



Enterprise Town Advisory Board

January 14, 2026

MINUTES

Board Members	David Chestnut PRESENT Kaushal Shah PRESENT Andy Toulouse PRESENT	Barris Kaiser PRESENT Chris Caluya EXCUSED
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.gov PRESENT	

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

The meeting was called to order at 6:00 p.m.

Judith M. Rodriguez, Comprehensive 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.

- 2 residents expressed concerns about receiving notices so close to the meeting date.

III. Approval of Minutes for December 30, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for December 30, 2025.

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

IV. Approval of Agenda for January 14, 2026 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

4. PA-25-700053-MAI HUAN QUAN & ZHONG QING:
5. ZC-25-0853-MAI HUAN QUAN & ZHONG QING:
6. VS-25-0852-MAI HUAN QUAN & ZHONG QING:
7. UC-25-0854-MAI HUAN QUAN & ZHONG QING:
8. TM-25-500206-MAI HUAN QUAN & ZHONG QING:

9. PA-25-700055-COUNTY OF CLARK (AVIATION):
10. ZC-25-0861-COUNTY OF CLARK (AVIATION):
11. VS-25-0862-COUNTY OF CLARK (AVIATION):
12. DR-25-0863-COUNTY OF CLARK(AVIATION):
13. TM-25-500208-COUNTY OF CLARK (AVIATION):

16. VS-25-0811-NOBLES, BRANDON & CLARK, CODY W:
17. UC-25-0809-NOBLES, BRANDON & CLARK, CODY W:
18. UC-25-0810-NOBLES, BRANDON & CLARK, CODY W:

24. ZC-25-0844-PFC SEVEN, LLC:
25. ZC-25-0844-PFC SEVEN, LLC:
26. DR-25-0846-PFC SEVEN, LLC:

Item 15 will be heard first

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Commissioner Michael Naft Presents Puppy Love, A family-friendly event celebrating animals. Saturday, February 7 from 2 pm to 4 pm at Silverado Ranch Park, 9855 Gilespe St. There will be vegan food and treats, animal adoptions and pet vendors. Any questions, please call 702-455-3535
 - Commissioners Michael Naft and Justin Jones Present, Valentine's Day Park Clean Up Saturday, February 14, 10 AM-12PM, Nevada Trails Park 7075 W Mardon Ave.

VI. Planning & Zoning

1. **TM-25-500204-LV FORT APACHE PEBBLE, LLC:**
TENTATIVE MAP consisting of a 1 commercial lot on 1.73 acres in a CG (Commercial General) Zone. Generally located east of Fort Apache Road and south of Pebble Road within Enterprise. JJ/rp/kh (For possible action) **01/20/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

2. **VS-25-0832-LEE, NICHOLAS & CARLIE:**
VACATE AND ABANDON a portion of a right-of-way being Hauck Street located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/nai/kh (For possible action) **02/03/26 PC**

Motion by Barris Kaiser

Action: **DENY**

Motion **PASSED** (3-1) /NAY – Toulouse

3. **VS-25-0842-PICERNE BERMUDA, LLC:**
VACATE AND ABANDON a portion of right-of-way being Bermuda Road located between Neal Avenue and St. Rose Parkway within Enterprise (description on file). MN/tpd/kh (For possible action) **02/03/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

4. **PA-25-700053-MAI HUAN QUAN & ZHONG QING:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 4.70 acres. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise. MN/gc (For possible action) **02/03/26 PC**

Motion by David Chestnut

Action: **DENY**

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

5. **ZC-25-0853-MAI HUAN QUAN & ZHONG QING:**
ZONE CHANGE to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone and an RS2 (Residential Single-Family 2) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Giles pie Street within Enterprise (description on file). MN/gc (For possible action) **02/03/26 PC**

Motion by David Chestnut

Action: **DENY**

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

6. **VS-25-0852-MAI HUAN QUAN & ZHONG QING:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and Giles pie Street and La Cienega Street; and a portion of right-of-way being Silverado Ranch Boulevard located between Giles pie Street and La Cienega Street; and a portion right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Pyle Avenue within Enterprise (description on file). MN/rg/kh (For possible action) **02/03/26 PC**

