



Paradise Town Advisory Board

April 11, 2023

MINUTES

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

Lorna Phegley; Planning, Blanca Vazquez, Community Liaison

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

II. Public Comment:
None

III. Approval of March 28, 2023 Minutes

Moved by: Williams
Action: Approve as submitted
Vote: 5-0 Unanimous

Approval of Agenda for April 11, 2023

Moved by: Cunningham
Action: Approved as submitted
Vote: 5-0 Unanimous

IV. Informational Items (For Discussion only)

V. Planning & Zoning

1. **UC-23-0120-KULIK RIVER CAPITAL, LLC:**
USE PERMIT for a temporary recreational facility with accessory retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** recreational facility not within a permanently enclosed building; **2)** permit alternative architectural materials; **3)** alternative landscaping; **4)** alternative standards for proposed temporary signage; **5)** waive off-site improvements; **6)** allow existing driveways to remain; and **7)** allow non-standard improvements in the right-of-way.
DESIGN REVIEWS for the following: **1)** a recreational facility (tent); and **2)** finished grade within a fabric structure on 8.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Mandalay Bay Road within Paradise. JG/lm/syp (For possible action) **BCC 4/19/23**

MOVED BY- Williams

APPROVE-Subject to staff conditions

ADDED MGM Conditions

- The temporary membrane structure is not to exceed 15,673 total square feet and 360 attendee seats per plans on file.
- Applicant to fill entire excavated areas and to grade the property to even counter per plans on file.
- Applicant to clear the Site of all trash, debris, and broken equipment.
- Applicant to restore the Site's entrance off of Las Vegas Boulevard South to its 2014 appearance per the plans on file, including but not limited to: removing all dead foliage and dead trees (12 of the 18 existing palm trees); restoring the remaining 6 palm trees by trimming, fertilizing, and regularly watering the same; adding four (4) 20-foot potted palm trees (each of these 4 trees will be leased for 14 months); removing all dead grass and replacing same with 4,064 total square feet of artificial grass; and during the Applicant's restoration of the Site, should it find any other bushes and/or trees that are dead it will remove the same, and should it find any other bushes and/or trees that are able to be restored it will trim, fertilize, and regularly water the same.
- Applicant to provide on-site security seven (7) days a week, twenty-four (24) hours a day for the entire Site.
- All vehicle and pedestrian access to the Site for the magic shows will be limited to only the two (2) existing paved entrances with access drive: one at Las Vegas Boulevard South and the other at Mandalay Bay Road as donated in the plans on file.
- Dust Control Plan to be submitted and approved by county agencies for the portion of the Site to remain unpaved and/or without asphalt.
- Provide adequate parking spaces on paved/asphalt areas for approved uses as donated in the plans.
- Exterior fencing to be repaired or replaced and to also include a six (6) foot-high fence with a black privacy screen along the north side facing Mandalay Bay Road as donated in the plans on file.
- Zoning inspection is required to confirm compliance with these conditions prior to issuance of a certificate of occupancy or equivalent certification of the commencement of the use.
- Any approval of this application is to be strictly limited to the plans on file and for use by the Jay Owenhouse Magic Show only.
- Any approval of this application is to be strictly limited to a period of thirteen (13) months from the date of issuance of a certification of occupancy or equivalent certification of the commencement of the use.

VOTE: 5-0 Unanimous

2. **VS-23-0103-VT 1, LLC & SIERRA RIDGE STORAGE, LLC:**
VACATE AND ABANDON a portion of right-of-way being Backstage Boulevard located between Desert Inn Road and Raymert Drive and a portion of right-of-way being Raymert Drive located between Backstage Boulevard and US Highway 95 within Paradise (description on file). TS/rk/syp (For possible action) **PC 5/2/23**

MOVED BY- Philipp
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous

3. **UC-23-0102-VT 1, LLC & SIERRA RIDGE STORAGE, LLC:**
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height **2)** allow access to a local street; **3)** allow non-standard improvements in the right-of-way; and **4)** reduce driveway distances from the intersection.
DESIGN REVIEW for a proposed mini-warehouse facility on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the west side of Backstage Boulevard and the south side of Desert Inn Road within Paradise. TS/rk/syp (For possible action) **PC 5/2/23**

MOVED BY- Philipp
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous

4. **VS-23-0100-POLLUX POLARIS FF 399, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Polaris Avenue and Procyon Street, and between Desert Inn Road and Spring Mountain Road within Paradise (description on file). JJ/jgh/ja (For possible action) **PC 5/2/23**

MOVED BY- Cunningham
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous

5. **WS-23-0116-COLEN, SHELDON & SOTO, ANGELA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow proposed single family residential lots to have direct access to an arterial street (Pebble Road); and **2)** allow individual single family residential lots to not have circular driveways/on-site turnarounds on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Pebble Road, 130 feet west of Spencer Street within Paradise. MN/bb/syp (For possible action) **PC 5/2/23**

