Enterprise Town Advisory Board

August 27, 2025

MINUTES

Board Members	David Chestnut, Chair **EXCUSED**	Barris Kaiser, Vice Chair **PRESENT**
	Kaushal Shah **PRESENT**	Chris Caluya **PRESENT**
	Andy Toulouse **PRESENT**	
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com **PRESENT**	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com **PRESENT**	
	Michael Shannon 702-455-8338 mds@clarkcountynv.go 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 Bernhart, 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 13, 2025 (For possible action)

Motion by Barris Kaiser
Action**: APPROVE** Minutes as published for August 13, 2025.
Motion **PASSED** (4-0)/ Unanimous.

IV. Approval of Agenda for August 27, 2025 and Hold, Combine or Delete Any Items (For possible action)

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

Related applications to heard together:

3. PA-25-7000032-BLUE RAIN PARTNER, LLC
4. ZC-25-0527BLUE RAIN PARTNER, LLC
5. VS-25-0528 BLUE RAIN PARTNERS,LLC ROOHANI RAMAK & DAI ZHIPENG
6. WS-25-0529-BLUE RAIN PARNTERS, LLC& ROOHANI RAMAK
7. TM-25-500130-BLUE RAIN PARNTERS, LLC& ROOHANI RAMAK

8. PA-25-700033-ALL INVESTMENTS, LLC
9. ZC-25-0552-ALL INVESTMENTS, LLC
10. VS-25-0553-ALL INVESTMENTS, LLC
11 WS-25-0554-ALL INVESTMENTS, LLC
12 TM-25-500138-ALL INVESTMENTS, LLC

13 PA-25-700035-A & A III, LLC
14 ZC-25-0562-A & A III, LLC
15 VS-25-0563-A & A III, LLC
16 WS-25-0564-A & A III, LLC
17 TM-25-500141-A & A III, LLC

18 PA-25-700036-USA
19 ZC-25-0571-USA
20 WS-25-0573-USA
21 PUD-25-0572-USA
22 TM-25-500142-USA

23. ZC-25-0454-BERMUDA INDUSTRIAL, LLC
24. VS-25-0455-BERMUDA INDUSTRIAL, LLC
25 WS-25-0456-BERMUDA INDUSTRIAL, LLC
26. TM-25-500111-BERMUDA INDUSTRIAL, LLC

Items 23-26 to be heard after Item #2.

V. Informational Items

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

VI. Planning & Zoning

1. **UC-25-0505-HENDERSON HILLS LAS VEAS, LLC:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower within an existing commercial development on a portion of 1.16 acres in a CG (Commercial General) Zone. Generally located south of Cactus Avenue and west of Dean Martin Drive within Enterprise. JJ/jud/cv (For possible action) **09/16/25 PC**

Motion by Kaushal Shah
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

2. **VS-25-0538-215 PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue (alignment), and Grand Canyon Drive and Seal Cove Street; a portion of right-of-way being Park Street located between Pebble Road and Raven Avenue; a portion of a right-of-way being Grand Canyon Drive located between Pebble Road and Raven Avenue (alignment); and a portion of right-of-way being Pebble Road located between Grand Canyon Drive and Seal Cove Street within Enterprise (description on file). JJ/mh/cv (For possible action) **09/16/25 PC**

Motion by Barris Kaiser
Action: **REQUEST** the application be returned to the Enterprise TAB on September 9, 2025, due to applicant-- no show.
Motion **PASSED** (4-0) /Unanimous

3. **PA-25-700032-BLUE RAIN PARTNERS, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 14.19 acres. Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise. JJ/gc (For possible action) **09/16/25 PC**

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

4. **ZC-25-0527-BLUE RAIN PARTNERS, LLC:**
ZONE CHANGE to reclassify 14.19 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise (description on file). JJ/gc (For possible action) **09/16/25 PC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-1) /**NAY** - Caluya

5. **VS-25-0528-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK & DAI ZHIPENG:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and Tenaya Way and Montessouri Street; a portion of a right-of-way being Tenaya Way located between Blue Diamond Road and Meranto Avenue; a portion of right-of-way being Belcastro Street located between Blue Diamond Road and Meranto Avenue; and a portion of right-of-way being Montessouri Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/rr/kh (For possible action) **09/16/25 PC**

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

6. **WS-25-0529-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** increase fill height; **3)** waive offsites improvements (streetlights); and **4)** reduce curb returns.
DESIGN REVIEW for a proposed single-family residential subdivision on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action) **09/16/25 PC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
ADD condition: All lots along Montessouri Street south of Street I to be a minimum of 10,000 square feet and meet residential adjacency standards
Motion **PASSED** (4-0) /Unanimous

