



Paradise Town Advisory Board

August 8, 2023

MINUTES

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

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, Dane Detommaso; 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 July 25, 2023 Minutes

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

Approval of Agenda for August 8, 2023

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

V. Informational Items (For Discussion only)
Budget items to be discussed at next Paradise TAB meeting

VI. Planning & Zoning

1. **VS-22-0690-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pine Street and Tomiyasu Lane, and between La Mirada Avenue and Maule Avenue within Paradise (description on file). JG/bb/ja (For possible action) **PC 8/15/23**

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

2. **WS-22-0689-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for increased wall and gate **DESIGN REVIEW** for an access gate in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of La Mirada Avenue and the west side of Pine Street within Paradise. JG/bb/ja (For possible action) **PC 8/15/23**

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

3. **UC-23-0313-PEPPER LANE HOLDINGS, LLC:**
HOLDOVER USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on a portion of 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/hw/syp (For possible action) **BCC 8/16/23**

MOVED BY- Philipp
DENY
VOTE: 4-0 Unanimous

4. **WS-23-0372-GC VEGAS RETAIL, LLC & NAKASH S & W, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the number of animated sigs; and 2) increase wall sign area.
DESIGN REVIEW for modifications to an approved comprehensive sign package on a 1.8 acre portion of a 2.3 acre site in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/sd/syp (For possible action) **BCC 8/16/23**

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

5. **UC-23-0321-DEAN MARTIN SUNSET LLC:**
USE PERMIT to allow for retail sales in conjunction with an existing office/warehouse building on a portion of 2.5 acres in an M-D (Design Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road and the west side of Dean Martin Drive within Paradise. MN/sd/syp (For possible action) **PC 9/5/23**

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

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 KEVIN SCHILLER, County Manager

6. **UC-23-0391-LATINOAMERICA TAX SERVICES, LLC:**
USE PERMIT for a proposed food cart located not within an enclosed building in conjunction with an existing office complex on 1.0 acre in an C-P (Office and Professional) Zone. Generally located on the west side of Pecos Road, 480 feet south of Flamingo Road within Paradise. TS/nai/syp (For possible action) **PC 9/5/23**

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

7. **UC-23-0427-S VALLEY VIEW TWAIN, LLC:**
USE PERMITS for the following: **1)** vehicle sales; and **2)** vehicle maintenance on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/mh/syp (For possible action) **PC 9/5/23**

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

8. **VS-23-0418-LAS VEGAS AIRPORT CENTER LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Paradise Road and Palo Verde Road, and between Bell Drive and Gus Giuffre Drive (alignment) within Paradise (description on file). JG/md/xx (For possible action) **PC 9/5/23**

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

9. **WS-23-0417-LAS VEGAS AIRPORT CENTER L L C:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** reduced setbacks; **3)** reduced setbacks from the right-of-way; **4)** eliminate street landscaping; **5)** eliminate parking lot landscaping; **6)** eliminate trash enclosure; **7)** allow modified driveway design standards; **8)** allow modified street standards; and **9)** allow existing non-standard commercial driveways where commercial curb return driveways are required.
DESIGN REVIEWS for the following: **1)** site modifications to an existing commercial complex; and a **2)** parking garage in conjunction with an existing commercial complex on 3.0 acres in a C-2 (General Commercial)(AE-65 &AE-70) Zone. Generally located on the south side of Bell Drive and the east side of Paradise Road within Paradise. JG/md/xx (For possible action) **PC 9/5/23**

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

- Any signage or advertising on the outside walls of garage must return as a Public Hearing.
- Withdraw waiver #6

