



Enterprise Town Advisory Board

January 28, 2026

MINUTES

Board Members	David Chestnut PRESENT Kaushal Shah PRESENT Andy Toulouse EXCUSED	Barris Kaiser TARDY 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 6:01 p.m.

Nairee Agulian, 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 Date (For possible action)

Motion by David Chestnut

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

Motion **PASSED** (3-0)/ 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** (3-0) /Unanimous

Related applications to be heard together:

1. PA-25-700057-CACTUS BERMUDA INVESTMENTS, LLC:
2. ZC-25-0883-CACTUS BERMUDA INVESTMENTS, LLC:
3. VS-25-0884-CACTUS BERMUDA INVESTMENTS, LLC:
4. WS-25-0885-CACTUS BERMUDA INVESTMENTS, LLC:

5. PA-25-700058-COUNTY OF CLARK(AVIATION):
6. ZC-25-0887-COUNTY OF CLARK(AVIATION):
7. UC-25-0875-REAL EQUITIES, LLC):
8. WS-25-0888-COUNTY OF CLARK (AVIATION):
9. TM-25-500216-COUNTY OF CLARK(AVIATION):

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Commissioner Michael Naft Presents Puppy Love, A family-friendly event celebrating animals. Saturday, February 7 from 2 pm to 4 pm at Silverado Ranch Park, 9855 Gilespe St. There will be vegan food and treats, animal adoptions and pet vendors. Any questions, please call 702-455-3535.
 - Commissioners Michael Naft and Justin Jones Present, Valentine's Day Park Clean Up Saturday, February 14, 10 AM-12PM, Nevada Trails Park 7075 W Mardon Ave.

VI. Planning & Zoning

1. **PA-25-700057-CACTUS BERMUDA INVESTMENTS, LLC:**
PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 1.69 acres. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise. MN/rk (For possible action) **02/17/26 PC**

Motion by David Chestnut

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

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

2. **ZC-25-0883-CACTUS BERMUDA INVESTMENTS, LLC:**
ZONE CHANGES to reclassify 1.69 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise (description on file). MN/rk (For possible action) **02/17/26 PC**

Motion by David Chestnut

Action: **APPROVE** Reduced to CN Zone District.

Per staff if approved conditions

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

3. **VS-25-0884-CACTUS BERMUDA INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Gillespie Street and Bermuda Road, and Cactus Avenue and Irvin Avenue; a portion of right-of-way being Cactus Avenue located between Gillespie Street and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Cactus Avenue and Irvin Avenue within Enterprise (description on file). MN/rg/cv (For possible action) **02/17/26 PC**

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

4. **WS-25-0885-CACTUS BERMUDA INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** modify residential adjacency standards; and **3)** alternative driveway geometrics. **DESIGN REVIEW** for a proposed commercial development (retail center) on 1.69 acres in a CG (Commercial General) Zone. Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise. MN/rg /cv (For possible action) **02/17/26 PC**

Motion by David Chestnut
Action: **APPROVE** Waivers of Development Standards #s 1 and 3
DENY Waivers of Development Standards # 2
DENY Design Review
ADD Comprehensive Planning conditions

- Operating hours are restricted to County Daylight Hours

Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

5. **PA-25-700058-COUNTY OF CLARK(AVIATION):**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 9.39 acres. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/gc (For possible action) **02/17/26 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

6. **ZC-25-0887-COUNTY OF CLARK(AVIATION):**
ZONE CHANGES for the following: **1)** reclassify 9.39 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise (description on file). JJ/gc (For possible action) **02/17/26 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

7. **VS-25-0886-COUNTY OF CLARK(AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Windmill Lane located between Cimarron Road and Gagnier Boulevard within Enterprise (description on file). JJ/hw/cv (For possible action) **02/17/26 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

8. **WS-25-0888-COUNTY OF CLARK (AVIATION):**
WAIVER OF DEVELOPMENT STANDARDS to increase driveway width.
DESIGN REVIEW for a proposed single-family residential development on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/hw/cv (For possible action) **02/17/26 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

9. **TM-25-500216-COUNTY OF CLARK(AVIATION):**
TENTATIVE MAP consisting of 57 single-family residential lots and common lots on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/hw/cv (For possible action) **02/17/26 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

10. **UC-25-0875-REAL EQUITIES, LLC:**
USE PERMITS for the following: **1)** avocational or vocational training facility; **2)** instruction or tutoring facility; **3)** emergency or urgent care; **4)** equipment rental or sales and services; **5)** parking lot; **6)** office; **7)** outdoor market; **8)** financial services; **9)** outdoor dining, drinking and cooking; **10)** live entertainment; **11)** banquet facility; **12)** vehicle maintenance or repair; and **13)** vehicle rental or sales in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone. Generally located north of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/jud/cv (For possible action) **02/17/26 PC**

Motion by David Chestnut
Action: **APPROVE** Use Permits # 1, 2, 3, 5, 6, 7, 8, 9, 10, and 11
DENY Use Permits # 4, 12, and 13
ADD Comprehensive Planning condition
 • Use Permit # 3 limited to urgent care only
Per staff if approved 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.

- None.

IX. Next Meeting Date

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

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:11 p.m.

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