



EP/RD 12/11/25 (1/06/26)

Enterprise Town Advisory Board

November 25, 2025

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah PRESENT Andy Toulouse PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya EXCUSED
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.

Micheal Huling, 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 November 12, 2025 (For possible action)

Change the motion passed on the following items to read:

10. ZC-25-0741-NEW CHINATOWN DEVELOPMENT, LLC;
Motion **PASSED (5-0) /Unanimous**
11. VS-25-0742-NEW CHINATOWN DEVELOPMENT LLC;
Motion **PASSED (5-0) /Unanimous**
12. WS-25-0743-NEW CHINATOWN DEVELOPMENT, LLC
Motion **PASSED (5-0) /Unanimous**

Motion by David Chestnut

Action: **APPROVE** Minutes as amended for November 12, 2025.

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

RECEIVED

DEC 11 2025

COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON JUSTIN C. JONES MARILYN KIRKPATRICK - APRIL BECKER MICHAEL NAFT
KEVIN SCHILLER County Manager

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

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

1. ZC-24-0753-DIAMOND FORD, LLC:
2. TM-25-500161-DIAMOND FORD, LLC:
3. PA-25-700048-NEVADA INTERNATIONAL INVEST, LTD:
4. ZC-24-0763-NEVADA INTERNATIONAL INVEST, LTD:
5. VS-24-0765-NEVADA INTERNATIONAL INVEST, LTD:
6. WS-24-0764-NEVADA INTERNATIONAL INVEST, LTD:
7. WS-24-0782-NEVADA INTERNATIONAL INVEST, LTD:
8. TM-25-500186-NEVADA INTERNATIONAL INVEST, LTD:

10. VS-24-0749-WINDMILL CIMMARRON, LLC:
11. UC-24-0748-WINDMILL CIMMARRON, LLC:
12. TM-25-500182-WINDMILL CIMMARRON, 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. **ZC-25-0753-DIAMOND FORD, LLC:**

ZONE CHANGE to reclassify a 1.27 acre portion of a 2.44 acre site from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action) **12/03/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

2. **TM-25-500161-DIAMOND FORD, LLC:**

TENTATIVE MAP consisting of 1 industrial lot on 2.44 acres in an IL (Industrial Light) Zone and RS20 (Residential Single-Family 20) Zone. Generally located east of Jones Boulevard and south of Ford Avenue (alignment) within Enterprise. JJ/nai/cv (For possible action) **12/03/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

3. **PA-25-700048-NEVADA INTERNATIONAL INVEST, LTD:**
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) on 5.16 acres. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/rk (For possible action) **12/16/25 PC**

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

4. **ZC-25-0763-NEVADA INTERNATIONAL INVEST, LTD:**
ZONE CHANGE to reclassify a 5.03 acre portion of 5.16 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise (description on file). MN/rk (For possible action) **12/16/25 PC**

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

5. **VS-25-0765-NEVADA INTERNATIONAL INVEST, LTD:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and Ensworth Street and the I-15 beltway within Enterprise (description on file). MN/dd/cv (For possible action) **12/16/25 PC**

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

6. **WS-25-0764-NEVADA INTERNATIONAL INVEST, LTD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setback to a nondepressed freeway; 2) eliminate street landscaping; and 3) eliminate and reduce landscape buffering and screening.
DESIGN REVIEW for a proposed single-family residential development on a 5.03 acre portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action) **12/16/25 PC**

Motion by David Chestnut
Action: **APPROVE:** Waivers of Development Standards #s1 and 2
DENY: Waivers of Development Standards #3
DENY: Design Review;
ADD Comprehensive Planning condition:

- Install entry/exit on the southern end of the property.

Per staff if approved conditions
Motion **PASSED (4-0) /Unanimous**

7. **WS-25-0782-NEVADA INTERNATIONAL INVEST, LTD:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision on 5.16 acres in a CG (Commercial General) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action) **12/16/25 PC**

Motion by David Chestnut

Action: **APPROVE**

Public Works - Development Review conditions.

CHANGE Bullet #1 to read:

- Drainage study and compliance with future development;

CHANGE Bullet #3 to read:

- Full off-site improvements with future development.

Per staff conditions

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

8. **TM-25-500186-NEVADA INTERNATIONAL INVEST, LTD:**

TENTATIVE MAP consisting of 48 single-family residential lots and common lots on a 5.03 portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action) **12/16/25 PC**

Motion by David Chestnut

Action: **DENY**

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

9. **VS-25-0766-FNC, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between La Cienega Street and Placid Street, and Chartan Avenue and Starr Avenue; a portion of right-of-way being La Cienega Street located between Chartan Avenue and Starr Avenue; and a portion of right-of-way being Chartan Avenue located between La Cienega Street and Placid Street within Enterprise (description on file). MN/ji/cv (For possible action) **12/16/25 PC**

Motion by Kaushal Shah

Action: **APPROVE** per staff conditions

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

10. **VS-25-0749-WINDMILL CIMARRON, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment) and Cimarron Road and Gagnier Boulevard within Enterprise (description on file). JJ/tpd/cv (For possible action) **12/17/25 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

11. **UC-25-0748-WINDMILL CIMMARRON, LLC:**
USE PERMIT for a mini warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) reduce parking; 3) modify residential adjacency standards; and 4) alternative driveway geometrics.
DESIGN REVIEW for a proposed commercial complex on 5.0 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/dd/cv (For possible action) **12/17/25 BCC**

Motion by Barris Kaiser
Action: **DENY:** Use Permit
DENY: Waivers of Development Standards #s 1, 2, and 3.
APPROVE: Waivers of Development Standards # 4
DENY: Design Review
Per staff conditions
Motion **PASSED (4-0) /Unanimous**

12. **TM-25-500182-WINDMILL CIMMARRON, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 5 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Cimarron Road within Enterprise. JJ/dd/cv (For possible action) **12/17/25 BCC**

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

13. **WS-25-0752-COUNTY OF CLARK (AVIATION) & BLUE DIAMOND CROSSING II, LLC LEASE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase maximum parking; and 2) driveway geometrics.
DESIGN REVIEW for a proposed retail building in conjunction with an existing shopping center on 63.19 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Valley View Boulevard and north of Blue Diamond Road within Enterprise. JJ/sd/cv (For possible action) **12/17/25 BCC**

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

14. **WS-25-0760-LAS VEGAS WIGWAM GILES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced departure distance.
DESIGN REVIEW for modifications to a previously approved hotel on 4.72 acres in a CG (Commercial General) Zone. Generally located east of Las Vegas Boulevard South and south of Wigwam Avenue within Enterprise. MN/hw/cv (For possible action) **12/17/25 BCC**

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

VII. General Business:

1. Review the DRAFT 2026 calendar (for possible action)
January 14 and 28
February 11 and 25
March 11
April 1, 15 and 29
May 13 and 27
June 10
July 1, 15 and 29
August 12 and 26
September 9 and 30
October 14 and 28 **Note:** 28 early voting at the rec center
November 11 and 25 **Note:** 11 Veteran's Day, 25 Thanksgiving eve
December 9 and 30

Motion by David Chestnut

Action: **APPROVE:** Enterprise 2026 calendar for the following dates:

- January 14 and 28, 2026
- February 11 and 25, 2026
- March 11, 2026

Motion **PASSED** (4-0) /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 December 10, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:43 p.m.

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