Motion by David Chestnut

Action: **DENY**

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

7. **UC-25-0854-MAI HUAN QUAN & ZHONG QING:**
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback; **2)** modify buffering and screening; **3)** increase wall height; **4)** increase retaining wall height; and **5)** reduce throat depth.
DESIGN REVIEW for a proposed multi-family residential development on 4.70 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Silverado Ranch Boulevard and east of Gilespie Street within Enterprise. MN/rg/kh (For possible action) **02/03/26 PC**

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

8. **TM-25-500206-MAI HUAN QUAN & ZHONG QING:**
TENTATIVE MAP consisting of 7 single-family residential lots on 6.41 acres in an RS2 (Residential Single-Family 2) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located south of Silverado Ranch Boulevard and east of Gilespie Street within Enterprise. MN/rg/kh (For possible action) **02/03/26 PC**

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

9. **PA-25-700055-COUNTY OF CLARK (AVIATION):**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 4.71 acres. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rk (For possible action) **02/03/26 PC**

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

10. **ZC-25-0861-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 4.71 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise (description on file). JJ/rk (For possible action) **02/03/26 PC**

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

11. **VS-25-0862-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of a right-of-way being Rush Avenue located between Cameron Street and Arville Street and a portion of a right-of-way being Cameron Street located between Cactus Avenue and Rush Avenue within Enterprise (description on file). JJ/rr/kh (For possible action) **02/03/26 PC**

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

12. **DR-25-0863-COUNTY OF CLARK(AVIATION):**
DESIGN REVIEW for a proposed single-family residential subdivision on 4.71 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rr/kh (For possible action) **02/03/26 PC**
- Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning conditions
- Install a crash gate on the west end of B street.
 - Install two additional architectural features on building elevations facing a public road
- Per staff conditions
Motion **PASSED** (4-0) /Unanimous
13. **TM-25-500208-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 37 single-family lots and common lots on 4.71 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located south of Rush Avenue and east of Cameron Street within Enterprise. JJ/rr/kh (For possible action) **02/03/26 PC**
- Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition
- Install a crash gate on the west end of B street.
- Per staff conditions
Motion **PASSED** (4-0) /Unanimous
14. **DR-25-0849-LHMH, LLC:**
DESIGN REVIEW for modifications to a previously approved shopping center on 8.5 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of St. Rose Parkway and west of Amigo Street within Enterprise. MN/bb/kh (For possible action) **02/04/26 BCC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous
15. **ET-25-400139 (ZC-23-0714)-COUNTY OF CLARK (RPM):**
DESIGN REVIEW FIRST EXTENSION OF TIME for a park (Southwest Ridge Bicycle Skills Park) on a 24.0 acre portion of 332.4 acres in a PF (Public Facility) Zone. Generally located south of Warm Springs Road and west of Fort Apache Road within Enterprise. JJ/ji/kh (For possible action) **02/04/26 BCC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous
16. **VS-25-0811-NOBLES, BRANDON & CLARK, CODY W.:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Schirlls Street (alignment), and Pebble Road and Raven Avenue within Enterprise (description on file). JJ/rp/cv (For possible action) **02/04/26 BCC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

17. **UC-25-0809-NOBLES, BRANDON & CLARK, CODY W.:**
USE PERMITS for the following: **1)** proposed stables, and **2)** increase large livestock in conjunction with an existing single-family residence on 0.81 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located east of Arville Street and south of Pebble Road within Enterprise. JJ/rp/cv (For possible action) **02/04/26 BCC**

Motion by David Chestnut

Action: **WITHDRAWN** Use Permit #1 by the applicant

APPROVE: Use Permit #2 limited to 5 large animals

Per staff conditions

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

18. **UC-25-0810-NOBLES, BRANDON & CLARK, CODY W.:**
USE PERMITS for the following: **1)** stable; **2)** increase large livestock; and **3)** increase accessory living quarters square footage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** eliminate buffering and screening; **3)** eliminate parking lot landscaping; **4)** modify residential adjacency standards; **5)** waive full off-site improvements; **6)** reduce driveway throat depth; and **7)** allow a non-commercial curb return driveway.
DESIGN REVIEW for a proposed stable in conjunction with a proposed single-family residence on 1.25 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located south of Pebble Road and east of Arville Street within Enterprise. JJ/nai/cv (For possible action) **02/04/26 BCC**

Motion by David Chestnut

Action:

APPROVE: Use Permit #1;

WITHDRAWN: Use Permits #s 2 and 3 by the applicant:

APPROVE: Waivers Of Development Standards #s 1, 2, 3, 4a, 4b, and 5;

DENY: Waivers Of Development Standards #s 6 and 7:

DENY: Design Review.

