



EP/RD 06/16/26 (06/02/24)

Enterprise Town Advisory Board

May 13, 2026

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah PRESENT 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.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.

Romeo Gumarang, 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 April 29, 2026.

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

IV. Approval of Agenda for May 13, 2026 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

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COUNTY CLERK

Related applications to be heard together:

5. VS-26-0223-COUNTY OF CLARK (AVIATION);
6. WS-26-0224-COUNTY OF CLARK(AVIATION);
7. TM-26-500059-COUNTY OF CLARK (AVIATION);

8. WS-26-0222-A & A III, LLC;
9. PUD-26-0221-A & A III, LLC;
10. TM-26-500058-A & A III, LLC;

11. ZC-26-0233-BLUD, LLC;
12. VS-26-0234-KEN'S FOODS, LLC;
13. WS-26-0235-KEN'S FOODS, LLC;

V. Informational Items

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

- **BLOCK PARTY**

Commissioner Michael Naft and Silverado Ranch Community Center Presets

Block Party together for better

Our Block – Our Community – Our party

Crafts, Music, Showcase, Food

Saturday, May 30, 10A.M. – 12 P.M.

9855 Gilespe St.

- **RESILIENCY & JUSTICE CENTER**

Free Support for Those Impacted by the May 12 Grocery Store Incident.

The Resiliency & Justice Center is Nevada's statewide victim service center, providing trauma-informed help to all survivors of violent crime and their families. The center—which was initially formed to respond to the tragic shooting on October 1, 2017—now assists all survivors of violent crime and connects individuals to needed resources and assistance for healing.

All services are free and confidential. Anyone affected by the May 12 grocery store incident in Las Vegas is encouraged to reach out to the Resiliency & Justice Center for available resources.

VI. Planning & Zoning

1. **ET-26-400034 (UC-23-0891)-GARNER GEORGE W. & T 2000 LIV TR & MAGEL LAWRENCE W TRS:**

USE PERMIT FIRST EXTENSION OF TIME for a congregate care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit encroachment into air space; **2)** eliminate cross access; and **3)** allow access to a local street where access from a collector or arterial street is required.

DESIGN REVIEWS for the following: **1)** congregate care facility; and **2)** lighting plan on 2.5 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Eldorado Lane and west of Dean Martin Drive within Enterprise. MN/bb/kh (For possible action) **06/02/26 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

2. **WS-26-0206-RHONICK PROPERTIES, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to increase a proposed fence height in conjunction with an existing single-family residence on 0.42 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Arby Avenue and east of Hinson Street within Enterprise. MN/ji/kh (For possible action) **06/02/26 PC**

Motion by Chris Caluya

Action: **DENY**

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

3. **WS-26-0231-32 ACRES, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; **2)** reduce driveway approach distance; and **3)** reduce driveway departure distance.

DESIGN REVIEW for a proposed shopping center on 3.97 acres in a CG (Commercial General) Zone. Generally located north of Ford Avenue and east of Durango Drive within Enterprise. JJ/bb/kh (For possible action) **06/03/26 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD: Comprehensive Planning condition:

- Add 3 architectural features to buildings 2, 3, and 4 east elevations

Per staff conditions

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

4. **ZC-26-0230-DIAMOND WINDMILL, LLC:**

ZONE CHANGE to reclassify a portion of 0.94 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Gillespie Street within Enterprise (description on file). MN/rk (For possible action) **06/03/26 BCC**

Motion by David Chestnut

Action: **DENY**

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

5. **VS-26-0223-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Cameron Street, and Warm Springs Road and Eldorado Lane; and a portion of right-of-way being Mardon Avenue located between Ullom Drive and Cameron Street within Enterprise (description on file). MN/lm/kh (For possible action) **06/03/26 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- The Applicant will grant the County an easement for the equestrian trail

Per staff conditions

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

6. **WS-26-0224-COUNTY OF CLARK(AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** eliminate Neighborhood Protection (RNP) Overlay standards; **3)** eliminate street landscaping; and **4)** waive full off-site improvements.
DESIGN REVIEW for a single-family residential development on 6.80 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Ullom Drive and south of Warm Springs Road within Enterprise. MN/lm/kh (For possible action) **06/03/26 BCC**

Motion by David Chestnut

Action: **APPROVE:** Waivers of Development Standards #1 & 2 limited to 50 % of the lots

WITHDRAWN: Waivers of Development Standards #3 by the applicant

APPROVE: Waivers of Development Standards #4.

