



Paradise Town Advisory Board

May 14, 2024

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

Brady Bernhart; Planning, Vivian Kilarski; Planning, Alvaro Lozano; Commission Analyst

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

II. Public Comment:
None

III. Approval of April 30, 2024 Minutes

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

Approval of Agenda for May 14, 2024

Moved by: Williams
Action: Approve with changes
Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)
Splash into summer event. Saturday May 25, 2024 12pm-4pm Whitney Water Park 5712 Missouri Ave.

VI. Planning & Zoning

1. **ET-24-400024 (UC-21-0434)-GILL EXPRESS, INC.:**

USE PERMIT FIRST EXTENSION OF TIME to allow a vehicle wash establishment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback; **2)** allow an unscreened service bay door; **3)** cross access; **4)** landscaping (required trees); and **5)** reduced throat depth.

DESIGN REVIEW for a proposed vehicle wash establishment on 1.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/mh/ng (For possible action) **PC 5/21/24**

Held per applicant. Return to the May 28, 2024 Paradise TAB meeting

2. **UC-24-0148-MANOUKIAN OHANNES INTER VIVOS TR:**

USE PERMIT for personal services (fitness studio) within an existing commercial/industrial complex on 2.84 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the north side of Sunset Road and the west side of Sunset Corporate Drive within Paradise. JG/mh/ng (For possible action) **PC 6/4/24**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **VS-24-0140-MIRAGE PROPCO, LLC:**

VACATE AND ABANDON a portion of right-of-way being Sammy Davis Jr. Drive located between Stan Mallin Drive and Vegas Plaza Drive within Paradise (description on file). TS/sd/ng (For possible action) **PC 6/4/24**

MOVED BY-Cunningham

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **WS-23-0920-PF 4090, LLC:**

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** wall height; **2)** alternative landscaping; **3)** loading spaces; **4)** gate access; and **5)** reduce height setback.

DESIGN REVIEW for a mini-warehouse on 1.5 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise. TS/bb/ng (For possible action) **PC 6/4/24**

MOVED BY-Williams

APPROVE- Subject to IF approved staff conditions

ADDED Conditions

- **8 foot high wall along the North property line**
- **Euclid gate to be emergency access (crash gate) only**
- **Withdraw waiver # 3 per statement made by representative**

VOTE: 3-0

Philipp abstained from comment and vote

5. **UC-23-0801-RK VEGAS CIRCLE, LLC:**
HOLDOVER USE PERMITS for the following: **1)** place of worship; **2)** on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking; **3)** allow outside dining and drinking in conjunction with a tavern; **4)** alcohol sales (beer and wine - packaged only); **5)** alcohol sales (liquor - packaged only); **6)** restaurants with outside dining and drinking; **7)** day spa; **8)** banquet facility with outside uses; **9)** retail sales and service; and **10)** convention facilities/exposition halls.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** permit encroachment into airspace; **3)** reduced setbacks; **4)** reduced parking; **5)** reduced loading spaces; **6)** allow alternative street landscaping; **7)** allow modified street standards; **8)** allow modified driveway design standards; and **9)** allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: **1)** hotel; **2)** place of worship; **3)** day spa; **4)** retail sales and service; **5)** restaurants and tavern with outside dining and drinking; **6)** on-premises consumption of alcohol (service bars, supper clubs, and tavern); **7)** convention facilities/exposition halls; **8)** parking garage with subterranean levels; and **9)** outdoor deck with pool area on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action) **BCC 6/5/24**

Held per applicant. No return date given

6. **WC-23-400131 (DR-19-0906)-MANDALAY PROPCO, LLC:**
HOLDOVER WAIVER OF CONDITIONS of a design review requiring full animation allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are displayed for a minimum of 1 hour before transitioning to the next static image in conjunction with an existing Resort Hotel (Mandalay Bay) on 124.1 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 and AE-65) Overlay. Generally located on the north and south sides of Mandalay Bay Road and the west side of Las Vegas Boulevard South within Paradise. MN/mh/syp (For possible action) **BCC 6/5/24**

Held per applicant. Return to Paradise TAB meeting in 30 days

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be May 28, 2024
- IX. Adjournment
The meeting was adjourned at 7:45 p.m.