



Enterprise Town Advisory Board

September 9, 2026

MINUTES

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

Lorna Phegley, 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 August 26, 2026 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for September 10, 2025.

Motion **PASSED** (3-0)/ Unanimous.

IV. Approval of Agenda for September 9, 2026 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (3-0) /Unanimous

Applicant requested holds:

2. **PA-26-700039-USA:** Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026:
3. **ZC-26-0538-USA:** Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026:
4. **VS-26-0539-USA:** Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026:
5. **WS-26-0540-USA:** Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026:
6. **TM-26-500124-USA:** Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026:
18. **VS-26-0536-PATEL AMARATBHAI R & MANORAMABEN:** Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026:
19. **WS-26-0537-PATEL, AMARATBHAI R. & MANORAMABEN:** Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026:
20. **WS-26-0452-MCNAMARA, ROBERT THOMAS & DELIA JO:** Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026:

Related applications to be heard together:

8. WC-26-400069 (UC-0257-17)-LEGACY TRADITIONAL SCHOOLS-NEVADA, INC:
9. DR-26-0413-LEGACY TRADITIONAL SCHOOLS-NEVADA, INC:
10. VS-26-0496-RIVERVIEW LVB DEVELOPMENT, LLC:
11. DR-26-0497-RIVERVIEW LVB DEVELOPMENT, LLC:
12. ZC-26-0541-CAPSTONE CHRISTIAN SCHOOL:
13. ET-26-400085 (WS-20-0171)-CAPSTONE CHRISTIAN SCHOOL:
14. DR-26-0542-CAPSTONE CHRISTIAN SCHOOL:
16. VS-26-0526-BADI, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:
17. WS-26-0525-BADI, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Town Advisory Board application:**
 - Clark County is looking for residents of unincorporated towns who want a direct hand in shaping their community's future by serving on a local advisory board for the next two years.
 - Applicants must be eligible to vote, live within the boundaries of the Town Advisory Board (TAB they are applying for, and attend required training
 - Applications are due by 5:30 p.m., Nov. 14, 2026, and are available on the County's [Boards and Commissions page](#). For questions reach out to the Administrative Services Department at AdministrativeServices@ClarkCountyNV.gov or 702-455-3530.
 - The County Commission appoints members of the volunteer boards to two-year terms. The next term begins Jan. 4, 2027.

- **Fall Movie Series**
 - The Fall Movie series is fun for the whole family! There will be complimentary popcorn and other food for purchase. Located on the south side of the park behind the baseball fields.
 - Movies begin at 6pm, on Friday, September 25, Friday, October 2, Friday, October 9, and Friday October 16.
 - Silverado Ranch Park near Silverado Community Center 9855 Gilespe St, Las Vegas, NV 89183. Located on the south side of the park behind the baseball fields. For more information call 702-455-6811.
- **Grandparents Day Celebration**
 - West Flamingo Senior Center, 6255 W Flamingo Rd.
 - September 10, 5:00pm – 7:00pm
 - Food, Live Music Lawn Games Bouquet Making

VI. Planning & Zoning

1. **TM-26-500125-LOBEL TRUST & BLAU JONATHAN & DANIEL TRS:**
TENTATIVE MAP consisting of 1 commercial lot on 1.79 acres in a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action) **09/15/26 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

2. **PA-26-700039-USA:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 2.5 acre portion of 45.0 acres. Generally located north of Wigwam Avenue and east of Hauck Street within Enterprise. JJ/rk (For possible action) **10/06/26 PC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026

3. **ZC-26-0538-USA:**
ZONE CHANGES for the following: **1)** reclassify a 2.5 acre portion of 45.0 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 on the north side of Wigwam Avenue and east side Hauck Street within Enterprise (description on file). JJ/rk (For possible action) **10/06/26 PC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026

4. **VS-26-0539-USA:**
VACATE AND ABANDON a portion of a right-of-way being Wigwam Avenue located between Hauck Street and Decatur Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action) **10/06/26 PC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026

5. **WS-26-0540-USA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** modify residential adjacency standards; and **3)** waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on a 2.50 acre portion of a 45.0 total acre site in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and east of Hauck Street within Enterprise. JJ/rr/kh (For possible action) **10/06/26 PC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026

6. **TM-26-500124-USA:**
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on a 2.50 acre portion of a 45.0 total acre site in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Wigwam Avenue and the east side of Hauck Street within Enterprise. JJ/rr/kh (For possible action) **10/06/26 PC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026[

7. **WS-26-0533-REID KELLY SEPARATE PROPERTY TRUST & REID KELLY TRS:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an existing single-family residence on 0.93 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Schuster Street and north of Le Baron Avenue within Enterprise. JJ/ji/kh (For possible action) **10/06/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous

8. **WC-26-400069 (UC-0257-17)-LEGACY TRADITIONAL SCHOOLS-NEVADA, INC.:**
WAIVER OF CONDITIONS of a use permit requiring the following: **1)** per revised plans dated October 1, 2017; **2)** cap student enrollment at 1,450 students; **3)** building shall not exceed 94,000 square feet; and **4)** landscaping per plans on file for a previously approved school on 7.98 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Wigwam Avenue and east of Montessori Street within Enterprise. JJ/md/kh (For possible action) **10/07/26 BCC**

Motion by Barris Kaiser

Action: **DENY**

Motion **PASSED** (3-0) /Unanimous

9. **DR-26-0413-LEGACY TRADITIONAL SCHOOLS-NEVADA, INC.:**
DESIGN REVIEW for a proposed building addition to a previously approved school on 7.98 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Wigwam Avenue and east of Montessori Street within Enterprise. JJ/md/kh (For possible action) **10/07/26 BCC**

