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

Enterprise Town Advisory Board

August 12, 2026

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 **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.

Brady Bernhardt, 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: Correct date of minutes from January 29, 2026, to July 29, 2026
APPROVE Minutes for July 29, 2026, as amended
Motion **PASSED** (4-0)/ Unanimous

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

RECEIVED
SEP 0 9 2026
COUNTY CLERK

Related applications:

1. DR-26-0418-LV RAINBOW, LLC:
2. SDR-26-0420-LV RAINBOW, LLC:

3. VS-26-0436-V L V 1, LLC:
4. UC-26-0437-V L V 1, LLC:
5. SDR-26-0438-V L V 1, LLC:

6. VS-26-0449-EAGLE NEST HENDERSON, LLC:
7. WS-26-0448-EAGLE NEST HENDERSON LLC:

9. ZC-26-0433-CUVA, JOHN A. & ALFRED J. & CUVA, ANNA LI:
10. VS-26-0435-CUVA JOHN A. & ALFRED J. & CUVA ANNA LI:
11. WS-26-0434-CUVA JOHN A. & ALFRED J. & CUVA ANNA LI:
12. TM-26-500104-CUVA, JOHN A. & ALFRED J. & CUVA, ANNA LI:

Motion by David Chestnut
Action: **APPROVE** agenda for August 12, 2026, 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. **DR-26-0418-LV RAINBOW, LLC:**
DESIGN REVIEW for a lighting plan in conjunction with a mixed-use development on 19.42 acres in a CG (Commercial General) Zone. Generally located north of Blue Diamond Road and west of Rainbow Boulevard within Enterprise. JJ/bb/kh (For possible action) **09/02/26 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

2. **SDR-26-0420-LV RAINBOW, LLC**
SIGN DESIGN REVIEW to increase the number of freestanding signs in conjunction with an existing mixed-use development on 19.42 acres in a CG (Commercial General) Zone. Generally located north of Blue Diamond Road and west of Rainbow Boulevard within Enterprise. JJ/bb/kh (For possible action) **09/02/26 BCC**

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

3. **VS-26-0436-V L V 1, LLC:**
VACATE AND ABANDON a easements of interest to Clark County located between Serene Avenue and Richmar Avenue, and between Interstate 15 and Las Vegas Boulevard South, and a portion of a right-of-way being Richmar Avenue located between Interstate 15 and Las Vegas Boulevard South within Enterprise (description on file). MN/rr/kh (For possible action) **09/02/26 BCC**

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

4. **UC-26-0437-V L V 1, LLC:**
USE PERMIT for a resort hotel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative driveway geometrics; and **2)** allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a proposed resort hotel on 13.52 acres in a CR (Commercial Resort) Zone. Generally located north of Richmar Avenue and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action) **09/02/26 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD comprehensive Planning Conditions:
- Parking lot landscaping to be installed using Title 30.04.01 D

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

5. **SDR-26-0438-V L V 1, LLC:**
SIGN DESIGN REVIEW for a comprehensive sign plan for a proposed resort hotel on a portion of 13.52 acres of a 35.65 total acre site in a CR (Commercial Resort) Zone. Generally located north of Richmar Avenue and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action) **09/02/26 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD comprehensive Planning Conditions:
- Install only freestanding sign on Las Vegas Blvd and limited to 70 feet height

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

6. **VS-26-0449-EAGLE NEST HENDERSON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Martin Avenue (alignment) and Maule Avenue, and Valley View Boulevard and Procyon Street (alignment) within Enterprise (description on file). MN/ji/kh (For possible action) **09/02/26 BCC**

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

7. **WS-26-0448-EAGLE NEST HENDERSON LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate buffering and screening; **3)** increase retaining wall height; **4)** waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 2.2 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located east of Valley View Boulevard and north of Maule Avenue within Enterprise. MN/ji/kh (For possible action) **09/02/26 BCC**

Motion by David Chestnut
Action: **APPROVE**: Waivers of Development Standards 1a
DENY Waivers of Development Standards 1b
APPROVE: Waivers of Development Standards 2, 3, 4
APPROVE: Design Review
ADD comprehensive Planning Conditions
Any combination of retaining and decorative wall over 9 ft adjacent to public right of way to be terraced and landscaped or rockscaped, except north property line
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

8. **WS-26-0417-SILVER SERENE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEW for a single-family residential development on 7.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Cougar Avenue and east of Warbonnet Way within Enterprise. JJ/bb/kh (For possible action) **09/02/26 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

9. **ZC-26-0433-CUVA, JOHN A. & ALFRED J. & CUVA, ANNA LI:**
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Levi Avenue and west of Bronco Street within Enterprise (description on file). JJ/jgh/kh (For possible action) **09/02/26 BCC**

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

10. **VS-26-0435-CUVA JOHN A. & ALFRED J. & CUVA ANNA LI:**
VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Conn Avenue, and Bronco Street and El Camino Road within Enterprise (description on file). JJ/md/kh (For possible action) **09/02/26 BCC**

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

11. **WS-26-0434-CUVA JOHN A. & ALFRED J. & CUVA ANNA LI:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Levi Avenue and west of Bronco Street within Enterprise. JJ/md/kh (For possible action) **09/02/26 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD comprehensive Planning Conditions:
Any combination of retaining and decorative wall over 9 ft adjacent to public right of way to be terraced and landscaped or rockscaped
Per staff conditions
Motion **PASSED** (4-0) /Unanimous

12. **TM-26-500104-CUVA, JOHN A. & ALFRED J. & CUVA, ANNA LI:**
TENTATIVE MAP consisting of 11 single-family residential lots and common lots on 2.5 acres an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Levi Avenue and west of Bronco Street within Enterprise. JJ/md/kh (For possible action) **09/02/26 BCC**

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

VII. General Business:

1. Select two Enterprise Town Advisory Board members to participate in a meeting on August 20, 2026, at 10am with Clark County Public Works management to discuss priority topics in Enterprise (for possible action).

   Motion by Barris Kaiser
   Action: **SELECT** David Chestnut and Kaushal Shah to represent Enterprise TAB at the Public Works meeting.
   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 August 26, 2026

The next regular meeting will be Date at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut
Action: **ADJOURN** meeting at 8:10 p.m.
Motion **PASSED** (4-0) /Unanimous