APPROVE: Design Review

ADD: Comprehensive Planning condition:

- Single-story homes abutting established single-story homes.

CHANGE: Public Works - Development Review condition #3 to read.

- Applicant to construct a 5-foot asphalt path along Ullom Drive and Cameron Street

Per staff if approved conditions.

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

7. **TM-26-500059-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 13 single-family residential lots on 6.80 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located east of Ullom Drive and south of Warm Springs Road within Enterprise. MN/lm/kh (For possible action) **06/03/26 BCC**

Motion by David Chestnut

Action: **APPROVE**

CHANGE: Public Works - Development Review condition #3 to read.

- Applicant to construct a 5-foot asphalt path along Ullom Drive and Cameron Street.

Per staff conditions.

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

8. **WS-26-0222-A & A III, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce back of curb radius in conjunction with a proposed single-family detached residential development on 5.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action) **06/03/26 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

9. **PUD-26-0221-A & A III, LLC:**
PLANNED UNIT DEVELOPMENT for a 47 lot single-family detached residential development with modified standards on 5.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action) **06/03/26 BCC**

Motion by Barris Kaiser
Action: **DENY**.
Motion **PASSED** (4-0) /Unanimous

10. **TM-26-500058-A & A III, LLC:**
TENTATIVE MAP consisting of 47 single-family residential lots and common lots on 5.64 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rr/kh (For possible action) **06/03/26 BCC**

Motion by Barris Kaiser
Action: **DENY**.
Motion **PASSED** (4-0) /Unanimous

11. **ZC-26-0233-BLUD, LLC:**
ZONE CHANGE to reclassify 2.69 acres from an H-2 (General Highway Frontage) Zone to an IP (Industrial Park) Zone. Generally located north of Blue Diamond Road and west of Kens Court within Enterprise (description on file). JJ/rk (For possible action) **06/03/26 BCC**

Motion by Chris Caluya
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) /Unanimous

12. **VS-26-0234-KEN'S FOODS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Blue Diamond Road and between Jones Boulevard and Lindell Road; a portion of a right-of-way being Kens Court located between Ford Avenue and Blue Diamond Road; and a portion of right-of-way being La Costa Canyon Court located between Jones Boulevard and Lindell Road within Enterprise (description on file). JJ/rr/kh (For possible action) **06/03/26 BCC**

Motion by Chris Caluya
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

13. **WS-26-0235-KEN'S FOODS, LLC;**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce street landscaping; **3)** increase retaining wall height; and **4)** allow modified driveway geometrics.
DESIGN REVIEW for the expansion of a food processing, warehouse, and distribution center on 42.33 acres in an IP (Industrial Park) Zone. Generally located north of Blue Diamond Road and east of Jones Boulevard within Enterprise. JJ/rr/kh (For possible action) **06/03/26 BCC**

Motion by Chris Caluya
Action: **APPROVE** per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

VII. General Business:

- Review and revise two potential topics for selected Enterprise Town Advisory Board members to request to discuss at a meeting with Public Works management (for possible action).

The TAB discussed the following:

- Update or remove Warm Springs Rd. from the items to be discussed.
- Add Valley View Blvd to the list for discussions including the intersection of Valley View Blvd and Silverado Ranch Blvd.
- Reduce the specificity of several items.
- Use more general terms to open the discussion.
- Designate 2 TAB members to meet with Public Works.
- Continue discussion of this item at next meeting

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 by May 27, 2026, at 6:00pm at the Silverado Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 8:22 p.m.
Motion **PASSED** (4-0) /Unanimous