



# Enterprise Town Advisory Board

May 28, 2025

## MINUTES

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|-------------------|---|---|
| Board Members     | David Chestnut, Chair <b>PRESENT</b><br>Kaushal Shah <b>PRESENT</b><br>Andy Toulouse <b>PRESENT</b>         | Barris Kaiser, Vice Chair <b>PRESENT</b><br>Chris Caluya <b>EXCUSED</b> |
| Secretary:        | Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>         |   |
| Current Planning: | Anthony Manor <a href="mailto:manora@clarkcountynv.com">manora@clarkcountynv.com</a> <b>PRESENT</b>         |   |
| County Liaison:   | Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>EXCUSED</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 6:00 p.m.

Matt Young, 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 May 14, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for May 14, 2025.

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

### IV. Approval of Agenda for May 28, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

2. VS-25-0324-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:
3. UC-25-0323-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:
  
4. VS-25-0330-WNDG, LLC:
5. UC-25-0329-WNDG, LLC:
  
6. ZC-25-0325-CHETAK DEVELOPMENT:
7. VS-25-0326-CHETAK DEVELOPMENT:
8. WS-25-0327-CHETAK DEVELOPMENT:
9. TM-25-500082-CHETAK DEVELOPMENT:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  
2. **Walk and Talk with Commissioner Naft**  
Join Commissioner Naft for a walk around Silverado Ranch Community Center's indoor track to discuss Clark County, its department and agencies, and any feedback you have about the neighborhood.  
Thursday, May 29, 9:00 a.m.  
Tuesday, June 24, 8:30 a.m.  
Wednesday, July 30, 9:00 a.m.

VI. Planning & Zoning

1. **VC-25-0283-ROSENTHAL FAMILY REVOCABLE LIVING TRUST & ROSENTHAL JAMIE & LENORA TRS:**  
**AMENDED VARIANCE** to reduce the rear and side setbacks (previously not notified) for an existing patio cover in conjunction with an existing single-family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the west side of Valley View Boulevard, 190 feet north of Royal Scots Avenue within Enterprise. JJ/nai/ (For possible action) **06/03/25 PC**  
  
Motion by David Chestnut  
Action: **APPROVE:**  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous
  
2. **VS-25-0324-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue and Rush Avenue (alignment) and between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/sd/cv (For possible action) **06/18/25 BCC**  
  
Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

3. **UC-25-0323-ZSKSMAZ TOWNSHIP FAMILY TRUST ETAL & MALIK UMER TRS:**  
**USE PERMIT** for a proposed mini-warehouse facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** modify buffering and screening; **3)** eliminate street landscaping; **4)** increase fill height; **5)** increase retaining wall; **6)** reduced driveway throat depth; and **7)** allow attached sidewalks.  
**DESIGN REVIEW** for a proposed mini-warehouse facility on 1.97 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Valley View Boulevard and Frias Avenue within Enterprise. JJ/sd/cv (For possible action) **06/18/25 BCC**

Motion by Barris Kaiser

Action: **APPROVE:** Use Permit;

**APPROVE:** Waivers of Development Standards #s 1, 2a, 4 and 5;

**DENY:** Waivers of Development Standards #s 2b, 2c, 2d, 3, 6, and 7;

**DENY:** Design Review

Per staff if approved conditions

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

4. **VS-25-0330-WNDG, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Starr Avenue and Neal Avenue, and between Parvin Street and I-15 within Enterprise (description on file). MN/jud/cv (For possible action) **06/18/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

5. **UC-25-0329-WNDG, LLC:**  
**USE PERMITS** for the following: **1)** mini-warehouse facility; and **2)** outdoor storage and display.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** modify buffering and screening along a freeway; and **3)** reduce driveway throat depth.  
**DESIGN REVIEW** for a proposed mini-warehouse facility with outdoor storage and display on 1.7 acres in a CG (Commercial General) Zone. Generally located on the north side of Neal Avenue and east of the I-15 within Enterprise. MN/jud/cv (For possible action) **06/18/25 BCC**

Motion by David Chestnut

Action: **APPROVE:** Use Permits;

**APPROVE:** Waivers of Development Standards #s 1 and 2;

**DENY:** Waivers of Development Standard #3;

**APPROVE:** Design review

Per staff if approved conditions

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

6. **ZC-25-0325-CHETAK DEVELOPMENT:**  
**ZONE CHANGE** to reclassify 1.86 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Cactus Avenue and the east side of Valley View Boulevard within Enterprise (description on file). JJ/rk (For possible action) **06/18/25 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

7. **VS-25-0326-CHETAK DEVELOPMENT:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Polaris Avenue (alignment) and between Cactus Avenue and Rush Avenue (alignment); a portion of right-of-way being Valley View Boulevard located between Cactus Avenue and Rush Avenue (alignment); and a portion of right-of-way being Cactus Avenue located between Valley View Boulevard and Polaris Avenue (alignment) within Enterprise (description on file). JJ/jud/cv (For possible action) **06/18/25 BCC**

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

8. **WS-25-0327-CHETAK DEVELOPMENT:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase maximum parking; **2)** increase retaining wall height; **3)** modify residential adjacency standards; and **4)** reduce the driveway approach distance.  
**DESIGN REVIEW** for the proposed expansion of an existing shopping center on 4.17 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Cactus Avenue and Valley View Boulevard within Enterprise. JJ/jud/cv (For possible action) **06/18/25 BCC**

Motion by Barris Kaiser  
Action: **APPROVE**  
**APPROVE:** Waivers of Development Standards #s 1 and 4;  
**DENY:** Waivers of Development Standard #s 2 and 3;  
**DENY:** Design review  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

9. **TM-25-500082-CHETAK DEVELOPMENT:**  
**TENTATIVE MAP** consisting of a 1 lot commercial subdivision on 4.17 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Cactus Avenue and Valley View Boulevard within Enterprise. JJ/jud/cv (For possible action) **06/18/25 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /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 citizen representing the Stop the Traffic Foundation briefed the foundation purpose:
  1. Increase awareness of child trafficking.
  2. To work with local authorities and groups to reduce child trafficking in Las Vegas.
  3. Noted Las Vegas has one of the highest child trafficking rates in the nation.

IX. Next Meeting Date

The next regular meeting will be June 11, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:04 p.m.

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