



# Enterprise Town Advisory Board

April 1, 2026

## MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Kaushal Shah <b>EXCUSED</b> Andy Toulouse <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Chris Caluya <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.gov">TLH@clarkcountynv.gov</a> <b>PRESENT</b>	

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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.

Joelene Isfalt, 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 March 11, 2026 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for March 11, 2025.

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

### IV. Approval of Agenda for April 1, 2026 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested holds:

1. ET-26-400014 (WS-23-0121)-MEQ-CACTUS & RAINBOW, LLC: Applicant a requested a hold to the Enterprise TAB meeting on April 15,2026.

Related applications to be heard together:

2. PA-26-700006-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
3. ZC-26-0081-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
4. VS-26-0082-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
5. WS-26-0083-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
6. TM-26-500022-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
  
7. PA-26-700010-SOUTH DECATUR HOLDING CO, LLC:
8. ZC-26-0137-SOUTH DECATUR HOLDING CO, LLC:
9. WS-26-0138-SOUTH DECATUR HOLDING CO., LLC:
10. TM-26-500033-SOUTH DECATUR HOLDING CO, LLC:
  
11. PA-26-700011-CIMMARON SPRING DEUX, LLC:
12. ZC-26-0139-CIMMARON SPRING DEUX, LLC:
13. VS-26-0140-CIMMARON SPRING DEUX, LLC:
14. WS-26-0141-CIMMARON SPRING DEUX, LLC:
15. TM-26-500034-CIMMARON SPRING DEUX, LLC:
  
16. VS-26-0144-LAS VEGAS SILVERADO RANCH ROGER, LLC:
17. TM-26-500035-LAS VEGAS SILVERADO RANCH ROGER, LLC:
  
21. VS-26-0134-FORD INDUSTRIAL 114, LLC:
22. UC-26-0133-FORD INDUSTRIAL 114, LLC:
  
23. VS-26-0120-COUNTY OF CLARK (AVIATION):
24. WS-26-0121-COUNTY OF CLARK (AVIATION);
25. TM-26-500030-COUNTY OF CLARK (AVIATION):

#### V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - Clark County Commission Chairman Michael Naft and Get Outdoors Nevada invite residents to the Echo Trail Park Day of Play. Saturday, April 4, from 11 a.m. to 1 p.m. at Echo Trail Park, located at 5655 Buffalo Dr. The free, family-friendly event will feature carnival games, complimentary food, a DJ, and a community park cleanup.

#### VI. Planning & Zoning

1. **ET-26-400014 (WS-23-0121)-MEQ-CACTUS & RAINBOW, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to reduce parking.  
**DESIGN REVIEW** for a restaurant building with drive-thru services and retail building on a pad site on a 0.7 acre portion of a 5.5 acre shopping center in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/jl/cv (For possible action) **04/21/26 PC**

Applicant a requested a **HOLD** to the Enterprise TAB meeting on April 15,2026.

2. **PA-26-700006-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) on 1.25 acres. Generally located north of Pyle Avenue and east of Arville Street within Enterprise. JJ/gc (For possible action) **04/21/26 PC**

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

3. **ZC-26-0081-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**  
**ZONE CHANGE** to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street within Enterprise (description on file). JJ/gc (For possible action) **04/21/26 PC**

Motion by David Chestnut  
Action: **APPROVE** Zone Change with reduction to Commercial Neighborhood (CN).  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

4. **VS-26-0082-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Le Baron Avenue, and Arville Street and Hinson Street (alignment) within Enterprise (description on file). JJ/md/cv (For possible action) **04/21/26 PC**

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

5. **WS-26-0083-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce throat depth; and 2) reduce departure distance.  
**DESIGN REVIEW** for a proposed restaurant on 1.25 acres in a CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street within Enterprise. JJ/md/cv (For possible action) **04/21/26 PC**