MOVED BY- Williams
APPROVE-Subject to IF approved staff conditions
VOTE: 5-0 Unanimous

6. **WC-23-400021 (ZC-2144-04)-FUSION GROUP NEVADA, LLC:**
WAIVER OF CONDITIONS of a zone change requiring landscape plans on file on 0.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Helm Drive, 530 feet east of Spencer Street within Paradise. JG/rk/syp (For possible action) **BCC 5/3/23**

MOVED BY- Cunningham
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous

7. **VS-23-0096-FUSION GROUP NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Helm Drive and Pama Lane, and between Spencer Street and Surrey Street; and a portion of right-of-way being Helm Drive located between Spencer Street and Surrey Street within Paradise (description on file). JG/rk/syp (For possible action) **BCC 5/3/23**

MOVED BY- Cunningham
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous

8. **DR-23-0095-FUSION GROUP NEVADA, LLC:**
DESIGN REVIEWS for the following: **1)** office/warehouse building; and **2)** finished grade on 0.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Helm Drive, 530 feet east of Spencer Street within Paradise. JG/rk/syp (For possible action) **BCC 5/3/23**

MOVED BY- Cunningham
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous

9. **UC-23-0126-HCI-CERBERUS 160 EAST FLAMINGO HOTEL OWNER L P, ET AL:**
USE PERMIT for a monorail.
DESIGN REVIEW for a monorail on approximately 302.0 acres in an H-1 (Limited Resort and Apartment) Zone, an M-1 (Light Manufacturing) Zone, an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone, an R-T (Manufactured Home Residential) Zone, an R-4 (Multiple Family Residential) – (High Density) (AE-60 & AE-65) Zone, a P-F (Public Facility) (AE-65 & AE-70) Zone, a C-1 (Local Business) (AE-70) Zone, and a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway Overlay District. Generally located between Sahara Avenue and Blue Diamond Road, and between Maryland Parkway and Decatur Boulevard within Winchester, Paradise, and Enterprise. MN/TS/JG/JJ/jor/syp (For possible action) **BCC 5/3/23**

MOVED BY- Williams
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous

10. **UC-23-0128-5051 SLV, LLC:**
USE PERMITS for the following: **1)** primary means of access to accessory use (day club/pool) from the exterior of the resort; and **2)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce setback; and **2)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback for freestanding sign; and **2)** allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: **1)** modifications to a previously approved resort hotel; **2)** comprehensive sign package; and **3)** site lighting on 4.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/lm/ja (For possible action) **BCC 5/3/23**

MOVED BY- Philipp
APPROVE-Subject to IF approved staff conditions
VOTE: 5-0 Unanimous

11. **ZC-23-0118-BELL REAL ESTATE LLC:**
ZONE CHANGE to reclassify 2.4 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow attached sidewalk along Rawhide Street; and **2)** increase wall height.
DESIGN REVIEWS for the following: **1)** office building; **2)** EV charging stations under canopy; and **3)** alternative parking lot landscaping. Generally located on the north side of Russell Road and the east side of Tamarus Street within Paradise (description on file). JG/lm/syp (For possible action) **BCC 5/3/23**

MOVED BY- Cunningham
APPROVE-Subject to IF approved staff conditions
VOTE: 5-0 Unanimous

12. **VS-23-0119-BELL REAL ESTATE LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Rawhide Street, and between Tamarus Street and Caliente Street, and a portion of a right-of-way being Tamarus Street located between Russell Road and Rawhide Street within Paradise (description on file). JG/lm/syp (For possible action) **BCC 5/3/23**

MOVED BY- Cunningham
APPROVE-Subject to IF approved staff conditions
VOTE: 5-0 Unanimous

13. **WS-23-0094-LAXMI BUILDING, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** waive Asian Design Overlay District standards; **3)** allow modified driveway design standards; and **4)** reduce driveway distances from the intersection.
DESIGN REVIEW for a proposed vehicle wash on 0.6 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the west side of Wynn Road and the south side of Desert Inn Road within Paradise. JJ/rk/syp (For possible action) **BCC 5/3/23**

MOVED BY- Philipp
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous

14. **WS-23-0108-SG VEGAS OWNER LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** increase the number of projecting signs.
DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with an existing shopping center on a 1.8 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 1,332 feet north of Tropicana Avenue within Paradise. JG/hw/syp (For possible action) **BCC 5/3/23**

MOVED BY- Philipp
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None heard
- VIII. Next Meeting Date
The next regular meeting will be April 25, 2023
- IX. Adjournment
The meeting was adjourned at 8:35 p.m.