



# Enterprise Town Advisory Board

June 25, 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>PRESENT</b> |
| Secretary:      | Carmen Hayes 702-371-7991 <a href="mailto:chaves70@yahoo.com">chaves70@yahoo.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><br>Michelle Baert 702-455-5882 <a href="mailto:michelle.baert@clarkcountynv.gov">michelle.baert@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.

Tyler DeLorenzo, Current 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 June 11, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for June 11, 2025.

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

### IV. Approval of Agenda for June 25, 2025 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:

1. PA-25-700027-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
2. ZC-25-0427-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
3. VS-25-0428-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
4. WS-25-0429-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
5. TM-25-500101-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:
  
10. ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:
11. VS-25-0356-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:
12. WS-25-0357-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:
13. TM-25-500087-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:
  
14. ZC-25-0384-CUVA, JOHN A:
15. VS-25-0385-CUVA, JOHN AA:
16. DR-25-0386-CUVA, JOHN A:
17. TM-25-500092-CUVA, JOHN A:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - **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.  
Wednesday, July 30, 9:00 a.m.
  - **MANDATORY MICROCHIPS STARTING AUGUST 4, 2025**  
As part of the changes to CCC Title 10, effective August 4, 2025, each dog or cat over four months of age must be implanted with a microchip in accordance with CCC 10.08.070(b).

VI. Planning & Zoning

1. **PA-25-700027-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 7.04 acres. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/gc (For possible action) **07/15/25 PC**

Motion by Barris Kaiser

Action: **DENY**

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

2. **ZC-25-0427-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:**

**ZONE CHANGES** for the following: **1)** reclassify 7.04 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 Agate Avenue and west of Pioneer Way within Enterprise (description on file). JJ/gc (For possible action) **07/15/25 PC**

Motion by Barris Kaiser

Action: **DENY**

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

3. **VS-25-0428-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Pioneer Way and Agate Avenue and Blue Diamond Road; a portion of right-of-way being Agate Avenue located between Buffalo Drive and Pioneer Way within Enterprise (description on file). JJ/rg/cv (For possible action) **07/15/25 PC**

Motion by Barris Kaiser

Action: **DENY**

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

4. **WS-25-0429-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce rear setback; **2)** increase wall height; **3)** modified residential adjacency standards; **4)** reduce driveway separation; and **5)** reduce street intersection off-set.

**DESIGN REVIEW** for a single-family detached residential subdivision on 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/rg/cv (For possible action) **07/15/25 PC**

Motion by Barris Kaiser

Action: **DENY**

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

5. **TM-25-500101-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:**

**TENTATIVE MAP** consisting of 54 single-family residential lots and common lots on a 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/rg/cv (For possible action) **07/15/25 PC**

Motion by Barris Kaiser

Action: **DENY**

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

6. **UC-25-0395-REAL EQUITIES, LLC:**  
**USE PERMIT** to allow recreational or entertainment facility 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/jam/cv (For possible action) **07/15/25 PC**

Motion by David Chestnut

Action: **REQUEST** the application be returned to the Enterprise TAB on July 9, 2025, due to applicant-- no show

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

7. **WS-25-0413-KB HOME LAS VEGAS, INC.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase screen wall height in conjunction with an approved single-family residential development on a portion of 14.3 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Hinson Street and south of Richmar Avenue within Enterprise. JJ/sd/cv (For possible action) **07/15/25 PC**

Motion by David Chestnut

Action: **DENY**

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

8. **WS-25-0358-FINDLAY FAMILY PROPERTIES LIMITED PARTNERSHIP:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow on-site temporary construction activities; and **2)** waive full off-site improvements in conjunction with a temporary construction yard on 5.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Maule Avenue and west of Bronco Street within Enterprise. MN/jam/syp (For possible action) **07/16/25 BCC**

Motion by David Chestnut

Action: **REQUEST** the application be returned to the Enterprise TAB on July 9, 2025, due to applicant-- no show

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

9. **WS-25-0421-HAND PROPERTY HOLDING COMPANY:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate setbacks; **2)** eliminate building separation; and **3)** reduce throat depth.  
**DESIGN REVIEW** for modifications to a previously approved multi-family affordable senior housing development on 6.47 acres in a CR (Commercial Resort) Zone. Generally located south of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/hw/cv (For possible action) **07/16/25 BCC**

Motion by Chris Caluya

Action: **APPROVE** per staff conditions

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

10. **ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**AMENDED HOLDOVER ZONE CHANGE** to reclassify 2.50 acres from an RS10 (Residential Single-Family 10) Zone (previously notified as an R-D (Suburban Estates Residential) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single-Family Residential) Zone) for a future residential development. Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise (description on file). MN/al/syp (For possible action) **07/16/25 BCC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

11. **VS-25-0356-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Bermuda Road and Fairfield Avenue and Frias Avenue and Rush Avenue within Enterprise (description on file). MN/hw/cv (For possible action) **07/16/25 BCC**

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

12. **WS-25-0357-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify residential adjacency standards; and **2)** reduce off-site improvements (streetlights).  
**DESIGN REVIEW** for a proposed single-family detached residential development on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Bermuda Road and south of Frias Avenue within Enterprise. MN/hw/cv (For possible action) **07/16/25 BCC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

13. **TM-25-500087-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**TENTATIVE MAP** consisting of 10 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Bermuda Road and south of Frias Avenue within Enterprise. MN/hw/cv (For possible action) **07/16/25 BCC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

14. **ZC-25-0384-CUVA, JOHN A.:**  
**ZONE CHANGE** reclassify 3.98 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise (description on file). JJ/rk (For possible action) **07/16/25 BCC**

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

15. **VS-25-0385-CUVA, JOHN A.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cordite Road (alignment) and Cactus Avenue, and Rainbow Boulevard and Mopan Road (alignment); and a portion of right-of-way being Rainbow Boulevard located between Cordite Road (alignment) and Cactus Avenue within Enterprise (description on file). JJ/rg/cv (For possible action) **07/16/25 BCC**

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

16. **DR-25-0386-CUVA, JOHN A.:**  
**DESIGN REVIEW** for a single-family residential subdivision on 3.98 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/rg/cv (For possible action) **07/16/25 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Comprehensive Planning conditions:

- Add 2 additional architectural features to any elevations facing a public street

Per staff conditions  
Motion **PASSED** (5-0) /Unanimous

17. **TM-25-500092-CUVA, JOHN A.:**  
**TENTATIVE MAP** consisting of 31 single-family residential lots and common lots on 3.98 acres in an RS3.3 (Residential Single-Family) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/rg/cv (For possible action) **07/16/25 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff if approve conditions  
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 July 9, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 8:10 p.m.

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