EP/RD 9/14/26 (10/6/26)

Enterprise Town Advisory Board

August 26, 2026

MINUTES

Board Members	David Chestnut, Chair **PRESENT** Kaushal Shah **PRESENT** Andy Toulouse **PRESENT**	Barris Kaiser, Vice Chair **TARDY** 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.

Steve DeMerritt, 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 August 12, 2026 (For possible action)

Motion by David Chestnut
Action: **APPROVE** as published
Motion **PASSED** (4-0)/ Unanimous

IV. Approval of Agenda for August 26, 2026 and Hold, Combine or Delete Any Items (For possible action)

RECEIVED
SEP 14 2026
COUNTY CLERK

Related applications:

3. PA-26-700032-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
4. ZC-26-0431-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
5. VS-26-0430-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
6. WS-26-0432-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
7. TM-26-500102-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

8. PA-26-700035-COUNTY OF CLARK(AVIATION):
9. ZC-26-0463-COUNTY OF CLARK(AVIATION):
10. VS-26-0465-COUNTY OF CLARK (AVIATION):
11. WS-26-0464-COUNTY OF CLARK(AVIATION):

Item 14. DR-26-0457-FOREST HILL FAMILY TRUST & SADRI FRED TRS: will be heard after item 7.

Motion by David Chestnut
Action: **APPROVE** as amended
Motion **PASSED** (4-0) /Unanimous

V. Informational Items

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

VI. Planning & Zoning

1. **TM-26-500108-DIAMOND TORINO, LLC:**
TENTATIVE MAP consisting of 18 residential lots and common lots on 1.4 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Decatur Boulevard and south of Ford Avenue within Enterprise. JJ/rp/kh (For possible action) **09/01/26 PC**

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

2. **ET-26-400071 (UC-22-0312)-DIAMOND WINDMILL, LLC:**
USE PERMIT SECOND EXTENSION OF TIME to increase the maximum combined area of all manager's units.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** office complex with a non-residential design; **2)** balconies and clear windows above the first story; and **3)** lighting on 0.92 acres in a CP (Commercial Professional) Zone and a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Gilespie Street within Enterprise. MN/rp/cv (For possible action) **09/15/26 PC**

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

3. **PA-26-700032-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 5.13 acres. Generally located south of Pyle Avenue and west of Valley View Boulevard within Enterprise. JJ/gc (For possible action) **09/15/26 PC**

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

4. **ZC-26-0431-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGES for the following: **1)** reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located south of Pyle Avenue and west of Valley View Boulevard within Enterprise (description on file). JJ/gc (For possible action) **09/15/26 PC**

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

5. **VS-26-0430-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Haleh Avenue, and Valley View Boulevard and Arville Street; and a portion of a right-of-way being Haleh Avenue located between Valley View Boulevard and Arville Street within Enterprise (description on file). JJ/hw/cv (For possible action) **09/15/26 PC**

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

6. **WS-26-0432-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce right-of-way width.
DESIGN REVIEW for a proposed single-family residential development on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Valley View Boulevard within Enterprise. JJ/hw/cv (For possible action) **09/15/26 PC**

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

- ADD a second entry/exit on Haleh Ave
- ADD 3 architectural features on elevations facing public roads
- If Pulte Homes develops both WS-26-0432 and DR-26-0457 properties, remove hammerheads and put in thru streets

Per staff if approved conditions.
Motion **PASSED** (5-0) /Unanimous

7. **TM-26-500102-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: TENTATIVE MAP** consisting of 41 single-family residential lots and common lots on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Pyle Avenue and west of Valley View Boulevard within Enterprise. JJ/hw/cv (For possible action) **09/15/26 PC**

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

8. **PA-26-700035-COUNTY OF CLARK(AVIATION):**
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Business Employment (BE) on 2.04 acres. Generally located west of Windy Street and south of Capovilla Avenue within Enterprise. MN/rk (For possible action) **09/15/26 PC**

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

9. **ZC-26-0463-COUNTY OF CLARK(AVIATION):**
ZONE CHANGE to reclassify 2.04 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Windy Street and south of Capovilla Avenue within Enterprise (description on file). MN/rk (For possible action) **09/15/26 PC**

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

10. **VS-26-0465-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Capovilla Avenue and Warm Springs Road, and Windy Street and I-15; a portion of a right-of-way being Capovilla Avenue located between Windy Street and I-15, and a portion of a right-of-way being Windy Street located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/mh/cv (For possible action) **09/15/26 PC**

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

11. **WS-26-0464-COUNTY OF CLARK(AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening; **2)** reduce parking; and **3)** eliminate pedestrian walkways.
DESIGN REVIEW for a proposed office-warehouse on 2.04 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Capovilla Avenue and west of Windy Street within Enterprise. MN/mh/cv (For possible action) **09/15/26 PC**

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

12. **VS-26-0483-RIBBLE, THOMAS EDWARD & BETTY THERESE:**
VACATE AND ABANDON a portion of a right-of-way being Richmar Avenue located between Tenaya Way and Belcastro Street (alignment) within Enterprise (description on file). JJ/rp/cv (For possible action) **09/15/26 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-1) / Toulouse-Nay

13. **WS-26-0456-MONTES FAMILY REVOCABLE LIVING TRUST & MONTES MICHAEL T & TAMI M TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce and eliminate setbacks; **2)** increase non-decorative wall height; **3)** reduce building separation for an existing accessory structure; and **4)** increase hardscape area in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (NPO) and the Airport Environs (AE-60) Overlay. Generally located south of Capovilla Avenue and west of Dean Martin Drive within Enterprise. MN/rp/cv (For possible action) **09/15/26 PC**

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

14. **DR-26-0457-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
DESIGN REVIEW for residential models in conjunction with a single-family residential development on 4.73 acres in a RS3.3 (Single-family 3.3) Zone. Generally located on the south side of Pyle Avenue, west of Valley View Boulevard within Enterprise. JJ/lm/cv (For possible action) **09/16/26 BCC**

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

15. **SDR-26-0476-LV BLUE RAINBOW, LLC:**
SIGN DESIGN REVIEWS for the following: **1)** proposed wall signs; and **2)** modify residential adjacency standards for proposed signage in conjunction with an existing retail center on 1.85 acre portion in a CG (Commercial General) Zone. Generally located west of Rainbow Boulevard and north of Meranto Avenue within Enterprise. JJ/jud/cv (For possible action) **09/16/26 BCC**

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

VII. General Business:

Review FY 2026-2027 budget requests and take public input regarding suggestions for FY 2027-2028 budget requests (for discussion only).

1. FY 2026-2027 budget requests and Public Works status update were provided to all TAB members. The TAB were requested to review the material for the next TAB meeting. Updates from other county departments are still needed. The Chair directed this item to be continued at the next TAB meeting on September 9, 2026.

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.

- One citizen complemented the TAB for rejecting the hammerhead design in several applications. This citizen was a school bus driver. He related how one vehicle parked in a hammerhead would prevent a school bus from turning around. The bus could not be backed up without a safety observer, causing delays.

IX. Next Meeting Date

The next regular meeting will be September 9, 2026 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 7:49 p.m.
Motion **PASSED** (5-0) /Unanimous