Motion by David Chestnut  
Action: **APPROVE:** Waivers of Development Standards #1  
**DENY:** Waivers of Development Standards #2  
**DENY:** Design Review  
**ADD** Comprehensive Planning conditions:

- Design review as a public hearing for future changes to plan
- Add 4 additional architectural features on the south building elevation

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

6. **TM-26-500022-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 1.25 acres in a CG (Commercial General) Zone. Generally located north of Pyle Avenue and east of Arville Street within Enterprise. JJ/md/cv (For possible action) **04/21/26 PC**

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

7. **PA-26-700010-SOUTH DECATUR HOLDING CO, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.64 acres. Generally located east of Decatur Boulevard and south of Moberly Avenue (alignment) within Enterprise. MN/rk (For possible action) **04/21/26 PC**

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

8. **ZC-26-0137-SOUTH DECATUR HOLDING CO, LLC:**  
**ZONE CHANGE** to reclassify 2.64 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Moberly Avenue (alignment) within Enterprise (description on file). MN/rk (For possible action) **04/21/26 PC**

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

9. **WS-26-0138-SOUTH DECATUR HOLDING CO., LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** eliminate and reduce setbacks; **3)** increase wall height; **4)** increase retaining wall height; **5)** reduce street width; and **6)** modified uniform standard drawings.  
**DESIGN REVIEW** for an attached single-family residential development on 2.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Robindale Road within Enterprise. MN/rg/cv (For possible action) **04/21/26 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

10. **TM-26-500033-SOUTH DECATUR HOLDING CO, LLC:**  
**TENTATIVE MAP** for a 19 lot and common lots on 2.64 acres in a RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Robindale Road within Enterprise. MN/rg/cv (For possible action) **04/21/26 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

11. **PA-26-700011-CIMMARON SPRING DEUX, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.43 acres. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise. JJ/rk (For possible action) **04/21/26 PC**

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

12. **ZC-26-0139-CIMMARON SPRING DEUX, LLC:**  
**ZONE CHANGES** for the following: **1)** reclassify 5.10 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise (description on file). JJ/rk (For possible action) **04/21/26 PC**

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

13. **VS-26-0140-CIMMARON SPRING DEUX, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Shelbourne Avenue and Camero Avenue, and between Warbonnet Way and Miller Lane and a portion of right-of-way being Miller Lane located between Shelbourne Avenue and Camero Avenue within Enterprise (description on file). JJ/rg/cv (For possible action) **04/21/26 PC**

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

14. **WS-26-0141-CIMMARON SPRING DEUX, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify residential adjacency standards; and **2)** reduce street width.  
**DESIGN REVIEW** for a proposed single-family residential subdivision on 2.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise. JJ/rg/cv (For possible action) **04/21/26 PC**

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

15. **TM-26-500034-CIMMARON SPRING DEUX, LLC:**  
**TENTATIVE MAP** consisting of 12 single-family residential lots and common lots on 2.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise. JJ/rg/cv (For possible action) **04/21/26 PC**

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

16. **VS-26-0144-LAS VEGAS SILVERADO RANCH ROGER, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Silverado Ranch Boulevard located between Decatur Boulevard and Arville Street; and a portion of a right-of-way being Rogers Street (alignment) located between Silverado Ranch Boulevard and Le Baron Avenue within Enterprise (description on file). JJ/dd/cv (For possible action) **04/21/26 PC**

