



# Enterprise Town Advisory Board

March 11, 2026

## MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Kaushal Shah <b>PRESENT</b> Andy Toulouse <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Chris Caluya <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.gov">TLH@clarkcountynv.gov</a> <b>PRESENT</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.

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 February 25, 2026 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for February 25, 2026.

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

### IV. Approval of Agenda for March 11, 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:

3. PA-26-700007-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:
4. ZC-26-0086-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:
5. VS-26-0087-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:
6. WS-26-0088-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:
7. TM-26-500025-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:
  
9. VS-26-0102-COUNTY OF CLARK (AVIATION):
10. WS-26-0101-COUNTY OF CLARK (AVIATION):
11. TM-26-500026-COUNTY OF CLARK (AVIATION):
  
12. WC-26-400012 (ZC-23-0571)-I I5 MOUNTAIN, LLC:
13. VS-26-0104-I I5 MOUNTAIN, LLC:
14. UC-26-0105-I I5 MOUNTAIN, LLC:
15. TM-26-500027-I I5 MOUNTAIN, LLC:
20. ZC-26-0103-DECATUR SILVERADO INDUSTRIAL, LLC:
  
16. ZC-26-0098-185 BCC, LLC:
17. VS-26-0100-185 BCC, LLC:
18. UC-26-0099-185 BCC, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - Silverado Ranch Community Center Presents: Spring Speggtacular, Saturday, March 28, 2026, 3 pm – 6 p.m. at the Silverado Park, 9855 Gilesie St. Call 702-455-6811 for more information.  
Check in at the park to receive your egg hunt wristband. Wristbands are limited and are first come, first served.

VI. Planning & Zoning

1. **TM-26-500020-DIAMANTE CANYON, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 2.12 acres in an H-2 (General Highway Frontage) Zone. Generally located south of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/ji/kh (For possible action) **03/17/26 PC**

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

2. **ET-26-400007 (WS-23-0881)-STOLTMAN, THERESA LYNN:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for fences and walls in conjunction with a single-family residence on 1.03 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Chartan Avenue and west of Rancho Destino Road within Enterprise. MN/nai/kh (For possible action) **04/07/26 PC**

Motion by Barris Kaiser

Action: **APPROVE:**

**CHANGE** Comprehensive Planning bullet #1 to read;

- 1 year to complete building permits and inspection

Per staff conditions

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

3. **PA-26-700007-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.05 acres. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/gc (For possible action) **04/07/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

4. **ZC-26-0086-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:**  
**ZONE CHANGE** to reclassify 2.05 acres from an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise (description on file). JJ/gc (For possible action) **04/07/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

5. **VS-26-0087-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Spruce Bay Avenue (alignment), and Durango Drive and Cimarron Road within Enterprise (description on file). JJ/md/kh (For possible action) **04/07/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

6. **WS-26-0088-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA**

**TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase retaining wall height; **2)** reduce back of curb radius; and **3)** allow modified driveway design standards.

**DESIGN REVIEW** for a proposed single-family residential development on 2.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action) **04/07/26 PC**

Motion by David Chestnut

Action: **APPROVE:** Waivers of Development Standards #1.

**WITHDRAWN:** by the applicant Waivers of Development Standards #s 2 and 3a;

**DENY:** Waivers of Development Standards #s 3b and 3c

**DENY:** Design Review

**ADD** Comprehensive planning condition:

- Add 2 architectural features on elevations facing public roads.

Per staff if approved conditions

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

7. **TM-26-500025-PEACEFUL SUNDAYS TRUST & GRAHAM WILLIAM L JR & ONCHA**

**TRS:**

**TENTATIVE MAP** consisting of 18 single-family residential lots on 2.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action) **04/07/26 PC**

Motion by David Chestnut

Action: **DENY**

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

8. **WS-26-0076-LEE, NATHANIEL L & ROSITA MENDEGUARIN:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for a proposed addition in conjunction with an existing single-family residence on 0.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Sterling Creek Street and south of Rock Stream Lane within Enterprise. JJ/tpd/kh (For possible action) **04/07/26 PC**

Motion by David Chestnut

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

Motion **PASSED** (3-2) / NAY – Caluya and Shah

9. **VS-26-0102-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** a portion of a right-of-way being Capovilla Avenue located between Procyon Street and Valley View Boulevard, and a portion of right-of-way being Procyon Street located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/mh/kh (For possible action) **04/08/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

10. **WS-26-0101-COUNTY OF CLARK (AVIATION):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** waive Neighborhood Protection (RNP) Overlay standards; and **3)** waive off-site improvements.  
**DESIGN REVIEW** for a single-family residential development on 7.85 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located north of Warm Springs Road and east of Valley View Boulevard within Enterprise. MN/mh/kh (For possible action) **04/08/26 BCC**

Motion by David Chestnut

Action: **APPROVE**: Waivers of Development Standards #1 limited to 50% of the lots.

