



Paradise Town Advisory Board

August 29, 2023

7:00pm

MINUTES

Board/Council 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

County Liaison(s): Blanca Vazquez, 702-455-8531, BVA@ClarkCountyNV.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
ROBERT KAMINSKI, PLANNING; BLANCA VAZQUEZ, COMMUNITY LIAISON

- II. Public Comment-
NONE

- III. Approval of Minutes for August 8, 2023
MOVED BY: SWARTLANDER
ACTION: APPROVE AS SUBMITTED
VOTE – 5-0 UNANIMOUS

- IV. Approval of the Agenda for August 29, 2023
MOVED BY: WILLIAMS
ACTION: APPROVE AS SUBMITTED
VOTE – 5-0 UNANIMOUS

- V. Informational Items (for discussion only)
NONE

- VI. Planning and Zoning

1. **ET-23-400115 (WS-22-0340)-MOSHTAGHI SHAHROKH:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce the required separation between the principal dwelling and an accessory structure on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pearl Street, approximately 75 feet north of Casey Drive within Paradise. JG/rp/syp (For possible action) **PC 9/19/23**

MOVED BY: WILLIAMS
APPROVE: Subject to Staff Conditions
VOTE: 5-0 UNANIMOUS

2. **UC-23-0465-PARADISE ROAD, LLC:**
USE PERMIT for a hookah lounge in conjunction with a restaurant and adult use (cabaret) business on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone and a C-P (Office & Professional) (AE-65) Zone. Generally located on the west side University Center Drive, 470 feet of north side of Harmon Avenue within Paradise. JG/rp/syp (For possible action) **PC 9/19/23**

MOVED BY: WILLIAMS
APPROVE: Subject to Staff Conditions
VOTE: 5-0 UNANIMOUS

3. **UC-23-0476-2625 GV, LLC:**
USE PERMIT for a place of worship on a portion of 6.2 acres in a C-P (Office and Professional) zone. Generally located on the south side of Desert Inn Road, and approximately 550 feet west of McLeod Drive within Paradise. TS/sd/syp (For possible action) **PC 9/19/23**

MOVED BY: CUNNINGHAM
APPROVE: Subject to Staff Conditions
VOTE: 5-0 UNANIMOUS

4. **UC-23-0480-FRANTZ CONSULTING, LLC:**
USE PERMIT for a supper club within an office/warehouse complex on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the northwest corner of Russell Road and Wynn Road within Paradise. MN/tpd/syp (For possible action) **PC 9/19/23**

MOVED BY: WILLIAMS
APPROVE: Subject to Staff Conditions
VOTE: 5-0 UNANIMOUS

5. **VS-23-0463-SUNRISE HEALTHCARE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Burnham Avenue and Eastern Avenue, and between University Avenue (alignment) and Rochelle Avenue within Paradise (description on file). TS/jgh/syp (For possible action) **PC 9/19/23**

MOVED BY: PHILIPP
APPROVE: Subject to Staff Conditions
VOTE: 5-0 UNANIMOUS

6. **VS-23-0486-VALLEY HEALTH SYSTEM, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Rochelle Avenue and between Bruce Street and Spencer Street within Paradise (description on file). TS/jor/ja (For possible action) **PC 9/19/23**

MOVED BY: CUNNINGHAM
APPROVE: Subject to Staff Conditions
VOTE: 5-0 UNANIMOUS

7. **UC-23-0485-VALLEY HEALTH SYSTEM, LLC:**
USE PERMIT for an emergency care facility.
WAIVER OF DEVELOPMENT STANDARDS for driveway throat depth.
DESIGN REVIEW for a proposed emergency care facility on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Flamingo Road and Bruce Street within Paradise. TS/jor/ja (For possible action) **PC 9/19/23**

MOVED BY: CUNNINGHAM
APPROVE: Subject to Staff Conditions
VOTE: 5-0 UNANIMOUS

8. **WS-23-0444-PILOT LVQ OZB LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) reduce parking lot landscaping.
DESIGN REVIEW for a proposed office/warehouse facility on 2.3 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone. Generally located to the north and west of Pilot Road, approximately 480 feet west of Paradise Road within Paradise. MN/hw/syp (For possible action) **PC 9/19/23**

MOVED BY: CUNNINGHAM
APPROVE: Subject to Staff Conditions and spaces east side of the building to be removed to provide more of a turn radius for larger vehicles/trucks.
VOTE: 5-0 UNANIMOUS

