



Enterprise Town Advisory Board

May 27, 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 6:00 p.m.

Jamie Miller, 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 13, 2026 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for May 13, 2026.

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

IV. Approval of Agenda for May 27, 2026 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. PA-26-700017-HORIZON WEST HOMES, LLC:
3. ZC-26-0208-HORIZON WEST HOMES, LLC:
4. VS-26-0207-HORIZON WEST HOMES, LLC:
5. WS-26-0209-HORIZON WEST HOMES LLC:
6. TM-26-500053-HORIZON WEST HOMES LLC:

7. PA-26-700025-BELTWAY 101, LLC & BLUE 10, LLC:
8. ZC-26-0271-BELTWAY 101, LLC & BLUE 10, LLC:
9. VS-26-0272-BELTWAY 101, LLC & BLUE 10, LLC:
10. WS-26-0273-BELTWAY 101, LLC & BLUE 10, LLC:
11. TM-26-500070-BELTWAY 101, LLC & BLUE 10, LLC:

13. ZC-26-0260-NV NAP 6, LLC:
14. VS-26-0262-NV NAP 6, LLC:
15. WS-26-0261-NV NAP 6, LLC:
16. TM-26-500067-NV NAP 6, LLC:

17. ZC-26-0267-PARDEE HOMES NEVADA:
18. VS-26-0268-PARDEE HOMES NEVADA:
19. WS-26-0269-PARDEE HOMES NEVADA;
20. TM-26-500069-PARDEE HOMES NEVADA:

21. VS-26-0246-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROTRS:
22. WS-26-0275-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

23. WC-26-400031 (ZC-23-0729)-CENTURY COMMUNITIES NEVADA, LLC:
24. WC-26-400032 (TM-23-500152)-CENTURY COMMUNITIES NEVADA, LLC:

25. WC-26-400039 (ZC-1425-03)-HUDSON CAPITAL DEVELOPMENTS, LLC SERIES 1:
26. WS-26-0239-HUDSON CAPITAL DEVELOPMENTS, LLC SERIES 1:

Motion by David Chestnut

Action: APPROVE agenda for May 27, 2026, amended

Motion PASSED (4-0)/ Unanimous

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **BLOCK PARTY**
 - Commissioner Michael Naft and Silverado Ranch Community Center Presets
 - Block Party together for better
 - Our Block – Our Community – Our party
 - Crafts, Music, Showcase, Food
 - Saturday, May 30, 10A.M. – 12 P.M.
 - 9855 Gilespe St.

VI. Planning & Zoning

1. **TM-26-500063-MADISON PEBBLE, LLC:**

TENTATIVE MAP consisting of 1 industrial lot on 2.24 acres in an IP (Industrial Park) Zone. Generally located north of Pebble Road and east of Torrey Pines Drive within Enterprise. JJ/mh/cv (For possible action) **06/02/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

2. **PA-26-700017-HORIZON WEST HOMES, LLC:**

PLAN AMENDMENT to redesignate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 1.44 acres. Generally located east of Hualapai Way and north of Serene Avenue within Enterprise. JJ/rk (For possible action) **06/16/26 PC**

Motion by David Chestnut

Action: **DENY**

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

3. **ZC-26-0208-HORIZON WEST HOMES, LLC:**

ZONE CHANGE to reclassify 1.44 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located east of Hualapai Way and north of Serene Avenue within Enterprise (description on file). JJ/rk (For possible action) **06/16/26 PC**

Motion by David Chestnut

Action: **DENY**

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

4. **VS-26-0207-HORIZON WEST HOMES, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way and Conquistador Street and Oleta Avenue and Serene Avenue within Enterprise (description on file). JJ/hw/cv (For possible action) **06/16/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

5. **WS-26-0209-HORIZON WEST HOMES LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setbacks; 2) eliminate required open space; 3) allow attached sidewalks; 4) reduce street intersection off-set; 5) reduce curb return radius; and 6) reduce driveway separations.

