



Enterprise Town Advisory Board

July 29, 2026

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.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.

Jennifer Leslie, 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 July 15, 2026 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for July 15, 2026.

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

IV. Approval of Agenda for July 29, 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:

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

1. UC-26-0350-SOUTHERN HIGHLANDS GOLF CLUB:
2. TM-26-500090-SOUTHERN HIGHLANDS GOLF CLUB:
3. PA-26-700030-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
4. ZC-26-0392-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
5. VS-26-0393-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:
6. WS-26-0394-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:
7. TM-26-500098-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:
10. VS-26-0398-MARY BARTSAS 7, LLC:
11. UC-26-0397-MARY BARTSAS 7, LLC:

Motion by David Chestnut

Action: **APPROVE** agenda for July 29, 2026, as amended

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

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Town Advisory Board members to participate in a meeting on August 20, 2026, at 10:00am with Clark County Public Works management to discuss priority topics in Enterprise. TAB representatives will be selected at the 8/12/26 meeting.

VI. Planning & Zoning

1. **UC-26-0350-SOUTHERN HIGHLANDS GOLF CLUB:**
USE PERMITS for the following: 1) multi-family residential development; 2) modified development standards.
DESIGN REVIEW for a multi-family residential development in conjunction with an existing golf course on a 1.7 acre portion of 8.05 acres in a C-2 (General Commercial District) Zone within the Southern Highlands Planned Community (PCO) Overlay. Generally located north of Robert Trent Jones Lane and west of Southern Highlands Parkway within Enterprise. JJ/bb/kh (For possible action) **08/05/26 BCC**

Motion by David Chestnut

Action: **DENY**

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

2. **TM-26-500090-SOUTHERN HIGHLANDS GOLF CLUB:**
TENTATIVE MAP consisting of 17 multi-family residential units and common lots on a 1.7 acre portion of 8.05 acres in a C-2 (General Commercial District) Zone within the Southern Highlands Planned Community (PCO) Overlay. Generally located north of Robert Trent Jones Lane and west of Southern Highlands Parkway within Enterprise. JJ/bb/kh (For possible action) **08/05/26 BCC**

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

3. **PA-26-700030-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) and Corridor Mixed-Use (CM) to Low-Intensity Suburban Neighborhood (LN) and Compact Neighborhood (CN) on a 14.92 acre portion of a 17.72 acre site. Generally located west of Dean Martin Drive (alignment) and south of Richmar Avenue within Enterprise. JJ/gc (For possible action) **08/18/26 PC**

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

4. **ZC-26-0392-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify a 14.92 acre portion of a 17.72 acre site from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Dean Martin Drive (alignment) and south of Richmar Avenue within Enterprise (description on file). JJ/gc (For possible action) **08/18/26 PC**

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

5. **VS-26-0393-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/rg/cv (For possible action) **08/18/26 PC**

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

6. **WS-26-0394-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** modify residential adjacency standards; and **3)** increase driveway entrance width for a private street.
DESIGN REVIEW for a single-family residential detached development on 14.92 acres in an RS10 (Residential Single-Family 10) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Dean Martin Drive and south of Richmar Avenue within Enterprise. JJ/rg/cv (For possible action) **08/18/26 PC**
- Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous
7. **TM-26-500098-ROOHANI KHUSROW FAMILY TRUST ET AL & ROOHANI KHUSROW TRS:**
TENTATIVE MAP for a 113 single-family residential lots and common lots on 14.92 acres in an RS10 (Residential Single-Family 10) zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Dean Martin Drive and south of Richmar Avenue within Enterprise. JJ/rg/cv (For possible action) **08/18/26 PC**
- Motion by David Chestnut
Action: **DENY**.
Motion **PASSED** (5-0) /Unanimous
8. **SDR-26-0407-SILVERADO RANCH PLAZA L L C**
SIGN DESIGN REVIEWS for the following: **1)** increase the area of electronic message unit, static sign; and **2)** increase the number of freestanding signs in conjunction with an existing shopping center on 25.59 acres in a CG (Commercial General) Zone. Generally located south of Silverado Ranch Boulevard and west of Eastern Avenue within Enterprise. MN/rg/cv (For possible action) **08/18/26 PC**
- Motion by Barris Kaiser
Action: **APPROVE**: Per staff if approved conditions
Motion **PASSED** (4-1) /Nay-Chestnut
9. **SDR-26-0395-KUM & GO, LLC**
SIGN DESIGN REVIEW to increase the height of freestanding signs in conjunction with a proposed gas station and retail store on 5.0 acres in a CG (Commercial General) Zone. Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive within Enterprise. JJ/hw/cv (For possible action) **08/19/26 BCC**
- Motion by David Chestnut
Action: **APPROVE** Sign Design Review 1a not to exceed 50 feet
DENY: Sign Design Review 1b and 1c
ADD Comprehensive Planning condition:
- Dean Martin Dr sign to be a 12-foot monument sign
- Per staff if approved conditions
Motion **PASSED** (5-0) /Unanimous

10. **VS-26-0398-MARY BARTSAS 7, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Ford Avenue and Pebble Road; and a portion of right-of-way being Ford Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/hw/cv (For possible action) **08/19/26 BCC**

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

11. **UC-26-0397-MARY BARTSAS 7, LLC:**
USE PERMITS for the following: **1)** expand the gaming enterprise district; and **2)** resort hotel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative driveway geometrics; and **2)** allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a proposed resort hotel on 4.75 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Ford Avenue within Enterprise. MN/hw/cv (For possible action) **08/19/26 BCC**

Motion by David Chestnut
Action: **APPROVE:** Use Permits
DENY: Waivers of Development Standards #1
APPROVE: Waivers of Development Standards #2
DENY: Design Review
Per staff if approved conditions
Motion **PASSED** (5-0) /Unanimous

12. **WS-26-0384-ZHENG DA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening width.
DESIGN REVIEW for modifications to a previously approved commercial building on 0.85 acres in a CN (Commercial Neighborhood) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/hw/xx (For possible action) **08/19/26 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition:
• **ADD** two architectural features on elevations facing residential
Per staff 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.

- None.

IX. Next Meeting Date

The next regular meeting will be August 12, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Checstnut

Action: **ADJOURN** meeting at 8:36 p.m.

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