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

17. **TM-26-500035-LAS VEGAS SILVERADO RANCH ROGER, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 1.16 acres in a CG (Commercial General) Zone. Generally located south of Silverado Ranch Boulevard and west of Arville Street within Enterprise. JJ/dd/cv (For possible action) **04/21/26 PC**
- Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous
18. **VS-26-0119-CHAR, RANDALL J.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Gary Avenue and Gomer Road, and Belcastro Street and Montessouri Street within Enterprise (description on file). JJ/nai/cv (For possible action) **04/21/26 PC**
- Motion by Chris Caluya  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous
19. **VS-26-0124-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue and Cactus Avenue and Valley View Boulevard and Polaris Avenue (alignment); and a portion of a right-of-way being Frias Avenue located between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/tpd/cv (For possible action) **04/21/26 PC**
- Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous
20. **WS-26-0117-CHANDLER, PAUL III & LEANNE:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate building separation; and **2)** eliminate side interior setback for a carport in conjunction with an existing single-family residence on 0.61 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Chaplin Cove Avenue and west of Bermuda Nights Street within Enterprise. MN/jud/cv (For possible action) **04/21/26 PC**
- Motion by Chris Caluya  
Action: **DENY**  
Motion **FAILED** 2-2 (NAY – Chestnut and Toulouse)
21. **VS-26-0134-FORD INDUSTRIAL 114, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue (alignment) and Cougar Avenue (alignment), and Dean Martin Drive and I-15 South within Enterprise (description on file). JJ/sd/cv (For possible action) **04/22/26 BCC**
- Motion by David Chestnut  
Action: **APPROVE:** Applicants request to **HOLD** to April 15 Enterprise TAB meeting  
Motion **PASSED** (4-0) /Unanimous

22. **UC-26-0133-FORD INDUSTRIAL 114, LLC:**  
**USE PERMIT** for outdoor storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** security fencing; **3)** allow a non-decorative fence; **4)** increase maximum parking; **5)** allow an attached sidewalk; and **6)** modified driveway geometrics.  
**DESIGN REVIEW** for outdoor storage on 1.14 acres in a CG (Commercial General) Zone. Generally located north of Ford Avenue and east of Dean Martin Drive within Enterprise. JJ/sd/cv (For possible action) **04/22/26 BCC**

Motion by David Chestnut

Action: **APPROVE:** Applicants request to **HOLD** to April 15 Enterprise TAB meeting

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

23. **VS-26-0120-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** easements of interests to Clark County located between Capovilla Avenue and Warm Springs Road and between Arville Street and Rogers Street; and a portion of right-of-way being Capovilla Avenue located between Arville Street and Rogers Street; and a portion of right-of-way being Arville Street located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/jam/cv (For possible action) **04/22/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

24. **WS-26-0121-COUNTY OF CLARK (AVIATION):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** waive full off-site improvements.  
**DESIGN REVIEW** for a proposed single-family residential subdivision on 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Capovilla Avenue and west of Arville Street within Enterprise. MN/jam/cv (For possible action) **04/22/26 BCC**

Motion by David Chestnut

Action: **APPROVE:** Waivers of Development Standards #1 limited to 50% of the lots

**APPROVE:** Waivers of Development Standards # 2a for full offsites

**APPROVE:** Waivers of Development Standards # 2b.

**APPROVE:** Design Review.

**ADD** Comprehensive Planning condition:

- Single-story homes adjacent established single-story homes.

**CHANGE:** Public Works - Development Review condition #3 to read.

- Off-sites to include conduit and pull boxes for streetlights for Arville Street

**ADD** Public Works - Development Review conditions:

- Capovilla Avenue to be developed to non-urban, rural road standards
- Provide a five-ft asphalt path along Capovilla Avenue
- Execute a Restrictive Covenant Agreement (deed restrictions).

Per staff if approved conditions

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

25. **TM-26-500030-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 8 single-family residential lots on 4.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Capovilla Avenue and west of Arville Street within Enterprise. MN/jam/cv (For possible action) **04/22/26 BCC**

Motion by David Chestnut

Action: **APPROVE:** Tentative Map.

**CHANGE:** Public Works - Development Review condition #3 to read.

- Off-sites to include conduit and pull boxes for streetlights for Arville Street

**ADD** Public Works - Development Review conditions:

- Capovilla Avenue to be developed to non-urban, rural road standards
- Provide a five-ft asphalt path along Capovilla Avenue
- Execute a Restrictive Covenant Agreement (deed restrictions).

Per staff if approved 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 April 15, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:38 p.m.

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