



# Enterprise Town Advisory Board

November 12, 2025

## MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Kaushal Shah <b>PRESENT</b> Andy Toulouse <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</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.

Lorna Phegley and Joelene Isfalt, 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 October 29, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for October 29, 2025.

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

### IV. Approval of Agenda for November 12, 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:

2. VS-25-0696-ROSHI 27, LLC & LEXILAND, LLC:
3. UC-25-0695-ROSHI 27, LLC & LEXILAND, LLC:
  
6. PA-25-700044-LAS VEGAS PAVING CORP:
7. ZC-25-0726-LAS VEGAS PAVING CORP;
8. VS-25-0728-H D OLETA, LLC:
9. WS-25-0727-H D OLETA, LLC:
  
10. PA-25-700046-NEW CHINATOWN DEVELOPMENT, LLC:
11. ZC-25-0741-NEW CHINATOWN DEVELOPMENT, LLC:
12. VS-25-0742-NEW CHINATOWN DEVELOPMENT LLC:
13. WS-25-0743-NEW CHINATOWN DEVELOPMENT, LLC:

V. Informational Items

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

VI. Planning & Zoning

1. **UC-25-0706-MEQ-BD & D II, LLC:**  
**USE PERMITS** for the following: **1)** vehicle maintenance and repair; and **2)** outdoor dining, drinking and cooking.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modified residential adjacency standards; and **2)** reduced buffering and screening.  
**DESIGN REVIEW** for modification to an approved commercial development on 3.76 acres in a CG (Commercial General) Zone. Generally located north of Blue Diamond Road and west of Durango Drive within Enterprise. JJ/sd/cv (For possible action) **11/18/25 PC**

Motion by David Chestnut

Action: **APPROVE:** Use Permits 1 and 2;

**APPROVE:** Waivers of Development Standards #1

**WITHDRAWN:** Waivers of Development Standards #2 by the applicant;

**APPROVE:** Design Review:

**ADD** Comprehensive Planning condition:

- Install a 5-foot sound attenuating wall on the east and north sides of the drive through lane for building E.

Per staff if approved conditions

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

2. **VS-25-0696-ROSHI 27, LLC & LEXILAND, LLC:**  
**VACATE AND ABANDON** portion of a right-of-way being Cactus Avenue located between Schirlls Street and Hinson Street; portion of a right-of-way being Schirlls Street located between Cactus Avenue and Rush Avenue (alignment); and easements of interest to Clark County located between Cactus Avenue and Rush Avenue (alignment), and Schirlls Street and Hinson Street within Enterprise (description on file). JJ/sd/cv (For possible action) **11/18/25 PC**

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

3. **UC-25-0695-ROSHI 27, LLC & LEXILAND, LLC:**  
**USE PERMIT** for an emergency care facility.  
**DESIGN REVIEW** for an emergency care facility on 2.03 acres in an RS20 (Residential Single-Family) Zone. Generally located north of Cactus Avenue and east of Schirlls Street within Enterprise. JJ/sd/cv (For possible action) **11/18/25 PC**

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

4. **VS-25-0708-NV LAS DEC, LLC:**  
**AMENDED VACATE AND ABANDON** easements of interest to Clark County located between Maule Avenue and Badura Avenue, and Rainbow Boulevard and Redwood Street (previously not notified); and a portion of right-of-way being Redwood Street located between Maule Avenue and Badura Avenue within Enterprise (description on file). MN/rp/cv (For possible action) **11/18/25 PC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

5. **DR-25-0733-ASSOCIATION BUDDHIST CENTER USA, INC.:**  
**DESIGN REVIEW** for a proposed place of worship on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Buffalo Drive and north of Wigwam Avenue within Enterprise. JJ/r/r/kh (For possible action) **12/02/25 PC**

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

6. **PA-25-700044-LAS VEGAS PAVING CORP:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Open Lands (OL) to Industrial Employment (IE) on 7.50 acres. Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise. JJ/gc (For possible action) **12/02/25 PC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-1) /Toulouse - ABSTAIN

