



Enterprise Town Advisory Board

October 15, 2025

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah PRESENT Andy Toulouse PRESENT	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.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.

Brady Bernhart, 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 October 1, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as amended for October 1, 2025.

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

CORRECTIONS to draft Minutes for October 1, 2025:

3. **ET-25-400091 (UC-19-0465)-CHURCH THE ROCK:**

ADD Public Works - Development Review condition:

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

8. **SDR-25-0639-ZL II, LLC:**

ADD Comprehensive Planning condition:

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

11. **WS-25-0633-LANDBERG LAND INVESTORS LLC:**

ADD Comprehensive Planning condition:

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

IV. Approval of Agenda for October 15, 2025 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:

2. **TM-25-500161-DIAMOND FORD, LLC:** The applicant has requested a **HOLD** to no date certain:

Related applications:

4. ZC-25-0652-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
5. VS-25-0654-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
6. DR-25-0653-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

7. ZC-25-0661-CDC LAND, LLC SERIES D:
8. UC-25-0662-CDC LAND, LLC SERIES D:

9. ZC-25-0669-B & O INVESTMENT, LLC:
10. VS-25-0672-B & O INVESTMENT, LLC:
11. WS-25-0670-B & O INVESTMENT, LLC:

General Business item #2 will be heard before Planning and Zoning:

2. Receive a report and provide input regarding a proposed park located at the northwest corner of Pyle and Polaris. (discussion only)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

- **PARKTOBERFEST**

Commissioner Michael Naft and Silverado Ranch Community Center present
Parktoberfest.

Free Family Event

Bounce Houses, Carnival Games, Face Paint, Food trucks (*additional fee),

Movies at Dusk

October 25th 4-8PM

Silverado Ranch Park

9855 Gilespe St, Las Vegas 89183

702-455-6811 for more info

- **HOWLOWEEN, CALLING ALL PARTY ANIMALS FOR A HOWLINGGOOD TIME**

Pet-Costume Contest, Animal Adoptions, Vegan Dog Treats

Saturday, October 25,

2 pm to 4 pm,

Desert Bloom Park 8405 S Maryland Parkway,

Questions 702-455-3535

- **MONSTER MASH TRUNK OR TREAT**

Clark County Parks & Recreation and LVMPD Enterprise Area Command Present

DJ, Food trucks, and free candy

Free Entry

October 30, 5pm to 8:30 pm,

Crossing Church, 7950 W. Windmill Lane

General Business

2. Receive a report and provide input regarding a proposed park located at the northwest corner of Pyle and Polaris. (discussion only)

Parks and Recreation presented the current plan for a new park at Pyle and Polaris. The open house held at the Silverado Ranch Community Center allowed the public an opportunity to make input on the desired options for the new park.

The TAB had 2 concerns:

- Is the park large enough to meet the demands for the rapidly increasing residential density in area east of Decatur Blvd and North of Catus Ave?
- The primary access is from Polaris not Valley View.

VI. Planning & Zoning

1. **TM-25-500160-DIAMOND ARVILLE, LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 1.25 acres in IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Arville Street and south of Richmar Avenue (alignment) within Enterprise. JJ/my/cv (For possible action) **10/21/25 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

2. **TM-25-500161-DIAMOND FORD, LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 2.5 acres in an IL (Industrial Light) Zone. Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise. JJ/nai/cv (For possible action) **10/21/25 PC**

The applicant requested a **HOLD** to no date certain.

3. **WS-25-0610-HEAVENLY TRUST & STARRING TAMMY TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce and eliminate setbacks for existing accessory structures; **2)** increase fence/wall height; and **3)** allow lighting that is not shielded in conjunction with an existing single-family residence on 0.42 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Tenaya Way and south of Raven Avenue within Enterprise. JJ/my/cv (For possible action) **10/21/25 PC**

Motion by Barris Kaiser

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

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

4. **ZC-25-0652-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 5.00 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive (alignment) within Enterprise (description on file). JJ/gc (For possible action) **11/05/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

5. **VS-25-0654-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue (alignment) and Silverado Ranch Boulevard, and Dean Martin Drive (alignment) and Sultana Street (alignment) within Enterprise (description on file). JJ/mh/kh (For possible action) **11/05/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

6. **DR-25-0653-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
DESIGN REVIEW for a proposed gas station and retail store on a portion of 5.00 acres in a CG (Commercial General) Zone. Generally located north of Silverado Ranch Boulevard and east of Dean Martin Drive within Enterprise. JJ/mh/kh (For possible action) **11/05/25 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Provide a single access point off of Dean Martin Dr for all 5 acres parcel

Per staff conditions

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

7. **ZC-25-0661-CDC LAND, LLC SERIES D:**
ZONE CHANGE to reclassify a portion of 2.06 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located north of Gomer Road and east of Redwood Street within Enterprise (description on file). JJ/rk (For possible action) **11/05/25 BCC**

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

8. **UC-25-0662-CDC LAND, LLC SERIES D:**
USE PERMIT for a truck parking/staging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate access gate setbacks; **3)** eliminate parking; and **4)** waive full off-site improvements.
DESIGN REVIEW for a truck parking/staging and outdoor storage facility on 2.06 acres in an IL (Industrial Light) Zone. Generally located north of Gomer Road and east of Redwood Street within Enterprise. JJ/bb/kh (For possible action) **11/05/25 BCC**

Motion by Barris Kaiser
Action: **APPROVE:** Use Permit;
APPROVE: Waiver of Development Standards #s 1 and 2;
DENY: Waiver of Development Standards #3 and 4;
APPROVE: Design Review
ADD Comprehensive Planning condition:
• Add guard shack and waste enclosure.
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

9. **ZC-25-0669-B & O INVESTMENT, LLC:**
ZONE CHANGE to reclassify 2.38 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Gilespe Street within Enterprise (description on file). MN/rk (For possible action) **11/05/25 BCC**

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

10. **VS-25-0672-B & O INVESTMENT, LLC:**
VACATE AND ABANDON portion of a right-of-way being Windmill Lane located between Gilespe Street and Rancho Destino Road, and portion of a right-of-way being Gilespe Street located between Windmill Lane and Mesa Verde Lane within Enterprise (description on file). MN/bb/kh (For possible action) **11/05/25 BCC**

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

11. **WS-25-0670-B & O INVESTMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height;
2) reduce throat depth; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a proposed hotel on 2.38 acres in a CG (Commercial General) Zone.
Generally located north of Windmill Lane and west of Gilespe Street within Enterprise. MN/bb/kh
(For possible action) **11/05/25 BCC**

Motion by David Chestnut

Action: **DENY**

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

VII. General Business:

1. Nominate a representative and alternate for the 2026/2027 Community Development
Advisory Committee (CDAC). (For possible action)

Motion by David Chestnut

Action: **HOLD** to October 29, 2025, Enterprise TAB Meeting

Motion **PASSED** (4-0) /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 29, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:40 p.m.

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