



Enterprise Town Advisory Board

August 13, 2025

MINUTES

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

Matt Young, 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 July 30, 2025 (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** Minutes as published for July 30, 2025

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

IV. Approval of Agenda for August 13, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** as 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)

- Please join Commissioner Justin Jones and Clark County for the Grand Opening Celebration of Fire Station 39.

There will be a free pancake breakfast, music, firefighter demonstrations, vendors, kids' activities, and dunking Fire Chief Samuels and County Commissioner Jones.

Saturday August 16, 2025

9 am to 12 pm

6855 Raven Ave Las Vegas, NV 89113

VI. Planning & Zoning

1. **VS-25-0504-WOW BUILD CO ONE, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Cimarron Road, and between Blue Diamond Road and Bob Fisk Avenue within Enterprise (description on file). JJ/nai/kh (For possible action) **09/02/25 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

2. **WS-25-0476-MACKOVSKI ALEXANDER:**

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a previously approved single-family residential subdivision on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Agate Avenue and west of Monte Cristo Way within Enterprise. JJ/r/r/kh (For possible action) **09/02/25 PC**

Motion by Chris Caluya

Action: **APPROVE** per staff conditions

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

3. **WS-25-0496-PATEL, AMARATBHAI R. & MANORAMABEN:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** allow a non-decorative wall along a street in conjunction with a proposed single-family residence on 1.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Gilespe Street and north of Wigwam Avenue within Enterprise. MN/my/kh (For possible action) **09/02/25 PC**

Motion by Barris Kaiser

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

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

4. **PA-25-700030-DM PYLE 2.50, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 2.50 acres. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/gc (For possible action) **09/02/25 PC**

Motion by Chris Caluya

Action: **DENY**

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

5. **ZC-25-0513-DM PYLE 2.50, LLC:**
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise (description on file). JJ/gc (For possible action) **09/02/25 PC**

Motion by Chris Caluya

Action: **DENY**

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

6. **VS-25-0514-D M PYLE 2 50 LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Haleh Avenue, and Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/md/kh (For possible action) **09/02/25 PC**

Motion by Chris Caluya

Action: **DENY**

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

7. **WS-25-0515-D M PYLE 2 50, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** reduce back of curb radius.
DESIGN REVIEW for a proposed single-family residential development on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/md/kh (For possible action) **09/02/25 PC**

Motion by Chris Caluya

Action: **DENY**

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

8. **TM-25-500127-DM PYLE 2 50, LLC:**
TENTATIVE MAP consisting of 16 lots and common lots on 2.50 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/md/kh (For possible action) **09/02/25 PC**

Motion by Chris Caluya

Action: **DENY**

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

9. **PA-25-700031-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) and Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 12.68 acre portion of a 20.83 acre site. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/gc (For possible action) **09/02/25 PC**

Motion by Kaushal Shah

Action: **DENY**

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

10. **ZC-25-0517-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: ZONE CHANGES** for the following: **1)** reclassify a 12.68 acre portion of a 20.83 acre site from an RS20 (Residential Single-Family 20) Zone and an RS3.3 (Residential Single-Family 3.3) Zone to an RS2 (Residential Single-Family 2) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise (description on file). JJ/gc (For possible action) **09/02/25 PC**

Motion by Kaushal Shah

Action: **DENY**

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

11. **VS-25-0518-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue and Cactus Avenue, and Valley View Boulevard and Hinson Street; and a portion of a right-of-way being Valley View Boulevard located between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/md/kh (For possible action) **09/02/25 PC**

Motion by Kaushal Shah

Action: **DENY**

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

12. **WS-25-0519-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback. **DESIGN REVIEW** for a proposed single-family residential development on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/md/kh (For possible action) **09/02/25 PC**

Motion by Kaushal Shah

Action: **DENY**

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

13. **TM-25-500128-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: TENTATIVE MAP** consisting of 111 single-family residential lots and common lots on a 12.68 acre portion of a 20.83 acre site in an RS2 (Residential Single-Family 2) Zone. Generally located west of Valley View Boulevard and north of Cactus Avenue within Enterprise. JJ/md/kh (For possible action) **09/02/25 PC**

