possible action) **10/02/19 BCC**

The applicant has **WITHDRAWN** the application.

3. **ZC-19-0692-NAZARIAN, MICHAEL & ANNA REVOCABLE TRUST ET AL & NAZARIAN, MICHAEL & ANNA TRS:**  
**ZONE CHANGE** to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.  
**DESIGN REVIEW** for an on-premises consumption of alcohol establishment (tavern). Generally located on the east side of Valley View Boulevard and the south side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/md/jd (For possible action) **10/16/19 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

4. **ET-19-400121 (UC-0479-17) -A B S MOUNTAINS EDGE ENTERPRISE, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** on-premises consumption of alcohol (tavern); **2)** convenience store; **3)** gasoline station; **4)** vehicle wash; **5)** personal services; **6)** office as a principal use; **7)** retail as a principal use; and **8)** restaurant as a principal use in an M-D zone.  
**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 vehicle wash to a residential use; and **3)** a vehicle wash bay to face a public street.  
**DESIGN REVIEW** for a shopping center on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Mountains Edge Parkway within Enterprise. JJ/lm/jd (For possible action) **11/05/19 PC**

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

5. **UC-19-0723-ST ROSE PLAZA, LLC:**  
**USE PERMIT** for increased display spaces for a vehicle rental facility in conjunction with an existing shopping center on a portion of 3.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Bruner Avenue and the east side of Haven Street (alignment) within Enterprise. MN/nr/jd (For possible action) **11/05/19 PC**

Motion by Kendal Weisenmiller  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

6. **UC-19-0748-J 3 DECATUR, LLC:**  
**USE PERMIT** for a transportation service with more than 5 vehicles.  
**DESIGN REVIEW** for a shade structure for vehicle inspections in conjunction with a transportation service within an existing shopping center on 3.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Wagon Trail Avenue and Decatur Boulevard within Enterprise. MN/al/jd (For possible action) **11/05/19 PC**

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

7. **VC-19-0715-GARCILAZO FAMILY TRUST & GARCILAZO JOE RICHARD & KAREN LORRAINE TRS:**  
**VARIANCE** to reduce the rear yard setback for a proposed patio cover in conjunction with an existing single family residence on 0.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the north side of Isle Drive, 240 feet west of Ringrose Street within Enterprise. JJ/rk/jd (For possible action) **11/05/19 PC**

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

8. **VS-19-0714-CENTURY COMMUNITIES NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Grand Canyon Drive and Conquistador Street, and between Serene Avenue and Oleta Avenue within Enterprise (description on file). JJ/lm/jd (For possible action) **11/05/19 PC**

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

9. **VS-19-0728-PROSPECTUS ENDEAVORS 4, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Neal Avenue located between Parvin Street (alignment) and Las Vegas Boulevard South, and a portion of right-of-way being Parvin Street located between Neal Avenue (alignment) and Loretta Lane (alignment) within Enterprise (description on file). MN/md/jd (For possible action) **11/05/19 PC**

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

10. **DR-19-0740-BD-ARVILLE, LLC:**  
**DESIGN REVIEW** for a fast food restaurant with a drive-thru on a portion of 1.8 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. JJ/pb/jd (For possible action) **11/06/19 BCC**

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

- Design Review as a public hearing for and signage.
- Design Review as a public hearing for significant changes to plans.
- Install bollards between outside dining area and parking area to the east

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

11. **TM-19-500187-DEAN FAMILY TRUST ETAL & BROUSSEAU SANDRA TRS:**  
**TENTATIVE MAP** consisting of 44 single family residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Erie Avenue, 950 feet east of Torrey Pines Drive within Enterprise. JJ/pb/jd (For possible action) **11/06/19 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

12. **TM-19-500191-BLUE SAND HOLDINGS, LLC:**  
**TENTATIVE MAP** consisting of 18 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Oleta Avenue (alignment) and the east side of Quarterhorse Lane (alignment) within Enterprise. JJ/al/ja (For possible action) **11/06/19 BCC**