9. **WS-23-0482-OR BAMIDBAR CORPORATION:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking; 2) reduce throat depth; and 3) driveway geometrics.
DESIGN REVIEW for an addition to an existing place of worship on 1.0 acre in an R-1 (Single Family Residential) Zone. Generally located on the south side of Emerson Avenue, 1,100 feet east of Topaz Street within Paradise. TS/jud/ja (For possible action) **PC 9/19/23**

MOVED BY: PHILIPP

APPROVE: Subject to Staff Conditions AND the following conditions. 1) ADA complaint sidewalk; 2) No off site parking in the neighborhood; and 3) all uses for congregation only.
VOTE: 5-0 UNANIMOUS

10. **DR-23-0442-ACE A PROPCO:**
DESIGN REVIEWS for the following: 1) modifications to a comprehensive sign plan; 2) increase aminated sign area; 3) increase the number of animated signs; 4) increase projecting sign area; 5) increase the number of projecting signs; 6) increase wall sign area; and 7) increase the number of hanging signs in conjunction with a resort hotel (CityCenter) on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Harmon Avenue and the west side of Las Vegas Boulevard South within Paradise. JG /al/syp (For possible action) **BCC 9/20/23**

MOVED BY: PHILIPP

HELD: APPLICANT WAS NOT IN ATTENDANCE – Held FOR 2 WEEKS.
VOTE: 5-0 UNANIMOUS

11. **VS-23-0460-LV DIAMOND PROPERTY I, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Koval Lane and Paradise Road, and between Flamingo Road and Harmon Avenue; a portion of right-of-way being Koval Lane located between Rochelle Avenue and Harmon Avenue; portions of right-of-way being Rochelle Avenue located between Koval Lane and Paradise Road; and a portion of right-of-way being Harmon Avenue located between Koval Lane and Paradise Road within Paradise (description on file). JG/jgh/syp (For possible action) **BCC 9/20/23**

MOVED BY: CUNNINGHAM

APPROVE: Subject to Staff Conditions
VOTE: 5-0 UNANIMOUS

12. **WS-23-0484-LV DIAMOND PROPERTY I, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.
DESIGN REVIEWS for the following: 1) amend a previously approved comprehensive sign package; and 2) increase building height in conjunction with a previously approved racetrack, recreational facility, and fairground with accessory uses on 37.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/md/syp (For possible action) **BCC 9/20/23**

MOVED BY: PHILIPP

APPROVE: Subject to Staff Conditions AND signs not to be used for off premise advertisements.

VOTE: 5-0 UNANIMOUS

13. **WS-23-0475-IMI MIRACLE MALL, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce height setback.
DESIGN REVIEWS for the following: 1) modifications to restaurant with outside dining and drinking; 2) update the exterior façade; and 3) modifications to an approved comprehensive sign plan in conjunction with an existing resort hotel, resort condominium, and shopping center development (Planet Hollywood/Elara/Miracle Mile Shops) on 41.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/lm/syp (For possible action) **BCC 9/20/23**

MOVED BY: CUNNINGHAM

APPROVE: Subject to Staff Conditions

VOTE: 5-0 UNANIMOUS

14. **WS-23-0481-JAS ORTON AND SONS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce separation for monument signs.
DESIGN REVIEW for a monument sign in conjunction with an approved shopping center, on a portion of 806 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Flamingo Road and the west side of Valley View Boulevard within Paradise. MN/sd/syp (For possible action) **PC 10/3/23**

MOVED BY: PHILIPP

APPROVE: Subject to Staff Conditions

VOTE: 5-0 UNANIMOUS

VII. General Business (For possible action)

Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget.

The following items were requested to be funded by Clark County for FY 04/05.

- **Public Works – additional contracts and/or personnel to handle street sweeping and trash pick up**
- **Repair and repave all public rights of way within Patrick to Sunset and Eastern to Annie Oakley**
- **Repair and repave all public rights of way between Eastern and Topaz from Russell to Hacienda.**
- **Repair and repave all public rights of way between Pecos to Pearl from Russell to Callahan**
- **Repair and repave all public rights of way between Annie Oakley to Palm St. from Patrick to Russell (Old Mexico area)**
- **Repair and repave all public rights of way between Russell to Plaza De Vista from Palm to Mt. Vista**
- **Repair and repave all public rights of way between Palm to Mt. Vista from Tropicana to Sunflower**

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: September 12, 2023.

X. Adjournment. 8:31 pm

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Paradise Community Center- 4775 McLeod Dr.

<https://notice.nv.gov>