



# Enterprise Town Advisory Board

July 30, 2025

## MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Kaushal <b>EXCUSED</b> Andy Toulouse <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>EXCUSED</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.com">TLH@clarkcountynv.com</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.

Judith M. Rodriguez, Jason Allswang, 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 July 9, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for July 9, 2025.

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

### IV. Approval of Agenda for July 30, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested holds:

1. ZC-25-0454-BERMUDA INDUSTRIAL, LLC: The applicant has requested a **HOLD** to the August 27, 2025, Enterprise Town Board meeting.
2. VS-25-0455-BERMUDA INDUSTRIAL, LLC: The applicant has requested a **HOLD** to the August 27, 2025, Enterprise Town Board meeting.
3. WS-25-0456-BERMUDA INDUSTRIAL, LLC: The applicant has requested a **HOLD** to the August 27, 2025, Enterprise Town Board meeting.
4. TM-25-500111-BERMUDA INDUSTRIAL, LLC: The applicant has requested a **HOLD** to the August 27, 2025, Enterprise Town Board meeting.

Related applications to be heard together:

9. ZC-25-0487-PARADISE SPA OWNERS ASSN:
10. ZC-25-0490-PARADISE SPA OWNERS ASSN:
11. WS-25-0488-PARADISE SPA OWNERS ASSN:
12. PUD-25-0489-PARADISE SPA OWNERS ASSN:
13. TM-25-500121-PARADISE SPA OWNERS ASSN:
14. UC-25-0395-REAL EQUITIES, LLC: Will not be heard: Final Action occurred on UC-25-0395 at the 07/15/25 Planning Commission meeting

#### V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - **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).

Clark County Animal Protection Services has committed \$150,000.00 to bolster pet reunion efforts. To kickstart the program, the county has procured 10,000 microchips and has partnered with Hearts Alive Village, Heaven Can Wait, and the NSPCA to provide microchips for \$5. 00 to unincorporated Clark County residents.

#### VI. Planning & Zoning

1. **ZC-25-0454-BERMUDA INDUSTRIAL, LLC:**  
**ZONE CHANGE** to reclassify a 5.69 acre portion of a 10.89 acre site from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Placid Street and north of Hidden Well Road within Enterprise (description on file). MN/gc (For possible action) **08/06/25 BCC**

The applicant requested a **HOLD** to the August 27, 2025, Enterprise Town Board meeting

2. **VS-25-0455-BERMUDA INDUSTRIAL, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pilot Road and Hidden Well Road, and Placid Street and Bermuda Road; a portion of right-of-way being Placid Street located between Hidden Well Road and Pilot Road; a portion of right-of-way being Hidden Well Road located between Placid Street and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Pilot Road and Hidden Well Road within Enterprise (description on file). MN/rr/kh (For possible action) **08/06/25 BCC**

The applicant requested a **HOLD** to the August 27, 2025, Enterprise Town Board meeting

3. **WS-25-0456-BERMUDA INDUSTRIAL, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.

**DESIGN REVIEW** for a warehouse and distribution center on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action) **08/06/25 BCC**

The applicant requested a **HOLD** to the August 27, 2025, Enterprise Town Board meeting

4. **TM-25-500111-BERMUDA INDUSTRIAL, LLC:**

**TENTATIVE MAP** consisting of 1 industrial lot on 30.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hidden Well Road and west of Bermuda Road within Enterprise. MN/rr/kh (For possible action) **08/06/25 BCC**

The applicant requested a **HOLD** to the August 27, 2025, Enterprise Town Board meeting

5. **ET-25-400075 (WS-23-0078)-WOW BUILD CO ONE, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to increase the number of freestanding signs.

**DESIGN REVIEW** for a freestanding sign in conjunction with a proposed retail center on a 1.9 acre portion of 4.1 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and east of Durango Drive within Enterprise. JJ/hw/cv (For possible action) **08/19/25 PC**

Motion by Chris Caluya

Action: **APPROVE** per staff conditions

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

6. **UC-25-0471-NEW CHAPTER ENTERPRISES, LLC:**

**USE PERMIT** for a proposed gas station.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce driveway departure distance; **2)** reduce driveway approach distance; and **3)** reduce driveway throat depth.

