



Enterprise Town Advisory Board

June 11, 2025

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah EXCUSED Andy Toulouse EXCUSED	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.com EXCUSED Jayson Dagher JaysonDagher@clarkcountynv.gov.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.

Brady Bernhardt, Jamie Miller 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 May 28, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for May 28, 2025.

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

IV. Approval of Agenda for June 11, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

4. PA-25-700025-CHAI SS24, LLC:
5. ZC-25-0366-CHAI SS24, LLC:
6. VS-25-0367-CHAI SS24, LLC:
7. WS-25-0368-CHAI SS24, LLC:
8. TM-25-500088-CHAI SS24, LLC:

9. PA-25-700026-KENDALL MITCHELL & IRMA:
10. ZC-25-0388-KENDALL MITCHELL & IRMA:
11. WS-25-0389-KENDALL MITCHELL & IRMA:

13. VS-25-0383-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:
14. UC-25-0382-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:

15. ZC-25-0350-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
16. VS-25-0352-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
17. WS-25-0351-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
18. TM-25-500086-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

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.

Tuesday, June 24, 8:30 a.m.
Wednesday, July 30, 9:00 a.m.
 - **MOVIE FESTIVAL IN THE PARK**

Commissioner Justin Jones and LVMPD office of community engagement present movie festival in the park. Join us for an unforgettable night of Music, Food, Local Vendors, Polynesian Dances, a special performance by American Idol Contestant Isaiah Misailegalu, and a showing of Moana 2 starting at 7:30 PM!

JUNE 14 AT BATTLE BORN PARK
(9959 S LINDELL RD)
5PM-10PM
 - **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. **SC-25-0370-JEN HOLDCO 23, LLC:**
STREET NAME CHANGE to name an unnamed road to Highlands Ridge Trail. Generally located south of Starr Hills Avenue and west of Stonewater Lane within Enterprise. JJ/nai/kh (For possible action) **07/01/25 PC**

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

2. **UC-25-0387-GSS BLUE DIAMOND, LLC:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a proposed communication tower in conjunction with an existing mini-warehouse facility on a portion of 3.87 acres in a CG (Commercial General) Zone. Generally located east of Grand Canyon Drive and north of Blue Diamond Road within Enterprise. JJ/bb/kh (For possible action) **07/01/25 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (2-1) / NAY - Kaiser

3. **VS-25-0349-TFC MOUNTAINS EDGE, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Mountains Edge Parkway located between Lucca Bluff Street and Rainbow Boulevard within Enterprise (description on file). JJ/my/kh (For possible action) **07/01/25 PC**

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

4. **PA-25-700025-CHAI SS24, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.48 acres. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rk (For possible action) **07/01/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

5. **ZC-25-0366-CHAI SS24, LLC:**
ZONE CHANGE to reclassify 2.48 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise (description on file). JJ/rk (For possible action) **07/01/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

6. **VS-25-0367-CHAI SS24, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and between Edmond Street and Decatur Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action) **07/01/25 PC**

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

7. **WS-25-0368-CHAI SS24, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate and reduce street landscaping; **2)** increase the retaining wall height; **3)** reduce the street intersection off-set. **DESIGN REVIEW** for a proposed single-family residential subdivision on 2.48 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action) **07/01/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

8. **TM-25-500088-CHAI SS24, LLC:**
TENTATIVE MAP consisting of 21 single-family residential lots and common lots on 2.48 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action) **07/01/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

9. **PA-25-700026-KENDALL MITCHELL & IRMA:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 0.93 acres. Generally located west of Edmond Street and north of Raven Avenue within Enterprise. JJ/gc (For possible action) **07/01/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

10. **ZC-25-0388-KENDALL MITCHELL & IRMA:**
ZONE CHANGES for the following: **1)** to reclassify 0.93 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located west of Edmond Street and north of Raven Avenue within Enterprise (description on file). JJ/gc (For possible action) **07/01/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

11. **WS-25-0389-KENDALL MITCHELL & IRMA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** modify residential adjacency standards; and **3)** waive full off-site improvements in conjunction with a proposed single-family residential development on 0.93 acres in an RS10 (Residential Single-Family 10) Zone. Generally located west of Edmond Street and north of Raven Avenue within Enterprise. JJ/md/kh (For possible action) **07/01/25 PC**

Motion by Barris Kaiser

Action: **DENY**

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

12. **ET-25-400057 (UC-20-0049)-DESERTXPRESS ENTERPRISES, LLC:**
USE PERMITS THIRD EXTENSION OF TIME for the following: **1)** a passenger terminal (train station); **2)** retail sales; **3)** restaurants; and **4)** outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** elimination of freeway buffer; and **2)** encroachment into airspace.
DESIGN REVIEWS for the following: **1)** passenger terminal (train station); and **2)** alternative landscaping in conjunction with a passenger terminal on 110.7 acres in an C-R (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the west side of Las Vegas Boulevard South and the north side of Blue Diamond Road within Enterprise. MN/nai/kh (For possible action) **07/02/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

13. **VS-25-0383-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Arby Avenue (alignment), and between La Cienega Street and Placid Street; a portion of right-of-way being La Cienega Street located between Warm Springs Road and Arby Avenue (alignment), and a portion of right-of-way being Warm Springs Road located between La Cienega Street and Placid Street within Enterprise (description on file). MN/mh/kh (For possible action) **07/02/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

14. **UC-25-0382-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:**
USE PERMIT for a gas station.
WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance.
DESIGN REVIEW for a commercial development consisting of a gas station and retail store with a restaurant on 2.0 acres in a CG (Commercial General) Zone. Generally located north of Warm Springs Road and east of La Cienega Street within Enterprise. MN/mh/kh (For possible action) **07/02/25 BCC**

Motion by David Chestnut
Action: **APPROVE**: Use Permit
DENY: Waiver of Development Standards
APPROVE: Design Review
ADD Comprehensive Planning Condition:

- Northern boundary wall to be a Noise Attenuating Wall

Per staff if approved conditions
Motion **PASSED** (2-1) / Caluya-Nay

15. **ZC-25-0350-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise (description on file). JJ/rk (For possible action) **07/02/25 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

16. **VS-25-0352-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Lailah Skye Avenue, and between Arville Street and Hinson Street (alignment) within Enterprise (description on file). JJ/lm/kh (For possible action) **07/02/25 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

17. **WS-25-0351-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** reduce back of curb radius.
DESIGN REVIEW for a single-family detached residential subdivision on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/bb/kh (For possible action) **07/02/25 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

18. **TM-25-500086-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
TENTATIVE MAP consisting of 6 single-family residential lots on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/lm/kh (For possible action) **07/02/25 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) /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.

- Two citizens had questions on how their agenda items are handled at the PC and BCC.

IX. Next Meeting Date

The next regular meeting will be June 25, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 7:37 p.m.
Motion **PASSED** (3-0) /Unanimous