7. **TM-25-500130-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK**
TENTATIVE MAP consisting of 99 single-family detached lots and common lots on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) and an RS20 (Residential Single Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action) **09/16/25 PC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
ADD condition: All lots along Montessouri Street south of Street I to be a minimum of 10,000 square feet and meet residential adjacency standards
Motion **PASSED** (4-0) /Unanimous

8. **PA-25-700033-ALL INVESTMENTS, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 2.99 acres. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/gc (For possible action) **09/16/25 PC**

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

9. **ZC-25-0552-ALL INVESTMENTS, LLC:**
ZONE CHANGE to reclassify 2.99 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise (description on file). JJ/gc (For possible action) **09/16/25 PC**

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

10. **VS-25-0553-ALL INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Park Street (alignment) and Cabrera Cove Street (alignment), and Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rg/cv (For possible action) **09/16/25 PC**

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

11. **WS-25-0554-ALL INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height. **DESIGN REVIEW** for a proposed single-family residential development on 2.99 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/rg/cv (For possible action) **09/16/25 PC**

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

12. **TM-25-500138-ALL INVESTMENTS, LLC:**
TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 2.99 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and east of Park Street (alignment) within Enterprise. JJ/rg/cv (For possible action) **09/16/25 PC**

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

13. **PA-25-700035-A & A III, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.47 acres. Generally located north of Mesa Verde Lane and west of Hauck Street within Enterprise. MN/rk (For possible action) **09/16/25 PC**

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

14. **ZC-25-0562-A & A III, LLC:**
ZONE CHANGE to reclassify 2.47 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Mesa Verde Lane and west of Hauck Street within Enterprise. MN/rk (For possible action) **09/16/25 PC**

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

15. **VS-25-0563-A & A III, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Hauck Street, and between Moberly Avenue and Mesa Verde Lane within Enterprise (description on file). MN/rg/cv (For possible action) **09/16/25 PC**

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

16. **WS-25-0564-A & A III, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS of the following: **1)** reduce street landscaping; and **2)** reduce street width.
DESIGN REVIEW for a single-family residential development on 2.47 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Mesa Verde Road and west of Hauck Street within Enterprise. MN/rg/cv (For possible action) **09/16/25 PC**

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

17. **TM-25-500141-A & A III, LLC:**
TENTATIVE MAP consisting of 22 single-family residential lots and common lots on 2.47 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Mesa Verde Road and west of Hauck Street within Enterprise. MN/rg/cv (For possible action) **09/16/25 PC**

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

18. **PA-25-700036-USA:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 20.1 acres.
Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/rk (For possible action) **09/16/25 PC**

Motion by Chris Caluya
Action: **DENY**
Motion **PASSED** (3-1) /**NAY** - Kaiser

19. **ZC-25-0571-USA:**
ZONE CHANGE to reclassify 20.1 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise(description on file). JJ/rk (For possible action) **09/16/25 PC**

Motion by Chris Caluya
Action: **DENY**
Motion **PASSED** (3-1) /**NAY** - Kaiser

20. **WS-25-0573-USA:**
WAIVER OF DEVELOPMENT STANDARDS for reduced driveway separation in conjunction with a proposed single-family residential subdivision on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action) **09/16/25 PC**

Motion by Chris Caluya
Action: **DENY**
Motion **PASSED** (3-1) /**NAY** - Kaiser

21. **PUD-25-0572-USA:**
PLANNED UNIT DEVELOPMENT for a 210 lot single-family residential development with modified development standards on 20.1 acres in an RS2 (Residential Single-Family 2) Zone.Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action) **09/16/25 PC**

Motion by Chris Caluya
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

22. **TM-25-500142-USA:**
TENTATIVE MAP consisting of 210 single-family residential lots and common lots on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action) **09/16/25 PC**

Motion by Chris Caluya
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

23. **ZC-25-0454-BERMUDA INDUSTRIAL, LLC:**
HOLDOVER 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) **09/17/25 BCC**

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

24. **VS-25-0455-BERMUDA INDUSTRIAL, LLC:**
HOLDOVER 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) **09/17/25 BCC**

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

25. **WS-25-0456-BERMUDA INDUSTRIAL, LLC:**
HOLDOVER 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) **09/17/25 BCC**

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

26. **TM-25-500111-BERMUDA INDUSTRIAL, LLC:**
HOLDOVER 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) **09/17/25 BCC**

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

VII. General Business:

1. Review budget request from last year and take public input regarding suggestions for FY2027 budget request(s). (For possible action).
Tiffany Hesser distributed updates on last year's budget requests (see attachment and recommended TAB members review and s send her any potential changes to be discussed at the next TAB meeting. The finalized requests will need to be approved at the October 1, 2025 TAB 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.

- Three neighbors spoke with additional concerns regarding items 18-22.

IX. Next Meeting Date

The next regular meeting will be September 10, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Barris Kaiser
Action**: ADJOURN** meeting at 10:42p.m.
Motion **PASSED** (4-0) /Unanimous