**DESIGN REVIEW** for a proposed commercial center consisting of a gas station, vehicle wash, convenience store, and a smog check station on 3.60 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and west of Fort Apache Road within Enterprise. JJ/rg/cv (For possible action) **08/20/25 BCC**

Motion by David Chestnut

Action: **DENY**

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

7. **WS-25-0477-ROSHI 27, LLC & LEXILAND, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements on 15.75 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/sd/cv (For possible action) **08/20/25 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** (3-0) /Unanimous

8. **WS-25-0478-TFC MOUNTAINS EDGE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce drive-thru separation; and 2) modify buffering and screening.  
**DESIGN REVIEW** for a commercial development on 3.88 acres in a CG (Commercial General) Zone. Generally located south of Mountains Edge Parkway and west of Rainbow Boulevard within Enterprise. JJ/rg/cv (For possible action) **08/20/25 BCC**

Motion by David Chestnut  
Action: **APPROVE** Waivers of Development Standards # 1;  
**WITHDRAWN** Waivers of Development Standards # 2 by the applicant.  
**APPROVE** Desing Review.  
**ADD** Comprehensive Planning conditions:

- Install an 8-foot Sound Attenuation Wall from the northern elevation of building A to the northern property line
- Install an 8-foot Sound Attenuation Wall from the southern elevation of building A to the northern end of the day care center parking lot

Per staff if approved conditions  
Motion **PASSED** (3-0) /Unanimous

9. **ZC-25-0487-PARADISE SPA OWNERS ASSN:**  
**ZONE CHANGE** to reclassify 28.08 acres from an RM18 (Residential Multi-Family 18) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise (description on file). MN/rk (For possible action) **08/20/25 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous

10. **VS-25-0490-PARADISE SPA OWNERS ASSN:**  
**VACATE AND ABANDON** a portion of right-of-way being Las Vegas Boulevard South located between Serene Avenue and Richmar Avenue; a portion of right-of-way being Serene Avenue located between Las Vegas Boulevard South and Haven Street; a portion of right-of-way being Haven Street located between Serene Avenue and Richmar Avenue; and a portion of right-of-way being Richmar Avenue located between Las Vegas Boulevard South and Haven Street within Enterprise (description on file). MN/hw/cv (For possible action) **08/20/25 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0) /Unanimous

11. **WS-25-0488-PARADISE SPA OWNERS ASSN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce driveway width; **2)** eliminate curb return separation; **3)** reduce call box throat depth; **4)** allow non-standard improvements in the right-of-way; and **5)** reduce street width in conjunction with a proposed single-family residential development on 28.08 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action) **08/20/25 BCC**

Motion by David Chestnut

Action: **APPROVE** Waivers of Development Standards #s 1, 3, 4 and 5  
**APPROVE** Waivers of Development Standards # 2 for lots 30 and 164 only  
Per staff if approved conditions  
Motion **PASSED** (3-0) /Unanimous

12. **PUD-25-0489-PARADISE SPA OWNERS ASSN:**  
**PLANNED UNIT DEVELOPMENT** for a 275 lot single-family attached and detached residential development with modified development standards on 28.08 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action) **08/20/25 BCC**

Motion by David Chestnut

Action: **APPROVE** Planned Unit Development;  
**ADD** Comprehensive Planning condition:

- Install emergency access gates on the stub streets adjacent to Serene Ave

Per staff if approved conditions  
Motion **PASSED** (3-0) /Unanimous

13. **TM-25-500121-PARADISE SPA OWNERS ASSN:**  
**TENTATIVE MAP** consisting of 275 single-family lots and common lots on 28.08 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action) **08/20/25 BCC**

Motion by David Chestnut

Action: **APPROVE**  
Per staff if approved conditions  
Motion **PASSED** (3-0) /Unanimous

14. **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) **08/20/25 BCC**

NOTE: Final Action occurred on UC-25-0395 at the 07/15/25 Planning Commission meeting. This item is being added to the TAB agenda as a formality, since it was held date specific at the last TAB meeting

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.

A resident asked what the Las Vegas Blvd frontage will look like for the new development on the Paradise Spa site.

IX. Next Meeting Date

The next regular meeting will be August 13, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:42 p.m.

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