



Enterprise Town Advisory

April 15, 2026

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.gov PRESENT	

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.

Roxy Pais-Evia, 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 April 1, 2026

Motion by David Chestnut

Action: **APPROVE** Minutes as revised with correction to vote on adjournment vote being 4-0 for April 1, 2026

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

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

Motion by David Chestnut

Action: **APPROVE** as amended

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

Hear items 7 & 8 at beginning of Planning and Zoning

Related applications to be heard together:

4. VS-26-0134-FORD INDUSTRIAL 114, LLC:
5. UC-26-0133-FORD INDUSTRIAL 114, LLC:

7. WS-26-0148-DBAC, LLC:
8. TM-26-500038-DBAC, LLC:

9. VS-26-0163-LAS VEGAS COMMERCIAL INVESTMENTS, LLC:
10. UC-26-0164-LAS VEGAS COMMERCIAL INVESTMENTS, LLC:

11. ZC-26-0166-LOBEL TRUST & LOBEL STUART D. & MARY TRS:
12. VS-26-0168-LOBEL TRUST & LOBEL STUART D. & MARY TRS:
13. UC-26-0167-LOBEL TRUST & LOBEL STUART D & MARY TRS:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - None.

VI. Planning & Zoning

1. ET-26-400014 (WS-23-0121)-MEQ-CACTUS & RAINBOW, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce parking.

DESIGN REVIEW for a restaurant building with drive-thru services and retail building on a pad site on a 0.7 acre portion of a 5.5 acre shopping center in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/jl/cv (For possible action) **04/21/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

2. TM-26-500039-DIAMOND VALLEY VIEW LTD:

TENTATIVE MAP consisting of 1 industrial lot on 4.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Valley View Boulevard and north of Blue Diamond Road within Enterprise. MN/bb/kh (For possible action) **04/21/26 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

3. **TM-26-500040-KETHER, LLC:**

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 3.54 acres in a CG (Commercial General) Zone. Generally located south of Cactus Avenue and west of Rainbow Boulevard within Enterprise. JJ/nai/kh (For possible action) **04/21/26 PC**

Motion by Kaushal Shah

Action: **APPROVE** per staff conditions

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

4. **VS-26-0134-FORD INDUSTRIAL 114, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Cougar Avenue (alignment), and Dean Martin Drive and I-15 within Enterprise (description on file). JJ/sd/cv (For possible action) **04/22/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

5. **UC-26-0133-FORD INDUSTRIAL 114, LLC:**

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** security fencing; **3)** allow a non-decorative fence; **4)** increase maximum parking; **5)** allow an attached sidewalk; and **6)** modified driveway geometrics.

DESIGN REVIEW for outdoor storage on 1.14 acres in a CG (Commercial General) Zone. Generally located north of Ford Avenue and east of Dean Martin Drive within Enterprise. JJ/sd/cv (For possible action) **04/22/26 BCC**

Motion by David Chestnut

Action: **APPROVE** Use Permit

APPROVE Waiver Development Standards #4, 5 & 6a

APPROVE Design Review

DENY Waiver Development Standards #2 & 3

Applicant Withdrew Waiver Development #1 & 6b

ADD Comprehensive Planning Condition: Use non-asphalt concrete surface for the outdoor storage area

Per staff if approved conditions

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

6. **WS-26-0171-MENA, LEO A:**

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.07 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Bare Rabbit Court and north of Early Horizon Drive within Enterprise. JJ/ji/kh (For possible action) **05/05/26 PC**

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

7. **WS-26-0148-DBAC, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping. **DESIGN REVIEW** a proposed single-family residential development 8.69 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located west of Hinson Street and north of Maule Avenue within Enterprise. MN/nai/kh (For possible action) **05/06/26 BCC**

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

8. **TM-26-500038-DBAC, LLC:**

TENTATIVE MAP consisting of 16 single-family residential lots and common lots on 8.69 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located west of Hinson Street and north of Maule Avenue within Enterprise. MN/nai/kh (For possible action) **05/06/26 BCC**

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

9. **VS-26-0163-LAS VEGAS COMMERCIAL INVESTMENTS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and Rainbow Boulevard and Inspiration Drive; a portion of a right-of-way being Rainbow Boulevard located between Pebble Road and Blue Diamond Road; and a portion of right-of-way being Pebble Road located between Rainbow Boulevard and Inspiration Drive within Enterprise (description on file). JJ/rr/kh (For possible action) **05/06/26 BCC**

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

10. UC-26-0164-LAS VEGAS COMMERCIAL INVESTMENTS, LLC:

USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** modify residential adjacency standards; and **3)** allow modified driveway geometrics.

DESIGN REVIEW for a shopping center on 4.92 acres in a CG (Commercial General) Zone. Generally located south of Pebble Road and east of Rainbow Boulevard within Enterprise. JJ/rr/kh (For possible action) **05/06/26 BCC**

Motion by David Chestnut

Action: **DENY** Use Permit

APPROVE Waiver Development Standards #1 & 3

DENY Waiver Development Standards #2

DENY Design Review

ADD Comprehensive Planning Conditions: Add 3 architectural features to east elevations facing residential Design Review for future pad buildings and changes to plans

Per staff if approved conditions

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

11. ZC-26-0166-LOBEL TRUST & LOBEL STUART D. & MARY TRS:

ZONE CHANGE to reclassify 1.79 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Bermuda Road within Enterprise (description on file). MN/rk (For possible action) **05/06/26 BCC**

Motion by David Chestnut

Action: **DENY**

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

12. VS-26-0168-LOBEL TRUST & LOBEL STUART D. & MARY TRS:

VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Fairfield Avenue, and Windmill Lane and Mesa Verde Lane; a portion of a right-of-way being Bermuda Road located between Windmill Lane and Mesa Verde Lane; and a portion of a right-of-way being Windmill Lane located between Bermuda Road and Fairfield Avenue within Enterprise (description on file). MN/bb/kh (For possible action) **05/06/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

13. UC-26-0167-LOBEL TRUST & LOBEL STUART D & MARY TRS:

USE PERMIT for a gas station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified residential adjacency standards; **2)** reduce throat depth; and **3)** allow modified street standards.

DESIGN REVIEW for a commercial development consisting of a gas station, retail, and restaurant on 1.79 acres in a CG (Commercial General) Zone. Generally located north of Windmill Lane and west of Bermuda Road within Enterprise. MN/bb/kh (For possible action) **05/06/26 BCC**

Motion by David Chestnut

Action: **DENY**

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.

- Neighbor informed Enterprise Town Board Windmill east of Bermuda area is full of trash on the street and has been reported to county for clean-up. There are also sidewalks which have been patched with asphalt long after work was completed.

IX. Next Meeting Date

The next regular meeting will be April 29, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:56 p.m.

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