Motion by Kaushal Shah

Action: **DENY**

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

14. **ET-25-400078 (ZC-23-0233)-WIGWAM-PARVIN LIMITED PARTNERSHIP:**
USE PERMIT FIRST EXTENSION OF TIME for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce throat depth.
DESIGN REVIEWS for the following: **1)** multi-family residential development for senior housing; and **2)** alternative parking lot landscaping on 3.43 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located east of Southern Highlands Parkway and south of Dancing Winds Place (alignment) within Enterprise. JJ/rp/kh (For possible action) **09/03/25 BCC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous
15. **VS-25-0508-NEW CHINATOWN INVESTMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue (alignment) and Wigwam Avenue, and between Rainbow Boulevard and Montessori Street within Enterprise (description on file). JJ/mh/kh (For possible action) **09/03/25 BCC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous
16. **WS-25-0507-NEW CHINATOWN INVESTMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; and **2)** alternative driveway geometrics.
DESIGN REVIEW for a proposed shopping center on 5.0 acres in a CG (Commercial General) Zone. Generally located north of Wigwam Avenue and west of Rainbow Boulevard within Enterprise. JJ/mh/kh (For possible action) **09/03/25 BCC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
ADD Comprehensive Planning Condition: Eliminate two parking spaces northwest in front of Building A
- Motion **PASSED** (4-0) /Unanimous
17. **ZC-25-0447-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
ZONE CHANGE to reclassify 4.37 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise (description on file). MN/gc (For possible action) **09/03/25 BCC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

18. **VS-25-0448-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and Buffalo Drive and Pioneer Way; a portion of a right-of-way being Warm Springs Road located between Buffalo Drive and Pioneer Way; and a portion of right-of-way being Pioneer Way located between Warm Springs Road and Eldorado Lane within Enterprise (description on file). MN/md/kh (For possible action) **09/03/25 BCC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
ADD Comprehensive Planning Condition: 5 foot easement for landscaping behind the sidewalk on all lots on Pioneer
Motion **PASSED** (4-0) /Unanimous
19. **WS-25-0449-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEW for a proposed single-family residential development on 4.37 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/md/kh (For possible action) **09/03/25 BCC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
ADD Comprehensive Planning Conditions:
 - 5 ft easement for landscaping behind the sidewalk on all lots on Pioneer
 - Ass 2 architectural features in addition to plans presented for elevations along Warm Spring Road.Motion **PASSED** (4-0) /Unanimous
20. **TM-25-500108-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
TENTATIVE MAP consisting of 43 single-family residential lots and common lots on 4.37 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/md/kh (For possible action) **09/03/25 BCC**
- Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
ADD Comprehensive Planning Condition: 5 ft easement for landscaping behind the sidewalk on all lots on Pioneer
Motion **PASSED** (4-0) /Unanimous
21. **ZC-25-0531-MCNAMARA, ROBERT THOMAS & DELIA JO:**
ZONE CHANGE to reclassify 1.03 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise (description on file). MN/jgh (For possible action) **09/03/25 BCC**
- Motion by Chris Caluya
Action: **DENY**
Motion **PASSED** (3-1) /NAY - Kaiser

22. **WS-25-0532-MCNAMARA, ROBERT THOMAS & DELIA JO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a non-decorative fence along a street; **2)** increase fence height; **3)** eliminate and reduce buffering and screening; **4)** modify residential adjacency standards; **5)** reduce drive aisle width; **6)** reduce throat depth; and **7)** waive full off-site improvements.
DESIGN REVIEW for a proposed office development on 1.03 acres in a CP (Commercial Professional) Zone. Generally located east of Giles Street and north of Ford Avenue within Enterprise. MN/md/kh (For possible action) **09/03/25 BCC**

Motion by Chris Caluya

Action: **DENY**

Motion **PASSED** (3-1) /**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 August 27, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Barris Kaiser

Action: **ADJOURN** meeting at 7:59 p.m.

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