ADD Public Works Development Review condition:

- Pebble Road and Arville Street to be developed to non-urban road standards

Per staff if approved conditions

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

19. **UC-25-0870-GAUGHAN SOUTH, LLC:**
USE PERMIT for a recreational or entertainment facility not limited to indoor-only recreation.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements.
DESIGN REVIEW for a recreational or entertainment facility in conjunction with a resort hotel (South Point) on 118.07 acres in a CR (Commercial Resort) Zone. Generally located south of Silverado Ranch Boulevard and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action) **02/04/26 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

20. **WC-25-400137 (UC-24-0034)-STRIP REAL ESTATE THREE, LLC:**
WAIVER OF CONDITIONS of a use permit requiring 3 years to review to evaluate the continued use of the temporary parking lot and outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located west of Las Vegas Boulevard South and north of Arby Avenue within Enterprise. MN/nai/kh (For possible action) **02/04/26 BCC**

Motion by Barris Kaiser

Action: **APPROVE**

ADD Comprehensive Planning condition:

- 5 years to review to evaluate the continued use of the temporary parking lot and outdoor storage.

Per staff if approved conditions

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

21. **WC-25-400140 (NZC-22-0028)-AMH LANDCO BLUE VISTA SOUTH, LLC:**
WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single-family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/al/kh (For possible action) **02/04/26 BCC**

Motion by David Chestnut

Action: **DENY**

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

22. **WS-25-0866-PN II, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.
DESIGN REVIEW for single-family residential models in conjunction with a previously approved single-family residential development on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Eldorado Lane and east and west of Schirlls Street within Enterprise. MN/mh/kh (For possible action) **02/04/26 BCC**

Motion by David Chestnut

Action: **DENY**

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

23. **WS-25-0867-PN II, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.
DESIGN REVIEW for single-family residential models in conjunction with a previously approved single-family residential development on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and east and west of Hinson Street within Enterprise. MN/md/kh (For possible action) **02/04/26 BCC**

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

24. **ZC-25-0844-PFC SEVEN, LLC:**
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located north of Richmar Avenue and east of Arville Street within Enterprise (description on file). JJ/rk (For possible action) **02/04/26 BCC**

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

25. **VS-25-0845-PFC SEVEN, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Serene Avenue, and Arville Street and Hinson Street within Enterprise (description on file). JJ/mh/kh (For possible action) **02/04/26 BCC**

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

26. **DR-25-0846-PFC SEVEN, LLC:**
DESIGN REVIEW for a proposed office building on 1.25 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Richmar Avenue and east of Arville Street within Enterprise. JJ/mh/kh (For possible action) **02/04/26 BCC**

Motion by Barris Kaiser
Action: **APPROVE**
ADD Comprehensive Planning condition
• All buildings incorporate earth tone colors in their design.
Per staff conditions
Motion **PASSED** (4-0) /Unanimous

VII. General Business:

1. Approve the DRAFT 2026 calendar (for possible action)
Motion by David Chestnut
Action: **APPROVE:** Enterprise TAB Calendar for 2026
January 14 and 28
February 11 and 25
March 11
April 1, 15 and 29
May 13 and 27
June 10
July 1, 15 and 29
August 12 and 26
September 9 and 30
October 14
~~October 28~~ Meeting canceled due to early voting – Please forward items to November 10
November 10 (this will be a Tuesday meeting due to Veteran's Day)
November 24 (this will be a Tuesday meeting due to Thanksgiving week)
December 9 and 30
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 January 28, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 9:43 p.m.
Motion **PASSED** (4-0) /Unanimous