



Paradise Town Advisory Board

April 25, 2023

MINUTES

Board Members: Susan Philipp-Chair-**EXCUSED**
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

Rob Kaminski; Planning, Blanca Vazquez, Community Liaison – District G, Vivian Kilarski, Planning Commission and Beatriz Martinez, Community Liaison – District E.

Meeting was called to order by Vice-Chair Cunningham, at 7:00 p.m.

II. Public Comment:
None

III. Approval of April 11, 2023 Minutes

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

Approval of Agenda for April 25, 2023

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

IV. Informational Items (For Discussion only)

V. Planning & Zoning

1. **WS-23-0129-CHURCH ROMAN CATHOLIC LAS VEGAS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; and 2) reduce building separation for proposed accessory structures.
DESIGN REVIEW for accessory structures in conjunction with an existing place of worship on 4.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Pearl Street, 400 feet north of Tropicana Avenue within Paradise. JG/sd/ja (For possible action)
PC 5/2/23
MOVED BY- Williams
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

2. **AR-23-400033 (WS-20-0336)-3900 PARADISE RETAIL OWNER SPE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for a reduction of parking in an existing shopping center on 4.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Paradise Road, 640 feet south of Twain Avenue within Paradise. TS/dd/syp (For possible action)
PC 5/16/23
MOVED BY- Swartzlander
DENY
VOTE: 4-0 Unanimous

3. **DR-23-0142-FUSARO FAMILY TRUST & FUSARO, MICHAEL S. & MARIA M. TRS:**
DESIGN REVIEWS for the following: 1) proposed office/warehouse facility; and 2) finished grade on 1.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Annie Oakley Drive, 220 feet north of Post Road within Paradise. JG/rk/syp (For possible action)
PC 5/16/23
MOVED BY- Williams
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

4. **UC-23-0148-HARSCH INVESTMENT PPTYS-NV, LLC:**
USE PERMIT for on-premises consumption of alcohol establishment (supper club) within an existing office/warehouse and shopping center complex on 18.4 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/lm/syp (For possible action)
PC 5/16/23
MOVED BY- Williams
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

5. **UC-23-0146-FLAMINGO PALMS VILLAS:**
USE PERMIT to allow a resort condominium in conjunction with an existing condominium complex on 14.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Valley View Boulevard, 550 feet south of Flamingo Road within Paradise. MN/rk/syp (For possible action)
BCC 5/17/23
MOVED BY- Swartzlander
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

6. **VS-23-0133-CHURCH WALK LAS VEGAS NV INC:**
VACATE AND ABANDON a portion of a right-of-way being Sur Este Avenue located between Spencer Street and Bruce Street within Paradise (description on file). MN/al/syp (For possible action) **BCC 5/17/23**

MOVED BY- Swartzlander
APPROVE-Subject to staff conditions
VOTE: 3-0

Cunningham abstained from comment and vote as she received the Notification card.

7. **ET-23-400024 (UC-21-0139)-CHURCH WALK LAS VEGAS NV INC:**
USE PERMIT FIRST EXTENSION OF TIME for the following: **1)** place of worship; **2)** daycare facility; and **3)** school (pre-school) on 3.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spencer Street, 330 feet south of Eldorado Lane within Paradise. MN/al/syp (For possible action) **BCC 5/17/23**

MOVED BY- Swartzlander
APPROVE-Subject to staff conditions
VOTE: 3-0

Cunningham abstained from comment and vote as she received the Notification card.

8. **WS-23-0132-CHURCH WALK LAS VEGAS NV INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping to a less intensive use; **2)** alternative landscaping adjacent to a collector street; and **3)** permit a wall sign.
DESIGN REVIEWS for the following: **1)** place of worship with a daycare facility and pre-school; **2)** alternative parking lot landscaping; **3)** lighting plan; **4)** comprehensive sign plan; and **5)** finished grade on 3.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spencer Street, 330 feet south of Eldorado Lane within Paradise. MN/al/syp (For possible action) **BCC 5/17/23**

MOVED BY- Swartzlander
APPROVE-Subject to staff conditions
VOTE: 3-0

Cunningham abstained from comment and vote - as she received the Notification card.

VI. General Business (for possible action)

LITTLE ETHIOPIA CULTURAL DISTRICT:

APPLICATION FOR REVIEW for the following:

- 1) Discuss the proposed cultural district geographic boundaries;
Twain, University Dr., 500 ft. from Decatur, 500 ft. East of Decatur
- 2) How the geographic area is distinguished by concentration of cultural resources that play a vital role in the lives and cultural development of the community;
Concentration of cultural resources that play a role in the lives and cultural development of the community;
A place to provide tutoring, mentoring youth to maintain their culture and religious faith.
- 3) Highlight any signature events or festivals that highlight the community's unique cultural identity;
Adding events and festivals that highlight the cultural identity. Share the cultural and history with Clark County residents and entertain the tourists who visit our city

- 4) Any other pertinent information within Paradise
MOVED BY- Williams
APPROVE
VOTE: 3-1 Swartzlander opposed

VII. Public Comment
None heard

VIII. Next Meeting Date
The next regular meeting will be May 9, 2023

IX. Adjournment
The meeting was adjourned at 9:10 p.m.