DESIGN REVIEW for a single-family attached residential development on 1.44 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Hualapai Way and north of Serene Avenue within Enterprise. JJ/hw/cv (For possible action) **06/16/26 PC**

Motion by David Chestnut

Action: **DENY**

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

6. **TM-26-50 0 053-HORIZON WEST HOMES L L C:**

TENTATIVE MAP consisting of 14 single-family residential lots and common lots on 1.44 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Hualapai Way and north of Serene Avenue within Enterprise. JJ/hw/cv (For possible action) **06/16/26 PC**

Motion by David Chestnut

Action: **DENY**

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

7. **PA-26-700025-BELTWAY 101, LLC & BLUE 10, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 4.51 acres. Generally located north of Blue Diamond Road and west of Montessori Street (alignment) within Enterprise. JJ/gc (For possible action) **06/16/26 PC**

Motion by Barris Kaiser

Action: **DENY**

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

8. **ZC-26-0271-BELTWAY 101, LLC & BLUE 10, LLC:**

ZONE CHANGE to reclassify 4.51 acres from a CG (Commercial General) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located north of Blue Diamond Road and west of Montessori Street (alignment) within Enterprise (description on file). JJ/gc (For possible action) **06/16/26 PC**

Motion by Barris Kaiser

Action: **DENY**

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

9. **VS-26-0272-BELTWAY 101, LLC & BLUE 10, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and Belcastro Street and Montessori Street (alignment) within Enterprise (description on file). JJ/jam/cv (For possible action) **06/16/26 PC**

Motion by Barris Kaiser

Action: **DENY**

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

10. WS-26-0273-BELTWAY 101, LLC & BLUE 10, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce lot size; 3) increase retaining wall height; 4) eliminate parking area landscaping; 5) reduce street landscaping; and 6) allow modified driveway geometrics.

DESIGN REVIEW for a proposed single-family attached residential development on 4.51 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise. JJ/jam/cv (For possible action) **06/16/26 PC**

Motion by Barris Kaiser

Action: **DENY**

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

11. TM-26-500070-BELTWAY 101, LLC & BLUE 10, LLC:

TENTATIVE MAP consisting of 52 single-family residential lots and common lots on 4.51 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Blue Diamond Road and west of Montessouri Street (alignment) within Enterprise. JJ/jam/cv (For possible action) **06/16/26 PC**

Motion by Barris Kaiser

Action: **DENY**

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

12. ET-26-400040 (WS-23-0912)-DIAMOND RANCH I, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increase retaining wall height; 2) alternative parking lot landscaping; and 3) allow attached sidewalk.

DESIGN REVIEW for expansion of an existing plant nursery on 10.5 acres in an IP (Industrial Park) Zone. Generally located north of Blue Diamond Road and east of Lindell Road within Enterprise. JJ/jud/cv (For possible action) **06/17/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

13. ZC-26-0260-NV NAP 6, LLC:

ZONE CHANGE to reclassify 1.94 acres from an IL (Industrial Light) Zone to an IP (Industrial Park) Zone. Generally located east of Edmond Street and north of Warm Springs Road within Enterprise. (description on file). MN/md (For possible action) **06/17/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

14. VS-26-0262-NV NAP 6, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Decatur Boulevard and Warm Springs Road and Capovilla Avenue; a portion of a right-of-way being Edmond Street located between Capovilla Avenue and Warm Springs Road; and a portion of a right-of-way being Capovilla Avenue located between Edmond Street and Decatur Boulevard within Enterprise (description on file). MN/sd/cv (For possible action) **06/17/26 BCC**

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

15. WS-26-0261-NV NAP 6, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping (trees only); **2)** eliminate parking lot landscaping; **3)** increase retaining wall height; **4)** increase wall height; **5)** reduce access gate setback; **6)** allow an attached sidewalk; and **7)** modified driveway geometrics.

