



# Enterprise Town Advisory Board

October 29, 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 Tardy Chris Caluya <b>PRESENT</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 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <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.

Steven Demeritt, 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 October 15, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for October 15, 2025.

Motion **PASSED** (3-0)/ Unanimous.

### IV. Approval of Agenda for October 29, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (3-0) /Unanimous

Applicant requested holds:

7. VS-25-0708-NV LAS DEC, LLC: The applicant has requested a HOLD to the Enterprise TAB meeting on November 12, 2025.

Related applications:

1. PA-25-700042-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
2. ZC-25-0689-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
3. VS-25-0690-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
4. DR-25-0691-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
5. TM-25-500169-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:
  
8. VS-25-0711-SILVER SERENE, LLC:
9. WS-25-0710-SILVER SERENE, LLC:
10. TM-25-500171-SILVER SERENE, LLC:
  
11. VS-25-0683-PRAISE TABERNACLE, INC:
12. UC-25-0682-PRAISE TABERNACLE, INC:
  
13. VS-25-0688-BD-WESTWIND 2, LLC:
14. UC-25-0687-BD-WESTWIND 2, LLC

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

- **UPDATE: BRIGHTLINE WEST ANNOUNCES TEMPORARY LANE CHANGES ON LAS VEGAS BLVD. STARTING ON OCTOBER 23rd**

LAS VEGAS (October 20, 2025) – As part of ongoing construction for the Las Vegas Station, crews will begin infrastructure improvements along Las Vegas Boulevard between Eldorado Lane and Robindale Road. The work includes removing the existing center median, installing a box culvert, and realigning a sewer line to support future station and roadway enhancements. Activities will begin October 23rd with one night of median removal, followed by a lane reduction starting October 27th lasting approximately three weeks. These improvements are essential to preparing the area for future station construction and long-term roadway functionality.

**Construction Advisory #2 – Lane Reduction on Las Vegas Boulevard (Beginning October 27, 2025)**

Date: Monday, October 27, 2025

Duration: Approximately three weeks

Work Hours: 24-hour lane shift in place

Location: Las Vegas Boulevard near Robindale Road to just south of Warm Springs Road

Overview:

Beginning the morning of October 27th, Brightline West will start construction on a box culvert and sewer line improvements along Las Vegas Boulevard near the future Las Vegas Station site.

Traffic Impacts:

- Northbound lanes: All lanes will remain open.
- Southbound lanes: Reduced from three lanes to two lanes for the duration of the three-week period.
- The two westernmost southbound lanes (closest to the Brightline West construction site) will be closed and traffic will be shifted to the east.
- Motorists should expect minor delays and are encouraged to plan accordingly.

VI. Planning & Zoning

1. **PA-25-700042-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 4.65 acres. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rk (For possible action) **11/18/25 PC**

Motion by Barris Kaiser

Action: **DENY**

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

2. **ZC-25-0689-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**  
**ZONE CHANGE** to reclassify 4.65 acres from an H-2 (General Highway Frontage) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rk/xx (For possible action) **11/18/25 PC**

Motion by Barris Kaiser

Action: **DENY**

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

3. **VS-25-0690-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way (alignment) and Grand Canyon Drive, and Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/rg (For possible action) **11/18/25 PC**

Motion by Barris Kaiser

Action: **DENY**

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

4. **DR-25-0691-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**  
**DESIGN REVIEW** for a proposed single-family residential development on 4.65 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rg (For possible action) **11/18/25 PC**

Motion by Barris Kaiser

Action: **DENY**

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

5. **TM-25-500169-MUSSO FAMILY TRUST 2009 & MUSSO MICHAEL V TRS:**  
**TENTATIVE MAP** consisting of 47 single-family residential lots and common lots on 4.65 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/rg/xx (For possible action) **11/18/25 PC**

Motion by Barris Kaiser

Action: **DENY**

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

6. **VS-25-0675-RIBBLE THOMAS EDWARD & BETTY THERESE:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and Tenaya Way and Belcastro Street (alignment) within Enterprise (description on file). JJ/tpd (For possible action) **11/18/25 PC**

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

7. **VS-25-0708-NV LAS DEC, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Redwood Street located between Maule Avenue and Badura Avenue within Enterprise (description on file). MN/rp/cv (For possible action) **11/18/25 PC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on November 12, 2025.

8. **VS-25-0711-SILVER SERENE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Warbonnet Way and Buffalo Drive, and between Cougar Avenue and Ford Avenue; and a portion of right-of-way being Cougar Avenue located between Miller Lane (alignment) and Buffalo Drive within Enterprise (description on file). JJ/rg/xx (For possible action) **11/19/25 BCC**

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

9. **WS-25-0710-SILVER SERENE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** of the following: 1) reduce setbacks; and 2) reduce net lot area. 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/rg/xx (For possible action) **11/19/25 BCC**

Motion by David Chestnut  
Action: **APPROVE** Waivers of Development Standards #1  
**DENY:** Waivers of Development Standards #2  
**DENY:** Design Review  
**DELETE** Public Works- Development Review #3  
**ADD** Public Works - Development Review conditions

- Cougar Ave, Millier Ln and Warbonnet Way to be developed to non-urban rural road standards
- Provide a five-foot asphalt path along Cougar Ave, Millier Ln and Warbonnet Way
- Execute a Restrictive Covenant Agreement (deed restrictions)

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

10. **TM-25-500171-SILVER SERENE, LLC:**  
**TENTATIVE MAP** consisting of 13 single-family residential lots 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/rg/xx (For possible action) **11/19/25 BCC**

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

11. **VS-25-0683-PRAISE TABERNACLE, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ullom Drive and Cameron Street, and Warm Springs Road and Capovilla Avenue (alignment) within Enterprise (description on file). MN/dd/xx (For possible action) **11/19/25 BCC**

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

12. **UC-25-0682-PRAISE TABERNACLE, INC.:**  
**USE PERMIT** for a place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce driveway approach distance; and **2)** waive full off-site improvements.  
**DESIGN REVIEW** for a place of worship on 2.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Warm Springs Road and east of Ullom Drive within Enterprise. MN/dd/xx (For possible action) **11/19/25 BCC**

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

13. **VS-25-0688-BD-WESTWIND 2, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Giles Street and Las Vegas Boulevard South, and between Pebble Road and Ford Avenue; and a portion of right-of-way being Pebble Road located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Pebble Road and Ford Avenue within Enterprise (description on file). MN/dd/xx (For possible action) **11/19/25 BCC**

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

14. **UC-25-0687-BD-WESTWIND 2, LLC:**  
**USE PERMIT** for a gasoline station.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase maximum parking; **2)** alternative driveway geometrics; **3)** allow non-standard improvements in the right-of-way; and **4)** waive full off-site improvements.  
**DESIGN REVIEW** for a proposed gasoline station and convenience store on a 0.90 acre portion of a 3.36 acre site in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Pebble Road within Enterprise. MN/dd/xx (For possible action)  
**11/19/25 BCC**

Motion by David Chestnut

Action: **APPROVE** Use Permit.

**APPROVE:** Waivers of Development Standards #s 1, 2b, 2c, 3, and 4

**DENY:** Waivers of Development Standards # 2a

**DENY:** Design Review.

**ADD** Public Works - Development Review condition:

- Create a shared driveway with APN 177-16-401-004 if compatible uses are developed

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

VII. General Business:

1. Nominate a representative and alternate for the 2026/2027 Community Development Advisory Committee (CDAC). (For possible action)

**NOTE:** Enterprise TAB does not have a CDAC volunteer for the representative or alternate positions.

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 November 12, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:55 p.m.

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