7. **ZC-25-0726-LAS VEGAS PAVING CORP:**  
**ZONE CHANGE** to reclassify a 6.33 acre portion of a 7.50 acre site from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise (description on file). JJ/gc (For possible action) **12/02/25 PC**
- Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-1) /Toulouse - ABSTAIN
8. **VS-25-0728-H D OLETA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between El Camino Road and Jones Boulevard and Oleta Avenue and Serene Avenue and a portion of a right-of-way being Oleta Avenue located between El Camino Road and Jones Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action) **12/02/25 PC**
- Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-1) /Toulouse - ABSTAIN
9. **WS-25-0727-H D OLETA, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; **2)** waive full off-site improvements; and **3)** driveway geometrics  
**DESIGN REVIEW** for a proposed office/warehouse complex on 7.40 acres in an IL (Industrial Light) Zone. Generally located south of Oleta Avenue and west of Jones Boulevard within Enterprise. JJ/rr/kh (for possible action) **12/02/25 PC**
- Motion by David Chestnut  
Action: **APPROVE:** Waivers of Development Standards;  
**DENY:** Design Review.  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Toulouse-ABSTAIN
10. **PA-25-700046-NEW CHINATOWN DEVELOPMENT, LLC:**  
**PLAN AMENDMENT** to redesignate the land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 7.06 acres. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise. JJ/rk (For possible action) **12/02/25 PC**
- Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-1)/Chestnut-NAY
11. **ZC-25-0741-NEW CHINATOWN DEVELOPMENT, LLC:**  
**ZONE CHANGE** to reclassify 7.06 acres from an IP (Industrial Park) Zone to a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise (description on file). JJ/rk (For possible action) **12/02/25 PC**
- Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-1) /Chestnut - Nay

12. **VS-25-0742-NEW CHINATOWN DEVELOPMENT LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Serene Avenue, and Santa Margarita Street and Redwood Street; a portion of a right-of-way being Santa Margarita Street located between Blue Diamond Road and Serene Avenue; and a portion of right-of-way being Redwood Street located between Blue Diamond Road and Serene Avenue within Enterprise (description on file). JJ/md/cv (For possible action) **12/02/25 PC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-1) /Chestnut - Nay

13. **WS-25-0743-NEW CHINATOWN DEVELOPMENT, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.  
**DESIGN REVIEW** for a proposed shopping center on 7.06 acres in a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise. JJ/md/kh (For possible action) **12/02/25 PC**

Motion by Barris Kaiser  
Action: **APPROVE**  
**ADD** Comprehensive Planning conditions:  
• **ADD** 3 architectural features on Buildings A, B and E elevations facing public roads  
Per staff conditions  
Motion **PASSED** (4-1) /Chestnut - Nay

14. **ET-25-400109 (UC-21-0188)-REMINGTON UTE, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: **1)** convenience store; **2)** gasoline station; **3)** vehicle wash; **4)** reduce the separation from a proposed convenience store to a residential use; **5)** reduce the separation from a proposed gasoline station to a residential use; **6)** reduce the setback from a convenience store to a section line road; and **7)** reduce the setback from a gasoline station to a section line road.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative driveway geometrics; **2)** reduce driveway approach distances; **3)** reduce driveway departure distances; and **4)** reduce vehicle wash separation from residential.  
**DESIGN REVIEWS** for the following: **1)** convenience store; **2)** gasoline station (fuel canopy); **3)** vehicle wash; **4)** restaurant and drive-thru; **5)** retail buildings; **6)** finished grade; and **7)** alternative parking lot landscaping on 2.5 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Decatur Boulevard within Enterprise. JJ/bb/kh (For possible action) **12/03/25 BCC**

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

15. **ET-25-400114 (WS-23-0470)-BELTWAY BUSINESS PARK WAREHOUSE NO 5, LLC: WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** alternative driveway geometrics; and **2)** loading area with roll-up doors not adequately screened from view.  
**DESIGN REVIEWS** for the following: **1)** warehouse; and **2)** finished grade in conjunction with a warehouse building on 2.4 acres in an IP (Industrial Park) Zone. Generally located south of Badura Avenue and east of Jones Boulevard within Enterprise. MN/bb/kh (For possible action) **12/03/25 BCC**

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

16. **ZC-25-0735-INTOUCH CREDIT UNION: ZONE CHANGE** to reclassify 1.20 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located west of Cimarron Road and south of Blue Diamond Road within Enterprise (description of file). JJ/gc (For possible action) **12/03/25 BCC**

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

VII. General Business:

1. Confirm the December 30, 2025, Enterprise Town Board meeting date with the Town board members. (for possible action)  
Motion by David Chestnut  
Action: **APPROVE** confirmation for Enterprise Town Board meeting on Tuesday, December 30, 2025.  
Motion **PASSED** (5-0) /Unanimous

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 Tuesday, November 25, 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** (5-0) /Unanimous