



Enterprise Town Advisory Board

June 10, 2026

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah PRESENT Andy Toulouse PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya PRESENT
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.

Michael Huling and Jose Mendoza, 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.

- None

III. Approval of Minutes for May 27, 2026 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for May 27, 2026.

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

IV. Approval of Agenda for June 10, 2026 and Hold, Combine or Delete Any Items (For possible action)

The applicant has requested aHOLD for the following applications:

16. VS-26-0293-PARDEE HOMES NEVADA:
Applicant has requested a **HOLD** to the Enterprise TAB meeting on July 15, 2026.
17. WS-26-0294-PARDEE HOMES NEVADA:
Applicant has requested a **HOLD** to the Enterprise TAB meeting on July 15, 2026.

Related applications to be heard together:

1. PA-26-700021-SUSTAINABLE DEVELOPMENT FUND 1, LLC:
2. ZC-26-0255-SUSTAINABLE DEVELOPMENT FUND 1, LLC:
3. WS-26-0256-SUSTAINABLE DEVELOPMENT FUND 1, LLC:

5. VS-26-0278-EAGLE NEST HENDERSON, LLC:
6. WS-26-0279-EAGLE NEST HENDERSON, LLC:
7. TM-26-500075-EAGLE NEST HENDERSON, LLC:

11. ZC-26-0295-REISS RONALD TRS:
12. VS-26-0298-REISS RONALD TRS:
13. WS-26-0297-REISS RONALD TRS:
14. PUD-26-0296-REISS RONALD TRS:
15. TM-26-500079-REISS RONALD TRS:

Item 4. DR-26-0290-USA & COUNTY OF CLARK(RPM) LEASE: Will be heard as the first item under Planning and Zoning

Item 8. VS-26-0276-MONTANA COMDOMINIUMS: Will be heard as the second item under Planning and Zoning

Motion by David Chestnut

Action: **APPROVE** agenda for June 10, 2026, as amended

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

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - None

VI. Planning & Zoning

1. **PA-26-700021-SUSTAINABLE DEVELOPMENT FUND 1, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 0.95 acres. Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise. MN/rk (For possible action) **06/16/26**
PC

Motion by David Chestnut

Action: **DENY**

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

2. **ZC-26-0255-SUSTAINABLE DEVELOPMENT FUND 1, LLC:**
ZONE CHANGE to reclassify 0.95 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise (description on file). MN/rk (For possible action) **06/16/26 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

3. **WS-26-0256-SUSTAINABLE DEVELOPMENT FUND 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce setback; 3) reduce street landscaping; 4) increase parking; and 5) alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse on 0.95 acres in an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Eldorado Lane within Enterprise. MN/jam/kh (For possible action) **06/16/26 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

4. **DR-26-0290-USA & COUNTY OF CLARK(RPM) LEASE:**
DESIGN REVIEWS for the expansion of an existing park (Mountains Edge Regional Park) including the following: 1) public facility (recreation center); 2) additional recreational facilities including but not limited to soccer complex, pickleball complex, basketball complex, skate park and playgrounds; 3) accessory structures; and 4) signage on a portion of 225.0 acres in a P-F (Public Facility) Zone. Generally located north of Cactus Avenue and west side of Buffalo Drive within Enterprise JJ/jgh/kh (For possible action) **07/07/26 PC**

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

5. **VS-26-0278-EAGLE NEST HENDERSON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Martin Avenue (alignment) and Maule Avenue, and between Hinson Street and Valley View Boulevard and a portion of a right-of-way being Maule Avenue located between Hinson Street and Valley View Boulevard within Enterprise (description on file). MN/rr/kh (For possible action)) **07/07/26 PC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous
6. **WS-26-0279-EAGLE NEST HENDERSON, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate buffering and screening; **3)** increase retaining wall height; and **4)** increase fill.
DESIGN REVIEW for a proposed single-family residential development on 3.03 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlays and Neighborhood Protection (RNP). Generally located west of Valley View Boulevard and north of Maule Avenue within Enterprise. MN/rr/kh (For possible action)
- Motion by Barris Kaiser
Action: **DENY**: Waivers of Development Standards #1
APPROVE: Waivers of Development Standards #s 2, 3, and 4
DENY Design Review
ADD Comprehensive Planning condition:
- Any combination of retaining and decorative wall over 9 ft along a public right of way to be terraced and landscaped or rockscaped
- Per staff if approved conditions
Motion **PASSED** (5-0) /Unanimous
7. **TM-26-500075-EAGLE NEST HENDERSON, LLC:**
TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 3.03 acres in a RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located north of Maule Avenue and the west of Valley View Boulevard within Enterprise. MN/rr/kh (For possible action)) **07/07/26 PC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous
8. **VS-26-0276-MONTANA COMDOMINIUMS:**
VACATE AND ABANDON a portion of un-named right-of-way (south of Silverado Ranch Boulevard) located between Bermuda Road and Pollock Drive within Enterprise (description on file). MN/rp/kh (For possible action)) **07/07/26 PC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