**APPROVE**: Waivers of Development Standards #s 2 and 3.

**APPROVE**: Design Review.

**ADD** Comprehensive Planning condition:

- Single-story homes abutting established single-story homes.

**DELETE**: Public Works - Development Review condition #3 and 5.

**ADD** Public Works - Development Review conditions:

- Capovilla Ave and Procyon St Ave to be developed to non-urban rural road standards.
- Provide a 5ft asphalt path along Capovilla Ave and Procyon St.

Per staff if approved conditions

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

11. **TM-26-500026-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 15 single-family residential lots on 7.85 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located north of Warm Springs Road and east of Valley View Boulevard within Enterprise. MN/mh/kh (For possible action) **04/08/26 BCC**

Motion by David Chestnut

Action: **APPROVE**

**DELETE**: Public Works - Development Review condition #3 and 5.

**ADD** Public Works - Development Review conditions:

- Capovilla Ave and Procyon St Ave to be developed to non-urban rural road standards.
- Provide a 5ft asphalt path along Capovilla Ave and Procyon St.

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

12. **WC-26-400012 (ZC-23-0571)-I I5 MOUNTAIN, LLC:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following: **1)** full off-site improvements; and **2)** Developer will place a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns for a previously approved office/warehouse and distribution center on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/rr/kh (For possible action) **04/08/26 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

13. **VS-26-0104-I I5 MOUNTAIN, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Serene Avenue and Gary Avenue and Decatur Boulevard and Arville Street; a portion of right-of-way being Meranto Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Richmar Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Ullom Drive located between Serene Avenue and Gary Avenue; a portion of right-of-way being Serene Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Decatur Boulevard located between Serene Avenue and Richmar Avenue; and a portion of right-of-way being Gary Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/rr/kh (For possible action) **04/08/26 BCC**

Motion by Barris Kaiser

Action: **DENY**

Motion **PASSED** (4-1) /NAY – Chestnut

14. **UC-26-0105-I I5 MOUNTAIN, LLC:**  
**USE PERMIT** for public utility structures (utility poles; public utility buildings and structures, including an electric substation; and aboveground utility lines located outside the existing aboveground utility corridor).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase structure height; **2)** eliminate and reduce street landscaping; **3)** eliminate parking area landscaping; **4)** reduce buffering and screening; **5)** increase retaining wall height; **6)** reduce gate setback; **7)** increase the parking aisle length; **8)** allow modified driveway standards; and **9)** waive full off-site improvements.  
**DESIGN REVIEW** for public utility structures, including a data center with electric substation and other ancillary structures; rerouted aboveground utility lines; and new utility poles on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/rr/kh (For possible action) **04/08/26 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

15. **TM-26-500027-I I5 MOUNTAIN, LLC:**  
**TENTATIVE MAP** consisting of 1 industrial lot on 55.10 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Serene Avenue and east of Decatur Boulevard within Enterprise. JJ/rr/kh (For possible action) **04/08/26 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

16. **ZC-26-0098-185 BCC, LLC:**  
**ZONE CHANGE** to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Gillespie Street within Enterprise (description on file). MN/rk (For possible action) **04/08/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

17. **VS-26-0100-185 BCC, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Windmill Lane located between Rancho Destino Road and Gilespe Street within Enterprise (description on file). MN/bb/kh (For possible action) **04/08/26 BCC**

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

18. **UC-26-0099-185 BCC, LLC:**  
**USE PERMITS** for the following: 1) recreational and entertainment facility; and 2) vehicle maintenance and repair.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce buffering and screening.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce buffering and screening.  
**DESIGN REVIEW** for a retail and office development with outdoor activity area on 0.92 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Gilespe Street within Enterprise. MN/bb/kh (For possible action) **04/08/26 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Comprehensive Planning condition.  
• Install a sound attenuation wall south of the dyno  
Per staff conditions  
Motion **PASSED** (5-0) /Unanimous

19. **WS-26-0094-NGUYEN DUNG T & METZ DAVID:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase fence/wall height; and 2) increase the number of driveways in conjunction with a single-family residence on 1.14 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) overlay. Generally located south of Chartan Avenue and west of Placid Street within Enterprise. MN/bb/kh (For possible action) **04/08/26 BCC**

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

20. **ZC-26-0103-DECATUR SILVERADO INDUSTRIAL, LLC:**  
**ZONE CHANGE** to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north and south of Richmar Avenue and east of Decatur Boulevard within Enterprise (description on file). JJ/gc (For possible action) **04/08/26 BCC**

Motion by Barris Kaiser  
Action: **DENY**  
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 April 1, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:38 p.m.

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