



Enterprise Town Advisory Board

December 10, 2025

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah PRESENT Andy Toulouse PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.gov EXCUSED Jayson Dagher 702-455-6488 Jayson.dagher@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.

Steven DeMerritt, 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 November 25, 2025.

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

Related applications to be heard together:

1. WS-25-0787-TPG AG EHC SD MULTI STATE 1, LLC:
2. TM-25-500194-TPG AG EHC SD MULTI STATE 1, LLC:

5. VS-25-0781-CLARK BUILDINGS, LLC:
6. WS-25-0780-CLARK BUILDINGS, LLC:

7. ZC-25-0802-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:
8. VS-25-0803-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:
9. WS-25-0804-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL:

V. Informational Items

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

VI. Planning & Zoning

1. **WS-25-0787-TPG AG EHC SD MULTI STATE 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** increase fill height; and **3)** reduce gross lot area.
DESIGN REVIEW for a single-family residential development on 22.79 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Wigwam Avenue and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action) **01/06/26 PC**

Motion by Barris Kaiser

Action: **APPROVE**: Waivers of Development Standards # 1; terrace any combination of retaining and decorative wall exceeding 9 ft.

DENY: Waivers of Development Standards #s 2 and 3

DENY: Design Review

ADD Public Works - Development Review condition.

- Eliminate radius transition from public to private road on Cougar Ave.

Per staff if approved conditions

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

2. **TM-25-500194-TPG AG EHC SD MULTI STATE 1, LLC:**

TENTATIVE MAP consisting of 41 single-family lots and common lots on 22.79 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Wigwam Avenue and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action) **01/06/26 PC**

Motion by Barris Kaiser

Action: **DENY**

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

3. **DR-25-0783-RICHMAR 13, LLC:**

DESIGN REVIEW for alternative yards in conjunction with a previously approved single-family residential subdivision on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Richmar Avenue and west of Rosanna Street within Enterprise. JJ/mh/kh (For possible action) **01/07/26 BCC**

Motion by David Chestnut

Action: **APPROVE:** Design Review:

Per staff conditions

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

4. **UC-25-0794-DAG HOLDINGS, LLC:**

USE PERMIT for a batch plant.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase structure height;; **2)** waive full off-site improvements; **3)** reduce throat depth; and **4)** permit existing driveways where commercial curb return driveways are required.

DESIGN REVIEW for a batch plant and associated accessory structures on 5.00 acres in an IL (Industrial Light) Zone. Generally located south of Richmar Avenue and east of Redwood Street within Enterprise. JJ/mh/kh (For possible action) **01/07/26 BCC**

Motion by David Chestnut

Action: **APPROVE:** Use Permit:

APPROVE: Waivers of Development Standards #s 1, 2, 3 and 4

APPROVE: Design Review

CHANGE Public Works - Development Review bullet point #1 to read 3- year review for offsite Improvements and add Waiver for off-site improvements for Geary Avenue pending 3-year review

Per staff if approved conditions.

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

5. **VS-25-0781-CLARK BUILDINGS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Cougar Avenue and Ford Avenue, and Jones Boulevard and Westwind Road; and a portion of a right-of-way being Jones Boulevard located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/bb/kh (For possible action) **01/07/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

6. **WS-25-0780-CLARK BUILDINGS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** alternative driveway geometrics.

DESIGN REVIEW for a proposed office/warehouse building on 2.12 acres in an IL (Industrial Light) Zone. Generally located east of Jones Boulevard and south of Cougar Avenue within Enterprise. JJ/bb/kh (For possible action) **01/07/26 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

7. **ZC-25-0802-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL: ZONE CHANGE** to reclassify 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RM50 (Residential Multi-Family 50) Zone. Generally located east of Parvin Street (alignment) and south of Loretta Lane within Enterprise (description on file). MN/al (For possible action) **01/07/26 BCC**

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

8. **VS-25-0803-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL: VACATE AND ABANDON** easements of interest to Clark County located between Loretta Lane and Barbara Lane (alignment), and Rivero Street (alignment) and Parvin Street (alignment) within Enterprise (description on file). MN/rr/kh (For possible action) **01/07/26 BCC**

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

9. **WS-25-0804-SHEARING FAMILY TRUST & SHEARING ELLEN MIRIAM TRS ETAL: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce side street setback; **2)** reduce street landscaping; **3)** reduce parking area landscaping; and **4)** reduce throat depth.
DESIGN REVIEW for a proposed multi-family residential development on 5.00 acres in an RM50 (Residential Multi-Family 50) Zone.
Generally located north of Barbara Lane (alignment) and west of Parvin Street (alignment) within Enterprise. MN/rr/kh (For possible action) **01/07/26 BCC**

Motion by David Chestnut
Action: **APPROVE**: Waivers of Development Standards # 1, 3 and 4
WITHDRAWN: Waivers of Development Standards #2 by the applicant
APPROVE: Design Review
ADD Comprehensive Planning conditions

- Install a second elevator in each building
- Install 1 EV handicap parking spot by the western building

DELETE Public Works - Development Review bullet # 5
Per staff if approved conditions
Motion **PASSED** (4-1) / **NAY** - Kaiser

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 December 30, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by

Action: **ADJOURN** meeting at 7:26 p.m.

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