Motion by Barris Kaiser

Action: **DENY**

Motion **PASSED** (3-0) /Unanimous

10. **VS-26-0496-RIVERVIEW LVB DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue and Chartan Avenue (alignment), and Interstate 15 and Las Vegas Boulevard South within Enterprise (description on file). MN/rr/kh (For possible action) **10/07/26 BCC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
11. **DR-26-0497-RIVERVIEW LVB DEVELOPMENT, LLC:**
DESIGN REVIEW for a site re-design of a previously approved shopping center on 4.62 acres of a 15.32 acre site in a CG (Commercial General) Zone. Generally located west of Las Vegas Boulevard South and south of Erie Avenue within Enterprise. MN/rr/kh (For possible action) **10/07/26 BCC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
12. **ZC-26-0541-CAPSTONE CHRISTIAN SCHOOL:**
ZONE CHANGE to reclassify a portion of 44.42 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a PF (Public Facility) Zone. Generally located north of Cactus Avenue and east of Amigo Street within Enterprise (description on file). MN/gc (For possible action) **10/07/26 BCC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
13. **ET-26-400085 (WS-20-0171)-CAPSTONE CHRISTIAN SCHOOL:**
DESIGN REVIEWS THIRD EXTENSION OF TIME for the following: **1)** a private school with parking area; and **2)** increased finished grade on a portion of 49.42 acres in a PF (Public Facility) Zone. Generally located north of Cactus Avenue and east of Amigo Street within Enterprise. MN/bb/kh (For possible action) **10/07/26 BCC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
14. **DR-26-0542-CAPSTONE CHRISTIAN SCHOOL:**
DESIGN REVIEW for a private school with recreational fields on 49.42 acres in a PF (Public Facility) Zone.
Generally located north of Cactus Avenue and east of Amigo Street within Enterprise. MN/bb/kh (For possible action) **10/07/26 BCC**
- Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

15. **ET-26-400078 (UC-24-0521)-WIGWAM-PARVIN LIMITED PARTNERSHIP:**
USE PERMIT FIRST EXTENSION OF TIME to allow a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** alternative driveway geometrics.
DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action) **10/07/26 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

16. **VS-26-0526-BADI, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and Arville street and Schirlls Street; and a portion of a right-of-way being Arville Street located between Eldorado Lane and Maulding Avenue within Enterprise (description on file). MN/ji/kh (For possible action) **10/07/26 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

17. **WS-26-0525-BADI, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 2.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Eldorado Lane and east of Arville Street within Enterprise. MN/ji/kh (For possible action) **10/07/26 BCC**

Motion by David Chestnut
Action: Waivers of Development Standards 1a, and 1b **WITHDRAWN** by the applicant
DENY Waivers of Development Standards 1c
Approve: Waivers of Development Standards 2
DENY Design Review
Per Staff if approved conditions.
Motion **PASSED** (3-0) /Unanimous

18. **VS-26-0536-PATEL AMARATBHAI R & MANORAMABEN:**
VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Wigwam Avenue, and Rancho Destino Road and Gilespe Street within Enterprise (description on file). MN/rr/kh (For possible action) **10/07/26 BCC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026

19. **WS-26-0537-PATEL, AMARATBHAI R. & MANORAMABEN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements; and **2)** alternative driveway geometrics on 1.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Wigwam Avenue and west of Gilespe Street within Enterprise. MN/rr/kh (For possible action) **10/07/26 BCC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026

20. **WS-26-0452-MCNAMARA, ROBERT THOMAS & DELIA JO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering; and 2) modify residential adjacency standards.
DESIGN REVIEW for modifications to a previously approved office development on 1.03 acres in a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise. MN/mh/kh (For possible action) **10/07/26 BCC**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on September 30, 2026

21. **WS-26-0493-IMANI COLIN LIVING TRUST ETAL & IMANI DARIUSH TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce back of curb radius.
DESIGN REVIEW for modifications to a previously approved single-family residential development on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/mh/kh (For possible action) **10/07/26 BCC**

Motion by David Chestnut

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

Motion **PASSED** (2-1) /Nay-Shah

22. **WS-26-0532-A & A REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; 3) alternate driveway geometrics.
DESIGN REVIEW for a proposed single-family residential development on 1.99 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP-NPO) Overlay. Generally located south of Maule Avenue and east of Hinson Street within Enterprise. MN/jl/kh (For possible action) **10/07/26 BCC**

Motion by David Chestnut

Action: **DENY** Waivers of Development Standards #s 1 and 3

APPROVE Waivers of Development Standards #2

DENY Design Review

Per staff if approved conditions

ADD Comprehensive Planning conditions:

- Add 3 architectural features on elevations facing public roads

Motion **PASSED** (3-0) /Unanimous

VII. General Business:

1. Review FY 2026-2027 budget requests and take public input regarding suggestions for FY 2027-2028 budget requests. (For discussion only)

The budget items were reviewed with input from county staff. The new input to Parks and RPM will need further review as some property is no longer available. Several of the Public Works items are nearing completion and do not need to be carried forward.

The Chair directed this item to be continued at the September 30 TAB meeting.

2. Share and discuss results from Enterprise Town Board members' meeting with Public Works. (For discussion only)

The details of the August 20, 2026, meeting with Public Works were shared. Public works commented on last year's budget items. Also, provided updated concerns on other road-related issues. The TAB may need to propose solutions related to a specific area within Enterprise.

The Chair directed this item to be continued at the September 30 TAB meeting to review the two discussion topics as well as rural road standards.

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 September 30, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:54 p.m.

Motion **PASSED** (3-0)