



Paradise Town Advisory Board

February 28, 2023

MINUTES

Board Members: Susan Philipp-Chair-**PRESENT**
Katlyn Cunningham- Vice-Chair **PRESENT**
John Williams –**PRESENT**
Kimberly Swartzlander- **EXCUSED**
Angelo Carvalho- **PRESENT**

Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.com

Town Liaison: Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Rob Kaminski; Planning, Blanca Vazquez, Community Liaison, Vivian Kilarski

Meeting was called to order by Chair Philipp, at 7:00 p.m.

II. Public Comment:
None

III. Approval of February 14, 2023 Minutes

Moved by: Williams
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for February 28, 2023

Moved by: Cunningham
Action: Approved as submitted
Vote: 4-0 Unanimous

IV. Informational Items (For Discussion only)

V. Planning & Zoning

1. **UC-22-0668-MEJIAS DAISY OLAZABAL:**
HOLDOVER USE PERMIT for a daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping; **2)** reduce drive aisle width; and **3)** reduce trash enclosure setback.
DESIGN REVIEW for a daycare on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Flamingo Road, 140 feet west of Sheppard Drive within Paradise. TS/sd/ja (For possible action)

MOVED BY- Philipp
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

2. **ET-22-400136 (UC-19-0668)-3900 PARADISE RESI OWNER SPE, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** multiple family residential development; and **2)** increase density.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce parking lot landscaping.
DESIGN REVIEW for a multiple family residential development on 5.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located 250 feet east of Paradise Road, 625 feet south of Twain Avenue within Paradise. TS/dd/syp (For possible action)

MOVED BY- Philipp
APPROVE-Subject to staff conditions
ADDED condition

- **Owner of the apartments to provide/pay for valet parking for the shopping center tenants**

VOTE: 4-0 Unanimous

3. **WS-22-0685-PROLOGIS LP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** attached sidewalks; **2)** street landscaping; and **3)** throat depth.
DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade on 80.0 acres in an M-1 (Light manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Desert Inn Road, 280 feet west of Valley View Boulevard within Paradise. JJ/sd/ja (For possible action)

MOVED BY- Philipp
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

4. **UC-23-0031-MGP LESSOR, LLC:**
USE PERMITS for the following: **1)** high impact project; **2)** resort hotel; **3)** public areas including but not limited to: casino, showrooms, theater, retail, restaurants, offices, pharmacy, personal services, art gallery, live entertainment, night clubs, indoor and outdoor dining and drinking, and alcohol sales (package liquor, beer and wine); **4)** associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa, fitness center and daycare; and **5)** deviations as depicted per plans on file.
DEVIATIONS for the following: **1)** increase building height; **2)** reduce height/setback ratio; **3)** encroachment into airspace; **4)** reduced loading spaces; **5)** allow primary access into portions of the building from the exterior of the resort hotel; **6)** alternative landscaping and pedestrian realm; and **7)** all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.
DESIGN REVIEWS for the following: **1)** high impact project; **2)** resort hotel with all associated and accessory uses, structures, and incidental buildings and structures; and **3)** finished grade on 69.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,300 feet south of Spring Mountain Road within Paradise. TS/rk/syp (For possible action) **BCC 3/22/23**

MOVED BY- Williams
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

5. **WC-23-400013 (ZC-0118-02)-GSN FLAMINGO LP:**
WAIVER OF CONDITIONS of a zone change requiring single story on all buildings, a maximum height of 30 feet with a previously approved freestanding pharmacy and future shopping center with a previously approved zone change to reclassify 4.9 acres from an R-1 (Single Family Residential) Zone to a C-1 (Local Business) Zone for a mini-warehouse facility. Generally located on the south side of Flamingo Road and the west side of Mountain Vista Street within Paradise. TS/lm/syp (For possible action) **BCC 3/22/23**

MOVED BY- Williams
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

6. **UC-23-0034-GSN FLAMINGO LP:**
USE PERMIT for a mini-warehouse facility.
WAIVER OF DEVELOPMENT STANDARDS for modified commercial driveway standards.
DESIGN REVIEW for a proposed mini-warehouse facility on 3.5 acres in a C-1 (Local Business) Zone. Generally located on the south side of Flamingo Road and the west side of Mountain Vista Street within Paradise. TS/lm/syp (For possible action) **BCC 3/22/23**

MOVED BY- Williams
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

7. **WS-23-0013-MORALLY JOHN P REVOCABLE TRUST & MORALLY JOHN P TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2)
alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) an additional office warehouse building; and 2)
finished grade in conjunction with an existing office warehouse building on 1.9 acres in an M-1
(Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, 260 feet north
of Cavaretta Court within Paradise. MN/al/syp (For possible action) **BCC 3/22/23**

MOVED BY- Philipp
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
- VII. Public Comment
None heard
- VIII. Next Meeting Date
The next regular meeting will be March 14, 2023
- IX. Adjournment
The meeting was adjourned at 8:35 p.m.