



# Enterprise Town Advisory Board

February 25, 2026

## 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 <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 6:05 p.m.

Dane Detommaso, 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.

A citizen opposed item #24 WS-26-0060-COUNTY OF CLARK (AVIATION). Concerned over the request for reduced setbacks in an equestrian neighborhood and that increased development may have an impact.

### III. Approval of Minutes for February 11, 2026 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for February 11, 2026.

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

### IV. Approval of Agenda for February 25, 2026 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. PA-26-700001-ZHENG DA, LLC:
2. ZC-26-0038-ZHENG DA, LLC:
3. UC-26-0039-ZHENG DA, LLC:
4. VS-26-0037-ZHENG DA, LLC:
  
5. PA-26-700002-REGIONAL MARYLAND, LLC:
6. ZC-26-0043-REGIONAL MARYLAND, LLC:
7. VS-26-0044-REGIONAL MARYLAND, LLC:
8. WS-26-0045-REGIONAL MARYLAND, LLC:
9. PUD-26-0046-REGIONAL MARYLAND, LLC:
10. TM-26-500010-REGIONAL MARYLAND, LLC:
  
11. PA-26-700004-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
12. ZC-26-0056-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
13. VS-26-0057-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
14. WS-26-0058-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
15. TM-26-500011-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:
  
16. VS-26-0066-MAVERIK INC:
17. UC-26-0065-MAVERIK INC:
  
20. WS-26-0033-COUNTY OF CLARK (AVIATION):
21. TM-26-500005-COUNTY OF CLARK (AVIATION):
  
22. WS-26-0061-COUNTY OF CLARK (AVIATION):
23. TM-26-500012-COUNTY OF CLARK (AVIATION)

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-26-700001-ZHENG DA, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 0.85 acres. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/gc (For possible action) **03/17/26 PC**

Motion by David Chestnut

Action: **DENY**

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

2. **ZC-26-0038-ZHENG DA, LLC:**  
**ZONE CHANGE** to reclassify 0.85 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise (description of file). JJ/gc (For possible action) **03/17/26 PC**

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

3. **UC-26-0039-ZHENG DA, LLC:**  
**USE PERMIT** for outdoor dining, drinking, and cooking.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** reduce street landscaping; **3)** reduce buffering and screening; **4)** modified residential adjacency standards; and **5)** alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed commercial building on 0.85 acres in a CG (Commercial General) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/hw/cv (For possible action) **03/17/26 PC**

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

4. **VS-26-0037-ZHENG DA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Cameron Street (alignment), and Ford Avenue and Pebble Road; and a portion of right-of-way being Decatur Boulevard located between Ford Avenue and Pebble Road within Enterprise (description on file). JJ/hw/cv (For possible action) **03/17/26 PC**

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

5. **PA-26-700002-REGIONAL MARYLAND, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 3.92 acres. Generally located west of Maryland Parkway and south of Cactus Avenue within Enterprise. MN/gc (For possible action) **03/17/26 PC**

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

6. **ZC-26-0043-REGIONAL MARYLAND, LLC:**  
**ZONE CHANGE** to reclassify 3.92 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located west of Maryland Parkway and south of Cactus Avenue within Enterprise (description on file). MN/gc (For possible action) **03/17/26 PC**

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

7. **VS-26-0044-REGIONAL MARYLAND, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Radcliff Street and Maryland Parkway, and Cactus Avenue and Levi Avenue; a portion of right-of-way being Cactus Avenue located between Radcliff Street and Maryland Parkway; and a portion of right-of-way being Maryland Parkway located between Cactus Avenue and Levi Avenue within Enterprise (description on file). MN/rg/cv (For possible action) **03/17/26 PC**

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

8. **WS-26-0045-REGIONAL MARYLAND, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modified driveway geometrics; and **2)** increase the number of dwelling units on private stub streets in conjunction with a proposed 46 lot single-family attached residential development on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action) **03/17/26 PC**

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

9. **PUD-26-0046-REGIONAL MARYLAND, LLC:**  
**PLANNED UNIT DEVELOPMENT** for a 46 lot single-family residential attached development with modified development standards on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action) **03/17/26 PC**

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

10. **TM-26-500010-REGIONAL MARYLAND, LLC:**  
**TENTATIVE MAP** consisting of 46 single-family residential lots and common lots on 3.92 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Cactus Avenue and west of Maryland Parkway within Enterprise. MN/rg/cv (For possible action) **03/17/26 PC**

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

11. **PA-26-700004-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located west of Buffalo Drive and north of Torino Avenue (alignment) within Enterprise. JJ/rk (For possible action) **03/17/26 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

12. **ZC-26-0056-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:**  
**ZONE CHANGES** for the following: **1)** reclassify 5.0 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 west of Buffalo Drive and north of Torino Avenue (alignment) within Enterprise (description on file). JJ/rk (For possible action) **03/17/26 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

13. **VS-26-0057-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Torino Avenue, and Buffalo Drive and Miller Lane within Enterprise (description on file). JJ/rg/cv (For possible action) **03/17/26 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