Motion by Kendal Weisenmiller  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

13. **TM-19-500193-LUCE, RONALD D. & INDIGO SERVICES:**  
**TENTATIVE MAP** consisting of 53 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east and west sides of Ullom Drive (alignment), 320 feet north of Frias Avenue within Enterprise. JJ/al/ja (For possible action) **11/06/19 BCC**

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

14. **TM-19-500194-HLI, LLC:**  
**TENTATIVE MAP** consisting of 162 single family residential lots and common lots on 59.1 acres in an R-E (Rural Estates Residential) Zone, R-2 (Medium Density Residential) Zone, and R-3 (Multiple Family Residential) Zone. Generally located on the east side of Jones Boulevard and the north and south sides of Frias Avenue (alignment) within Enterprise. JJ/al /xx (For possible action) **11/06/19 BCC**

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

15. **UC-19-0751-HARRISON KEMP & JONES 401 PLAN, ET AL:**  
**USE PERMIT** to allow a marijuana establishment (retail store) in conjunction with an existing retail center on a portion of 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cactus Avenue, 222 feet east of Valley View Boulevard within Enterprise. JJ/jor/jd (For possible action) **11/06/19 BCC**

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

16. **UC-19-0752-HARRISON KEMP & JONES 401 PLAN, ET AL:**  
**USE PERMIT** to allow a marijuana establishment (retail store) in conjunction with an existing retail center on a portion of 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cactus Avenue, 222 feet east of Valley View Boulevard within Enterprise. JJ/jor/jd (For possible action) **11/06/19 BCC**

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

17. **UC-19-0755-BAKOLAS HOLDINGS PLACID, LLC:**  
**USE PERMIT** for a proposed marijuana establishment (retail store) in conjunction with a convenience store and existing commercial development on 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Warm Springs Road and the east side of Placid Street within Enterprise. MN/jvm/jd (For possible action) **11/06/19 BCC**

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

18. **VS-19-0719-DEAN FAMILY TRUST ETAL & BROUSSEAU SANDRA TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Erie Avenue and Levi Avenue, and between Torrey Pines Drive and Jones Boulevard and a portion of a right-of-way being Erie Avenue located between Torrey Pines Drive and Jones Boulevard within Enterprise (description on file). JJ/pb/jd (For possible action) **11/06/19 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

19. **VS-19-0735-BLUE SAND HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Oleta Avenue (alignment) and Westchester Hill Avenue, and between Quarterhorse Lane (alignment) and Whatley Street within Enterprise (description on file). JJ/al/ja (For possible action) **11/06/19 BCC**

Motion by Kendal Weisenmiller  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

20. **VS-19-0744-HLI, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Duneville Street (alignment), and between Cactus Avenue and Frias Avenue (alignment); and portions of a rights-of-way being Rush Avenue located between Jones Boulevard and Duneville Street (alignment), and Redwood Street located between Cactus Avenue and Frias Avenue (alignment) within Enterprise (description on file). JJ/al/xx (For possible action) **11/06/19 BCC**

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

21. **VS-19-0756-LUCE, RONALD D. & INDIGO SERVICES:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/al/xx (For possible action) **11/06/19 BCC**

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

22. **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 requested 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**

Applicant has requested a **HOLD** to Enterprise TAB meeting on October 30, 2019.