9. **WS-26-0277-KB HOME LAS VEGAS, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of a proposed single-family residence in conjunction with an existing single-family residential subdivision on 0.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Serene Avenue and east of Hinson Street within Enterprise. JJ/sd/kh (For possible action)) **07/07/26 PC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous
10. **ET-26-400046 (UC-23-0540)-6670 GOMER ROAD, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping and detached sidewalks; **2)** security fence setback; **3)** full off-site improvements; **4)** unscreened mechanical equipment; and **5)** access gate setback.
DESIGN REVIEW for cannabis establishment (cultivation) on 2.7 acres in an IL (Industrial Light) Zone. Generally located east of Redwood Street and north of Gomer Road within Enterprise. JJ/jm/kh (For possible action) **07/08/26 BCC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous
11. **ZC-26-0295-REISS RONALD TRS:**
ZONE CHANGE to reclassify 15.05 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located east of Interstate 15 and north and south of Jonathan Drive (alignment) within Enterprise (description on file). MN/gc (For possible action) **07/08/26 BCC**
- Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous
12. **VS-26-0298-REISS RONALD TRS:**
VACATE AND ABANDON easements of interest to Clark County located between the I-15 and Las Vegas Boulevard South, and Neal Avenue (alignment) and Bruner Avenue, portions of a right-of-way being Parvin Street located between Neal Avenue (alignment) and Bruner Avenue, a portion of right-of-way being Rivero Street located between Neal Avenue (alignment) and Bruner Avenue, and portions of right-of-way being Jonathan Drive located between the I-15 and Las Vegas Boulevard South within Enterprise (description on file). MN/mh/kh (For possible action) **07/08/26 BCC**
- Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

13. **WS-26-0297-REISS RONALD TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) reduce street intersection offset in conjunction with a proposed single-family attached residential development on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action) **07/08/26 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

14. **PUD-26-0296-REISS RONALD TRS:**
PLANNED UNIT DEVELOPMENT for a 216 lot single-family attached residential development with modified development standards on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action) **07/08/26 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

15. **TM-26-500079-REISS RONALD TRS:**
TENTATIVE MAP consisting of 216 single-family residential lots and common lots on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action) **07/08/26 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

16. **VS-26-0293-PARDEE HOMES NEVADA:**
VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Warbonnet Way (alignment), and Pebble Road and Raven Avenue within Enterprise (description on file). JJ/ji/kh (For possible action) **07/08/26 BCC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on July 15, 2026

17. **WS-26-0294-PARDEE HOMES NEVADA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; and 3) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 2.43 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Cimarron Road and south of Pebble Road within Enterprise. JJ/ji/kh (For possible action) **07/08/26 BCC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on July 15, 2026

VII. General Business:

- Review and revise two potential topics for selected Enterprise Town Advisory Board members to request to discuss at a meeting with Public Works management (for possible action).

The board reviewed the two potential topics: Arterials and Rural Road Standards. The chair directed topics to be forwarded to Public Works. The TAB representatives will be selected when there is a potential date for the meeting with Public Works.

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 July 1, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:12 p.m.

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

Enterprise TAB meeting with Public Works

Background Information Regarding Advanced Planning for Additional/Expanded Arterials:

Enterprise is a rapidly expanding town.

- There is significant undeveloped land in Enterprise and possible expansion outside the disposal boundary.
- Enterprise includes approximately 15 sq miles outside the federal disposal boundary.
- There are significant connectivity barriers to road expansion.
- A plan is underway to add 15,000 affordable homes, most of which will be built in Enterprise.

Significant connectivity barriers:

- South of CC215, arterial roads are spaced every two miles.
- Interstate 15 limits east/west access.
- 4 Major Projects: 3 are active (Southern Highlands, Mountain's Edge and Rhodes Ranch), one failed (Pinnacle Peaks).
 - Arterial and collector roads have been removed from the transportation grid.
 - Enclosed subdivisions have vacated local roads for more homes.
 - Major projects' plans have not added sufficient road facilities to serve the public.
- South of CC 215, only three east/west arterials are available. All are not fully built out from I-15 to Fort Apache Rd.
 - UPRR tracks block or inhibit road development.
 - Geographic features, 12% or greater slopes block arterial and collector road development.

Two Requested Items for Discussion with Public Works:

1) Enterprise Arterials:

- Current arterials in Enterprise are underdeveloped.
 - 2 of 3 developed arterials need to be fully built, including utilities' installation where needed.
 - Warm Springs Rd development is underway.
 - NDOT needs to further develop Blue Diamond Rd.
- Additional east-west connectivity needs to be added.
 - Robindale Rd. built out from Las Vegas Blvd to Durango Dr.
 - Work with NDOT for bridge across I-15
 - Work with UPRR for bridge across UPRR tracks
 - Windmill Ln build out from Valley View Blvd to Durango Dr.
 - Eliminate sawtooth sections.
 - Work with UPRR for bridge across UPRR tracks
 - Pebble Ln expansion.
 - Work with NDOT for bridge across I-15.
 - Develop arterial standards from Las Vegas Blvd to Decatur Blvd.
 - Develop collector standards from Decatur Blvd to Lindell Rd.
 - Develop collector standards from Bronco St to Rainbow Blvd.
 - Develop arterial standards from Rainbow Blvd. to Hualapai Way.
- Additional North-south connectivity needs to be added.
 - Valley View Blvd from CC215 bridge to Somerset Hills Ave.
 - The land to the west of Valley View Rd is developing rapidly.
 - The intersection of Valley View and Silverado Ranch Blvd will need to be signalized.
 - The NV DMV facility will bring high volume of vehicles.

Enterprise TAB meeting with Public Works

2) Update rural road standards:

- The Rural Road Standards, developed in 2001, no longer meet the needs of the RNP neighborhoods.
- The RTC local street design standard does not meet the needs of the RNP neighborhoods.
 - The local/collector street design restricts RNP activities.
 - The update RTC diagrams for rural roads.
- Desired RNP-NPO roads design characteristics:
 - Provide a safe path for pedestrians, bicycles and horses.
 - Provide drainage to prevent flooding.
 - Vehicle lanes reduced to 1 or 2 as a traffic mediation measure.
 - Provide other traffic mitigation to slow down cut-through and local traffic.
 - Consider the use of mini traffic circles.
 - What street lighting types are needed are needed?