



Enterprise Town Advisory Board

October 1, 2025

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.com 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.

Mark Donohue, 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 September 10, 2025 (For possible action)

Motion by David Chestnut

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

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

IV. Approval of Agenda for October 1, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

- 1.DR-25-0596-ROBINDALE & ASSOCIATES, LLC:
- 2.SDR-25-0597-ROBINDALE & ASSOCIATES, LLC:

- 4.ET-25-400104 (ZC-20-0311)-BULL RUSH, LLC:
- 5.VS-25-0611-BULL RUSH, LLC:

- 6.ZC-25-0638-ZUFFA RE, LLC:
- 7.WS-25-0640-ZL II, LLC:
- 8.SDR-25-0639-ZL II, LLC:

- 9.ZC-25-0632-LANDBERG LAND INVESTORS, LLC:
10. VS-25-0635-LANDBERG LAND INVESTORS, LLC:
11. WS-25-0633-LANDBERG LAND INVESTORS LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Fall Movie Series at Silverado Ranch Park**
Movies, begin at 6 p.m. October 3, 2025,
Movie showing is Things just got a little more despicable ME4,
more information please call 702-455-6811.
 - **Fall Festival**
Join Commissioner Michael Naft for his second-annual Fall Fest, featuring music,
complimentary food, crafts, a beer garden, and more!*
- *Complimentary food while supplies last. A \$5 entry fee is required for the beer garden.
Saturday October 4, 2025
2 P.M. to 4P.M.
Laurelwood Park, 4300 Newcastle Rd

VI. Planning & Zoning

1. **DR-25-0596-ROBINDALE & ASSOCIATES, LLC:**
DESIGN REVIEW for a lighting plan in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone. Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/bb/kh (For possible action) **10/08/25 BCC**

Motion by David Chestnut

Action: **NO RECOMMENDATION** due to second no show by the applicant

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

2. **SDR-25-0597-ROBINDALE & ASSOCIATES, LLC**
SIGN DESIGN REVIEW for signage in conjunction with an approved mini-warehouse and recreational vehicle and boat storage facility on 3.14 acres in an IP (Industrial Park) Zone. Generally located north of Robindale Road and west of Decatur Boulevard within Enterprise. MN/bb/kh (For possible action) **10/08/25 BCC**

Motion by David Chestnut

Action: **NO RECOMMENDATION** due to second no show by the applicant

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

3. **ET-25-400091 (UC-19-0465)-CHURCH THE ROCK:**
USE PERMIT THIRD EXTENSION OF TIME for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** modified driveway design standards; and **3)** waive full off-site improvements.
DESIGN REVIEW for a proposed place of worship on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located south of Pebble Road and west of Edmond Street within Enterprise. JJ/sd/cv (For possible action) **10/22/25 BCC**

Motion by David Chestnut

Action: **APPROVE:** Use Permit

APPROVE: Waivers of Development Standards 1, 2 and 3

DENY Design Review

ADD Public Works - Development Review condition:

- Provide a five-foot detached asphalt path along Pebble Rd and Edmond St.

Per staff if approved conditions

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

4. **ET-25-400104 (ZC-20-0311)-BULL RUSH, LLC:**
USE PERMIT THIRD EXTENSION OF TIME for off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping; and **2)** allow second story clear windows.
DESIGN REVIEWS for the following: **1)** indoor off-highway vehicle, recreational vehicle, and watercraft storage buildings; and **2)** finished grade on 2.5 acres in a CG (General Commercial) Zone. Generally located south of Rush Avenue and west of Cameron Street within Enterprise(DOF). JJ/bb/cv (For possible action) **10/22/25 BCC**

Motion by Andy Toulouse

Action: **APPROVE** per staff conditions

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

5. **VS-25-0611-BULL RUSH, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Cameron Street and Decatur Boulevard within Enterprise (description on file). JJ/my/cv (For possible action) **10/22/25 BCC**

Motion by Andy Toulouse

Action: **APPROVE** per staff conditions

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

6. **ZC-25-0638-ZUFFA RE, LLC:**
ZONE CHANGE to reclassify 3.38 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of the 215 Beltway and west of Jones Boulevard within Enterprise (description on file). MN/gc (For possible action) **10/22/25 BCC**

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

7. **WS-25-0640-ZL II, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEWS for the following: **1)** a proposed avocational or vocational facility; and **2)** a proposed parking lot expansion in conjunction with an office/warehouse building, a recreational facility, and proposed avocational or vocational training facility on 12.04 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of El Camino Road and north of Rafael Rivera Way within Enterprise. MN/gc/cv (For possible action) **10/22/25 BCC**

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

8. **SDR-25-0639-ZL II, LLC:**
SIGN DESIGN REVIEWS for the following: **1)** allow a roof sign; **2)** allow electronic message units, video; **3)** increase area of proposed freestanding sign; and **4)** proposed signage in conjunction with an existing office/warehouse building, recreational facility, and proposed avocational or vocational training facility on 12.04 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of El Camino Road and north of Rafael Rivera Way within Enterprise. MN/md/cv (For possible action) **10/22/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE**
ADD Comprehensive Planning condition:

- Only static images to be displayed on video display at no faster than 6 seconds per change

Per staff conditions
Motion **PASSED** (5-0) /Unanimous

9. **ZC-25-0632-LANDBERG LAND INVESTORS, LLC:**
ZONE CHANGE to reclassify a 0.81 acre portion of a 0.82 acre site from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and south of Gary Avenue within Enterprise (description on file). JJ/gc (For possible action) **10/22/25 BCC**

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

10. **VS-25-0635-LANDBERG LAND INVESTORS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessouri Street (alignment), and between Gary Avenue and Gomer Road (alignment) within Enterprise (description on file). JJ/dd/cv (For possible action) **10/22/25 BCC**

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

11. **WS-25-0633-LANDBERG LAND INVESTORS LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a proposed restaurant and related facilities (tavern) on 0.82 acres in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and south of Gary Avenue within Enterprise. JJ/dd/cv (For possible action) **10/22/25 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition:

- Add a minimum of 2 architectural features to the eastern elevations

Per staff conditions
Motion **PASSED** (5-0) /Unanimous

VII. General Business:

1. Take public input and finalize requests for the next fiscal year budget. (For Possible Action)
Motion by David Chestnut
Action: **APPROVE** Enterprise TAB Capital Budget Items for 2025-2026 as amended.
Motion **PASSED** (5-0) /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 October 15, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by
Action: **ADJOURN** meeting at 7:43 p.m.
Motion **PASSED** (5-0) /Unanimous