23. **WC-19-400124 (ZC-18-0256)-BLUE DIAMOND DECATUR PLAZA, LLC:**  
**WAIVER OF CONDITIONS** of a zone change for a design review as a public hearing for lighting in conjunction with a shopping center, mini-warehouse facility, and future hotel on 13.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. JJ/lm/jd (For possible action) **11/06/19 BCC**  
 Motion by David Chestnut  
 Action: **DENY**.  
 Motion **PASSED** (4-0) /Unanimous
24. **WC-19-400126 (NZC-0925-17)-MONARCH LUXURY APARTMENTS, LLC:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following: **1)** enhanced landscape buffers along the perimeters and street frontages, and pedestrian access gates, as shown per plans; **2)** design review as a public hearing for future signage and lighting; and **3)** northernmost gate to be egress only for an approved multiple family residential development on 2.7 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Ullom Drive (alignment), 320 feet north of Frias Avenue within Enterprise (description on file). JJ/al/ja (For possible action) **11/06/19 BCC**  
 Motion by David Chestnut  
 Action: **APPROVE** per staff conditions.  
 Motion **PASSED** (4-0) /Unanimous
25. **WC-19-400127 (ZC-1624-06)-HLI, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring right-of-way dedication to include 30 feet to 60 feet for Rush Avenue west of Duneville Street, 55 feet to back of curb for Cactus Avenue, and associated spandrels on 25.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Cactus Avenue, 300 feet east of Jones Boulevard within Enterprise. JJ/al/xx (For possible action) **11/06/19 BCC**  
 Motion by David Chestnut  
 Action: **APPROVE** per staff conditions.  
 Motion **PASSED** (4-0) /Unanimous
26. **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**  
 Applicant has requested a **HOLD** to Enterprise TAB meeting on October 30, 2019.
27. **ZC-19-0718-DEAN FAMILY TRUST ETAL & BROUSSEAU SANDRA TRS:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** overlength cul-de-sac.  
**DESIGN REVIEWS** for the following: **1)** proposed single family residential development; and **2)** increased finished grade in conjunction with a single family residential development. Generally located on the north side of Erie Avenue, 950 feet east of Torrey Pines Drive within Enterprise

(description on file). JJ/pb/jd (For possible action) **11/06/19 BCC**

Motion by Barris Kaiser

Action: **APPROVE**

ADD Current Planning Condition:

- Provide a standalone disclosure statement regarding easement constraining property for lot #11.

Per staff conditions.

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

28. **ZC-19-0734-BLUE SAND HOLDINGS, LLC:**

**ZONE CHANGE** to reclassify 2.5 acres from H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.

**DESIGN REVIEWS** of the following: **1)** a single family residential development; and **2)** increased finished grade. Generally located on the north side of Oleta Avenue (alignment) and the east side of Quarterhorse Lane (alignment) within Enterprise (description on file). JJ/al/ja (For possible action) **11/06/19 BCC**

Motion by Kendal Weisenmiller

Action: **APPROVE** per staff conditions.

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

29. **ZC-19-0741-LUCE, RONALD D. & INDIGO SERVICES:**

**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to permit alternative residential driveway geometrics.

**DESIGN REVIEWS** for the following: **1)** single family residential development; **2)** permit streets to terminate with hammerhead cul-de-sacs; and **3)** increased finished grade for lots within a residential development on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east and west sides of Ullom Drive (alignment), 320 feet north of Frias Avenue within Enterprise (description on file). JJ/al/ja (For possible action) **11/06/19 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- Design Review as a public hearing for significant changes to plans.

Per staff if approved conditions.

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

30. **ZC-19-0743-HLI, LLC:**

**ZONE CHANGE** to reclassify 23.0 acres from R-E (Rural Estates Residential) Zone, R-2 (Medium Density Residential) Zone, and RUD (Residential Urban Density) 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 59.1 acres in an R-E (Rural Estates Residential) Zone, R-2 (Medium Density Residential) Zone, and R-3 (Multiple Family Residential) Zone. Generally located on the east side of Jones Boulevard and the north and south sides of Frias Avenue (alignment) within Enterprise (description on file). JJ/al/xx (For possible

action) **11/06/19 BCC**

Motion by David Chestnut

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

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

VII. General Business:

1. Review/finalize FY 2021 budget request(s) and take public comment on the budget request(s). (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** budget requests as amended and discussed (see handout)

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

- None.

IX. Next Meeting Date

The next regular meeting will be October 30, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 8:34p.m.

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