DESIGN REVIEW for a proposed data center facility on 8.99 acres in an IP (Industrial Park) Zone. Generally located east of Edmond Street and north of Warm Springs Road within Enterprise. MN/sd/cv (For possible action) **06/17/26 BCC**

Motion by David Chestnut
Action: **DENY** Waivers of Development Standards #1, 2, 4 and 6
APPROVE Waivers of Development Standards # 3, 5 and 7
DENY Design Review
Per staff if approved conditions.
Motion **PASSED** (4-0) /Unanimous

16. TM-26-500067-NV NAP 6, LLC:

TENTATIVE MAP consisting of 1 industrial lot on 8.99 acres in an IP (Industrial Light) Zone. Generally located east of Edmond Street and north of Warm Springs Road within Enterprise. MN/sd/cv (For possible action) **06/17/26 BCC**

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

17. ZC-26-0267-PARDEE HOMES NEVADA:

ZONE CHANGES for the following: **1)** reclassify 2.44 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located north of Agate Avenue and west of Warbonnet Way within Enterprise (description on file). JJ/md (For possible action) **06/17/26 BCC**

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

18. VS-26-0268-PARDEE HOMES NEVADA:

VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Raven Avenue (alignment), and Cimarron Road (alignment) and Warbonnet Way within Enterprise (description on file). JJ/jam/cv (For possible action) **06/17/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

19. WS-26-0269-PARDEE HOMES NEVADA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) increase fill.

DESIGN REVIEW for a proposed single-family residential subdivision on 2.44 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Agate Avenue and west of Warbonnet Way within Enterprise. JJ/jam/cv (For possible action) **06/17/26 BCC**

Motion by David Chestnut

Action: **Deny**

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

20. TM-26-500069-PARDEE HOMES NEVADA:

TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 2.44 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Agate Avenue and west of Warbonnet Way within Enterprise. JJ/jam/cv (For possible action) **06/17/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

21. VS-26-0246-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

VACATE AND ABANDON portions of right-of-way being Gary Avenue located between Polaris Avenue (alignment) and Sultana Street (alignment); a portion of right-of-way being Polaris Avenue (alignment) located between Richmar Avenue and Silverado Ranch Boulevard; a portion of right-of-way being Silverado Ranch Boulevard located between Polaris Avenue (alignment) and Dean Martin Drive; a portion of right-of-way being Richmar Avenue located between Polaris Avenue (alignment) and Dean Martin Drive; and a portion of right-of-way being Dean Martin Drive located between Gary Avenue (alignment) and Richmar Avenue within Enterprise (description on file). JJ/dd/cv (For possible action) **06/17/26 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

22. WS-26-0275-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements.

DESIGN REVIEW for subdivision design on 16.33 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Richmar Avenue and west of Dean Martin Drive within Enterprise. JJ/dd/cv (For possible action) **06/17/26 BCC**

Motion by Barris Kaiser

Action: **DENY**

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

23. WC-26-400031 (ZC-23-0729)-CENTURY COMMUNITIES NEVADA, LLC:

WAIVER OF CONDITIONS of a zone change requiring an arch culvert to be privately maintained by the Homeowners Association for a previously approved single-family residential development on 14.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Durango Drive and north of Agate Avenue within Enterprise. JJ/md/cv (For possible action) **06/17/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

24. WC-26-400032 (TM-23-500152)-CENTURY COMMUNITIES NEVADA, LLC:

WAIVER OF CONDITIONS of a tentative map requiring an arch culvert to be privately maintained by the Homeowners Association for a previously approved single-family residential development on 14.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Durango Drive and north of Agate Avenue within Enterprise. JJ/md/cv (For possible action) **06/17/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

25. WC-26-400039 (ZC-1425-03)-HUDSON CAPITAL DEVELOPMENTS, LLC SERIES 1:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) recording perpetual cross access, ingress/egress, and parking easements with the adjacent parcels to the east and west if they develop as commercial uses; and 2) a 10 foot wide intense landscape area along the west and south property lines adjacent to existing residential development for a previously approved commercial development on 0.98 acres in a CP (Commercial Professional) Zone. Generally located south of Windmill Lane and west of Bermuda Road within Enterprise. MN/jud/cv (For possible action) **06/17/26 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Provide cross access for lots to the east and west if compatible uses are developed

Per staff if approved conditions

Motion by David Chestnut

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

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

26. **WS-26-0239-HUDSON CAPITAL DEVELOPMENTS, LLC SERIES 1:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening standards; and 2) modify residential adjacency standards.

