



# Enterprise Town Advisory Board

May 14, 2025

## MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Kaushal Shah <b>PRESENT</b> Andy Toulouse- <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Chris Caluya EXCUSED
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Secretary: Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com) **PRESENT**

County Liaison: Tiffany Hesser 702-455-7388 [TLH@clarkcountynv.com](mailto:TLH@clarkcountynv.com) EXCUSED  
Michael Shannon 702-455-8338 [MDS@clarkcountynv.com](mailto:MDS@clarkcountynv.com) **PRESENT**

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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.

**Lorna Phegley**, Current 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 April 30, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for April 30, 2025

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

IV. Approval of Agenda for May 14, 2025 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:

6. **PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:**
7. **ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:**
8. **VS-25-0285-SILVER GILESPIE, LLC:**
9. **WS-25-0284-SILVER GILESPIE, LLC:**
10. **TM-25-500070-SILVER GILESPIE, LLC:**

V. Informational Items

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

- **SRCC Showcase**

Celebrate one year of the Silverado Ranch Community Center with Complimentary Food, Games, DJ and a peek at what community members have been creating in the center's unique classes. \*While supplies last  
May 17, 2025, 10:00 am – 12pm 9855 GilesPie St

- **Walk and Tak with Commissioner Naft**

Join Commissioner Naft for a walk around Silverado Ranch Community Center's indoor track to discuss Clark County, its departments and agencies, and any feedback you have about the neighborhood.

Thursday, May 29, 9:00 a.m.

Tuesday, June 24, 8:30 a.m.

Wednesday, July 30, 9:00 a.m.

VI. Planning & Zoning

1. **TM-25-500071-ONE LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 1.89 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the east side of Durango Drive within Enterprise. JJ/hw/kh (For possible action) **05/20/25 PC**

Motion by Kaushal Shah

Action: **APPROVE** per staff conditions

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

2. **ET-25-400047 (DR-22-0072)-DIAMOND VALLEY VIEW LTD:**

**DESIGN REVIEWS SECOND EXTENSION OF TIME** for the following: 1) distribution center; 2) lighting plan; and 3) alternative parking lot landscaping on 4.3 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise. MN/my/kh (For possible action) **06/03/25 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

3. **SDR-25-0304-DEAN MARTIN BUSINESS CENTER, LLC I SIGN DESIGN REVIEWS** for the following: **1)** increase the area of a proposed electronic message unit, static; **2)** allow a proposed freestanding sign along a freeway; **3)** reduce the setback of a proposed freestanding sign; **4)** increase the number of proposed monument signs; and **5)** proposed signage for a previously approved office/retail/warehouse complex on 13.5 acres in an IP (Industrial Park) Zone. Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise. JJ/mh/kh (For possible action) **06/03/25 PC**

Motion by Barris Kaiser

Action: **DENY** Sign Design Review #s 1, 2, 3 and 5

**APPROVE** Sign Design Review # 4

Per staff if approved conditions

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

4. **VC-25-0283-ROSENTHAL FAMILY REVOCABLE LIVING TRUST & ROSENTHAL JAMIE & LENORA TRS:**  
**VARIANCE** to reduce the rear setback for an existing patio cover in conjunction with an existing single-family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the west side of Valley View Boulevard, 190 feet north of Royal Scots Avenue within Enterprise. JJ/nai (For possible action) **06/03/25 PC**

Motion by David Chestnut

Action: **REQUEST** this application be returned to Enterprise TAB on May 28, 2025, due to applicant no show

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

5. **WS-25-0278-WORKU ASRAT:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** eliminate building separation for existing accessory structures in conjunction with an existing single-family residence on 0.11 acres in an RS3.3 (Single Family Residential 3.3) Zone. Generally located on the east side of Flagler Street, 55 feet north from Julesburg Drive within Enterprise. MN/nai/kh (For possible action) **06/03/25 PC**

Motion by Barris Kaiser

Action: **DENY** Waiver of Development Standard # 1

**APPROVE** Waiver of Development Standard # 2

Per staff if approved conditions

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

6. **PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:**  
**HOLDOVER PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.14 acres. Generally located on the west side of GilesPie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/gc (For possible action) **06/04/25 BCC**

Motion by David Chestnut

Action: **DENY**

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

7. **ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:**  
**AMENDED HOLDOVER ZONE CHANGE** to reclassify 2.14 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as R-E (Rural Estates Residential) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single Family Residential) Zone). Generally located on the west side of Gilespie Street, 130 feet north of Wellspring Avenue within Enterprise (description on file). MN/gc/ng (For possible action) **06/04/25 BCC**

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

8. **VS-25-0285-SILVER GILESPIE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and between Haven Street (alignment) and Gilespie Street; and a portion of right-of-way being Gilespie Street located between Silverado Ranch Boulevard and Pyle Avenue within Enterprise (description on file). MN/md/kh (For possible action) **06/04/25 BCC**

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

9. **WS-25-0284-SILVER GILESPIE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify residential adjacency standards; and **2)** increase retaining wall height.  
**DESIGN REVIEW** for a proposed single-family residential development on 2.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Gilespie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/md/kh (For possible action) **06/04/25 BCC**

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

10. **TM-25-500070-SILVER GILESPIE, LLC:**  
**TENTATIVE MAP** consisting of 8 single-family residential lots and common lots on 2.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Gilespie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/md/kh (For possible action) **06/04/25 BCC**

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

11. **ZC-25-0281-NAMAZ, LLC:**  
**ZONE CHANGE** to reclassify 3.71 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise (description on file). JJ/rk (For possible action) **06/04/25 BCC**

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

VII. General Business:

1. **None**

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 **May 28, 2025** at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:08 p.m.

Vote: (4-0) /Unanimous