VOTE: 4-0 Unanimous

10. **TM-23-500087-LAS VEGAS AIRPORT CENTER LLC:**
TENTATIVE MAP consisting of 1 commercial lot and common lots on 3.0 acres in a C-2 (General Commercial) (AE-65 &AE-70) Zone. Generally located on the south side of Bell Drive and the east side of Paradise Road within Paradise. JG/md/xx (For possible action) **PC 9/5/23**
- MOVED BY- Philipp**
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous
11. **WS-23-0385-HARSCH INVESTMENT PPTYS-NV, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a freestanding sign.
DESIGN REVIEW for modifications to an existing freestanding sign to include an LED message unit (animation) on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Spring Mountain Road and Valley View Boulevard within Paradise. JJ/al/syp (For possible action) **PC 9/5/23**
- MOVED BY- Williams**
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous
12. **AR-23-400106 (UC-20-0104)-MGP LESSOR, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW to waive conditions for temporary outdoor events (tailgating).
DESIGN REVIEW for a temporary outdoor commercial event with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with a resort hotel (Luxor Resort Hotel) on 62.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the west side of Las Vegas Boulevard South and the north and south sides of Mandalay Bay Road within Paradise. MN/mh/syp (For possible action) **BCC 9/6/23**
- MOVED BY- Philipp**
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous
13. **UC-23-0376-4380 BOULDER, LLC:**
USE PERMIT for a cannabis establishment (consumption lounge) in conjunction with an existing dispensary.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from a school; and 2) reduce separation from a nonrestricted gaming property on 4.8 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Boulder Highway, 775 feet north of Twain Avenue within Paradise. TS/rr/syp (For possible action) **BCC 9/6/23**
- MOVED BY- Cunningham**
APPROVE-Subject to staff conditions
VOTE: 3-1
Williams opposed

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 KEVIN SCHILLER, County Manager

14. **WC-23-400108 (WS-21-0013)-3950, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring a drainage study and compliance in conjunction with an approved cannabis establishment (cultivation & production facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action) **BCC 9/6/23**

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

15. **WC-23-400109 (UC-21-0011)-3950, LLC:**
WAIVER OF CONDITIONS of a use permit condition requiring a drainage study and compliance in conjunction with an approved cannabis establishment (cultivation facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action) **BCC 9/6/23**

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

16. **WC-23-400110 (UC-21-0012)-3950, LLC:**
WAIVER OF CONDITIONS of a use permit requiring a drainage study and compliance in conjunction with an approved cannabis establishment (production facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action) **BCC 9/6/23**

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

17. **WS-23-0394-BARTSAS MARY 8, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce driveway throat depth.
DESIGN REVIEW for a proposed mini-warehouse on 1.0 acre in conjunction with a previously approved mixed-use development in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue, 245 west of Nellis Boulevard within Paradise. JG/jor/syp (For possible action) **BCC 9/6/23**

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

18. **WS-23-0426-MAKUTA MARZENA & BOWN KEN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive water connection; 3) waive sanitary sewer service connection; and 4) off-site improvements in conjunction with a residential minor subdivision on 0.5 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the west side of Pacific Street, 185 feet north of Viking Road within Paradise. TS/md/syp (For possible action) **BCC 9/6/23**

MOVED BY- Philipp
APPROVE-Subject to staff conditions

VOTE: 4-0 Unanimous

Added condition

- **Water and Sewer permits must be obtained when new owner or developer applies for any building permits**

19. **WS-23-0440-SCHOOL BOARD OF TRUSTEES:**

WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.

DESIGN REVIEWS for the following: **1)** finished grade; and **2)** a school (middle school) on 18.9 acres in a P-F (Public Facility) Zone. Generally located on the southeast corner of Sandhill Road and Harmon Avenue within Paradise. TS/jud/syp (For possible action) **BCC 9/6/23**

MOVED BY- Swartzlander

APPROVE-Subject to staff conditions

VOTE: 4-0 Unanimous

20. **ZC-23-0389-SORIANO, IGNACIO ALMANZA:**

ZONE CHANGE to reclassify 0.4 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone for a future commercial development. Generally located on the east side of Philmar Avenue, 150 feet south of Tropicana Avenue within Paradise (description on file). JG/gc/syp (For possible action) **BCC 9/6/23**

MOVED BY- Philipp

DENY

VOTE: 4-0 Unanimous

VI. General Business (for possible action)

None

VII. Public Comment

None heard

VIII. Next Meeting Date

The next regular meeting will be August 29, 2023

IX. Adjournment

The meeting was adjourned at 9:05 p.m.

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