DESIGN REVIEW for site modifications to an existing commercial development on 0.98 acres in a CP (Commercial Professional) Zone. Generally located south of Windmill Lane and west of Bermuda Road within Enterprise. MN/jud/cv (For possible action) **06/17/26 BCC**

Motion by David Chestnut

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

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

VII. General Business: Review and revise two potential topics for selected Enterprise Town Advisory Board members to request to discuss at a meeting with Public Works Management (for possible action).

The topics update for the Public Works discussion was presented for review. A suggestion was made to send the TAB concerns to the Rural Alliance Advisory Committee when approved. The review will continue at the next Enterprise TAB meeting.

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 is concerned about the coordination between the BLM and the regional agencies that have land reservations. It is very difficult for individuals to ascertain the status of BLM land reservations. These reservations can greatly affect how a neighborhood is developed.

IX. Next Meeting Date

The next regular meeting will be June 10, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Dave Chestnut

Action: **ADJOURN** meeting at 8:41 p.m.

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

Advanced Planning for Additional/Expanded Arterials.

Enterprise is a rapidly expanding town.

- There is significant undeveloped land in Enterprise and possible expansion outside the disposal boundary.
- Enterprise includes approximately 15 sq miles outside the federal disposal boundary.
- There are significant connectivity barriers to road expansion.
- A plan is underway to add 15,000 affordable homes, most of which will be built in Enterprise.

Significant connectivity barriers:

- South of CC215, arterial roads are spaced every two miles.
- Interstate 15 limits east/west access.
- 4 Major Projects. 3 are active (Southern Highlands, Mountain's Edge and Rhodes Ranch), one failed (Pinnacle Peaks).
 - Arterial and collector roads have been removed from the transportation grid.
 - Enclosed subdivisions have vacated local roads for more homes.
 - Major projects' plans have not added sufficient road facilities to serve the public.
- South of CC 215, only three east/west arterials are available. All are not fully built out from I-15 to Fort Apache Rd.
 - UPRR tracks block or inhibit road development.
 - Geographic features, 12% or greater slopes block arterial and collector road development.

Enterprise Arterials:

- Current arterials in Enterprise are underdeveloped.
 - 2 of 3 developed arterials need to be fully built , including utilities' installation where needed.
 - Warn Springs Rd development is underway.
 - NDOT needs to further develop Blue Diamond Rd.
- Additional east-west conductivity needs to be added.
 - Robindale Rd. built out from Las Vegas Blvd to Durango Dr.
 - Work with NDOT for bridge across I-15
 - Work with UPRR for bridge across UPRR tracks
 - Windmill Ln build out from Valley View Blvd to Durango Dr.
 - Eliminate sawtooth sections.
 - Work with UPRR for bridge across UPRR tracks

- Pebble Ln expansion.
 - Work with NDOT for bridge across I-15.
 - Develop arterial standards from Las Vegas Blvd to Decatur Blvd.
 - Develop collector standards from Decatur Blvd to Lindell Rd.
 - Develop collector standards from Bronco St to Rainbow Blvd.
 - Develop arterial standards from Rainbow Blvd. to Hualapai Way.
- Additional North-south conductivity needs to be added.
 - Valley View Blvd from CC215 bridge to Somerset Hills Ave.
 - The land to the west of Valley View Rd is developing rapidly.
 - The intersection of Valley View and Silverado Ranch Blvd will need to be signalized.
 - The NV DMV facility will bring high volume of vehicles.

□

Update rural road standards.

- The Rural Road Standards, developed in 2001, no longer meet the needs of the RNP neighborhoods.
- The RTC local street design standard does not meet the needs of the RNP neighborhoods.
 - The local/collector street design restricts RNP activities.
 - The update RTC diagrams for rural roads.
- Desired RNP-NPO roads design characteristics:
 - Provide a safe path for pedestrians, bicycles and horses.
 - Provide drainage to prevent flooding.
 - Vehicle lanes reduced to 1 or 2 as a traffic mediation measure.
 - Provide other traffic mitigation to slow down cut-through and local traffic.
 - Consider the use of mini traffic circles.
 - What street/types of lighting is needed?
 - Access to water and sewer?