



EP/RD 8/4/25 ( 8/19/25 )

## Enterprise Town Advisory Board

July 9, 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>EXCUSED</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 TLH@clarkcountynv.com <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, 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 June 25, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for June 25, 2025

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

IV. Approval of Agenda for July 9, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended

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

RECEIVED

AUG 04 2025

COUNTY CLERK

Applicant requested holds:

14. ZC-24-0454-BERMUDA INDUSTRIAL, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 30, 2025.
15. VS-24-0455-BERMUDA INDUSTRIAL, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 30, 2025.
16. WS-24-0456-BERMUDA INDUSTRIAL, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 30, 2025.
17. TM-25-500111-BERMUDA INDUSTRIAL, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on July 30, 2025.

Related applications to be heard together:

4. VS-24-0433-DELK FAMILY TRUST:
5. VS-24-0475-LEDFOORD DAVID L & JA FAM TR & LEDFOORD DAVID L & JANICE A TRS:
7. PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:
8. ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:
9. VS-24-0446-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
10. WS-24-0445-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
11. TM-25-500107-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW 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.  
Wednesday, July 30, 9:00 a.m.
  - **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).

#### VI. Planning & Zoning

1. **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) **07/15/25 PC**

Motion by David Chestnut

Action: **REQUEST** the application be returned to the Enterprise TAB on July 30, 2025, due to applicant-- no show.

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

2. **WS-25-0358-FINDLAY FAMILY PROPERTIES LIMITED PARTNERSHIP:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow on-site temporary construction activities; and **2)** waive full off-site improvements in conjunction with a temporary construction yard on 5.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Maule Avenue and west of Bronco Street within Enterprise. MN/jam/syp (For possible action) **07/16/25 BCC**

Motion by Barris Kaiser

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

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

3. **ET-25-400064 (WS-19-0400)-DESERTXPRESS ENTERPRISES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: **1)** landscaping; and **2)** allow non-standard improvements within the right-of-way in conjunction with future development on a portion of 110.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Eldorado Lane and west of Las Vegas Boulevard South within Enterprise. MN/nai/kh (For possible action) **08/05/25 PC**

Motion by David Chestnut

Action: **APPROVE:** Waivers of Development Standards Second Extension of Time # 1

**DENY:** Waivers of Development Standards Second Extension of Time # 2

Per staff if approved conditions

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

4. **VS-25-0433-DELK FAMILY TRUST:**  
**VACATE AND ABANDON** a portion of a right-of-way being Schirlls Street located between Ford Avenue and Torino Avenue within Enterprise (description on file). JJ/rp/kh (For possible action) **08/05/25 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

5. **VS-25-0475-LEDFORD DAVID L & JA FAM TR & LEDFORD DAVID L & JANICE A TRS:**  
**VACATE AND ABANDON** a portion of a right-of-way being Schirlls Street located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/rp/syp (For possible action) **08/05/25 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

6. **VS-25-0434-OSAGE CANYON TRUST & RODRIGUEZ, OSCAR O. TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue (alignment), and Hinson Street and Schirlls Street within Enterprise (description on file). JJ/nai/kh (For possible action) **08/05/25 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

7. **PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:**  
**HOLDOVER PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/gc (For possible action) **08/06/25 BCC**

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

8. **ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:**  
**AMENDED HOLDOVER ZONE CHANGES** for the following: **1)** reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as an R-E (Rural Estates Residential) (RNP-I) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single-Family Residential) Zone); and **2)** remove the Neighborhood Protection (RNP) Overlay (previously not notified). Generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise (description on file). MN/gc/jd (For possible action) **08/06/25 BCC**

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

9. **VS-25-0446-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fairfield Avenue and Bermuda Road, and Frias Avenue and Whispering Tree Avenue within Enterprise (description on file). MN/md/kh (For possible action) **08/06/25 BCC**

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

10. **WS-25-0445-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify residential adjacency standards; **2)** allow an attached sidewalk; and **3)** waive off-site improvements (streetlights).

**DESIGN REVIEW** for a proposed single-family residential development on 2.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/md/kh (For possible action) **08/06/25 BCC**

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

11. **TM-25-500107-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**TENTATIVE MAP** consisting of 7 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/md/kh (For possible action) **08/06/25 BCC**

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

12. **UC-25-0465-PARACHUTE ABCT, LLC SERIES V ETAL & INA TRUST ETAL:**  
**USE PERMIT** to allow a kennel.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** reduce street landscaping; **3)** reduce landscape buffering; **4)** allow modified driveway design standards; and **5)** allow modified street standards.  
**DESIGN REVIEW** for a kennel on 0.55 acres in a CG (Commercial General) Zone. Generally located north of Wigwam Avenue and east of Durango Drive within Enterprise. JJ/bb/kh (For possible action) **08/06/25 BCC**

Motion by Barris Kaiser  
Action: **APPROVE:** Use Permit.  
**DENY:** Waivers of Development Standards  
**DENY:** Design review  
Per Staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

13. **WS-25-0440-PACIFIC CLASSIC, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements on a portion of a 9.22 acre site in a CG (Commercial General) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Blue Diamond Road and east of Hinson Street within Enterprise. JJ/bb/kh (For possible action) **08/06/25 BCC**

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

14. **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 Enterprise TAB meeting on July 30, 2025.

15. **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 Enterprise TAB meeting on July 30, 2025.

16. **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 Enterprise TAB meeting on July 30, 2025.

17. **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 Enterprise TAB meeting on July 30, 2025.

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 July 30, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:17 p.m.

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