14. **WS-26-0058-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce front setback; **2)** increase retaining wall height; **3)** modify residential adjacency standards; and **4)** reduce street landscaping; and **5)** reduce street intersection off-set.  
**DESIGN REVIEW** for a proposed single-family residential development on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Torino Avenue and west of Buffalo Drive within Enterprise. JJ/rg/cv (For possible action) **03/17/26 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

15. **TM-26-500011-BUFFALO AMIGOS, LLC ETAL & SILVER SERENE, LLC:**  
**TENTATIVE MAP** consisting of 20 single-family residential lots and common lots on 5.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Torino Avenue and west of Buffalo Drive within Enterprise. JJ/rg/cv (For possible action) **03/17/26 PC**

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

16. **VS-26-0066-MAVERIK INC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Arlington Ranch Boulevard, and Blue Diamond Road and Richmar Avenue; and a portion of a right-of-way being Durango Drive located between Blue Diamond Road and Richmar Avenue within Enterprise (description on file). JJ/sd/cv (For possible action) **03/17/26 PC**

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

17. **UC-26-0065-MAVERIK INC:**  
**USE PERMIT** for a vehicle wash facility.  
**WAIVER OF DEVELOPMENT STANDARDS** for modified residential adjacency standards.  
**DESIGN REVIEW** for a vehicle wash facility on 2.03 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and west of Durango Drive within Enterprise. JJ/sd/cv (For possible action) **03/17/26 PC**

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

18. **WS-26-0064-LINDQUIST, PAUL & KAREN REVOCABLE TRUST & LINDQUIST, PAUL A. & KAREN TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate setbacks; and **2)** reduced building separation for accessory structures in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Schirlls Street and north of Badura Avenue within Enterprise. MN/rp/cv (For possible action) **03/17/26 PC**

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

19. **SDR-26-0067-LV BLUE RAINBOW, LLC:**  
**SIGN DESIGN REVIEWS** for the following: **1)** proposed wall signs; and **2)** modify residential adjacency standards for proposed signage in conjunction with an existing retail center on 1.85 acres in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and north of Meranto Avenue (alignment) within Enterprise. JJ/dd/cv (For possible action) **03/18/26 BCC**

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

20. **WS-26-0033-COUNTY OF CLARK (AVIATION):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** eliminate street landscaping; and **3)** waive full off-site improvements.  
**DESIGN REVIEW** for a proposed single-family residential development on 3.89 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and west of Arville Street within Enterprise. MN/dd/cv (For possible action) **03/18/26 BCC**

Motion by David Chestnut

Action: **APPROVE:** Waivers of Development Standards #1 on lots 1 and 2 only

**DENY:** Waivers of Development Standards #2

**APPROVE:** Waivers of Development Standards #3

**DENY:** Design Review.

**ADD** Comprehensive Planning condition:

- Single story homes adjacent to established single story homes

**ADD** Public Works - Development Review conditions

- Arville St and W Mardon Ave to be developed to non-urban rural road standards
- Provide a five-foot asphalt path along Arville St and W Mardon Ave.

Per staff if approved conditions

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

21. **TM-26-50005-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 7 single-family residential lots on 3.89 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Warm Springs Road and west of Arville Street within Enterprise. MN/dd/cv (For possible action) **03/18/26 BCC**

Motion by David Chestnut

Action: **APPROVE:** Tentative Map

**ADD** Public Works - Development Review conditions

- Arville St and W Mardon Ave to be developed to non-urban rural road standards
- Provide a five-foot asphalt path along Arville St and W Mardon Ave.

Per staff if approved conditions

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

22. **WS-26-0061-COUNTY OF CLARK (AVIATION):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** eliminate street landscaping; **3)** increase retaining wall height; **4)** increase fill height; and **5)** waive full off-site improvements.  
**DESIGN REVIEW** for a proposed single-family residential development on 4.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Mardon Avenue and east of Arville Street within Enterprise. MN/jam/cv (For possible action) **03/18/26 BCC**

Motion by David Chestnut

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

**DENY:** Waivers of Development Standards #s 2, 3, and 4

**APPROVE:** Waivers of Development Standards #5

**APPROVE:** Design Review.

**ADD** Comprehensive Planning condition:

- Single story homes adjacent to established single story homes

Per staff if approved conditions

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

23. **TM-26-500012-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 8 single-family residential lots on 4.04 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Mardon Avenue and east of Arville Street within Enterprise. MN/jam/cv (For possible action) **03/18/26 BCC**

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

24. **WS-26-0060-COUNTY OF CLARK (AVIATION):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** eliminate street landscaping; and **3)** waive full off-site improvements.  
**DESIGN REVIEW** for a proposed single-family residential development on 2.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Eldorado Lane and west of Arville Street within Enterprise. MN/jud/cv (For possible action) **03/18/26 BCC**

Action: **APPROVE:** Waivers of Development Standards #1 limited to 50% of the lots  
**DENY:** Waivers of Development Standards #s 2  
**APPROVE:** Waivers of Development Standards #3  
**APPROVE:** Design Review  
**ADD** Comprehensive Planning condition

- Single story homes adjacent to established single story homes.
- Provide an advisory regarding allowed animals in a RNP neighborhood

Per staff if approved conditions  
Motion **PASSED** (5-0) /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.

A constituent asked how this development will affect septic.

IX. Next Meeting Date

The next regular meeting will be March 11, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:39 p.m.

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