



Paradise Town Advisory Board

August 30, 2022

MINUTES

Board Members: : John Williams –Chair-**PRESENT**
Susan Philipp - Vice Chair- **EXCUSED**
Jon Wardlaw– **EXCUSED**
Katlyn Cunningham – **PRESENT**
Roger Haywood- **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

Blanca Vazquez Community Liaison;

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

II. Public Comment:
None

III. Approval of August 9, 2022 Minutes

Moved by: Cunningham
Action: Approve as submitted
Vote: 3-0 Unanimous

Approval of Agenda for August 30, 2022

Moved by: Haywood
Action: Approve as submitted
Vote: 3 -0 Unanimous

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **UC-22-0405-REBEL LAND & DEVELOPMENT, LLC:**

BOARD OF COUNTY COMMISSIONERS
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JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA KING, County Manager

USE PERMITS for the following: **1)** gasoline station; **2)** convenience store; **3)** alcohol sales, beer and wine packaged; **4)** restaurant; and **5)** office uses.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce throat depth; **2)** reduced departure distance; **3)** reduce landscaping; **4)** reduce parking; **5)** eliminate cross access; and **6)** eliminate loading zones.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** gasoline station (fuel canopy); **3)** commercial building (restaurant and drive-thru; convenience store; office); and **4)** lighting on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Flamingo Road and the west side of Paradise Road within Paradise. JG/bb/jo (For possible action) **PC 9/6/22**

Held per applicant. Return to the September 27, 2022 Paradise TAB

2. **VS-22-0430-CHURCH LDS PRESIDING BISHOP:**
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Burnham Avenue and Spencer Street within Paradise (description on file). JG/jud/syp (For possible action) **PC 9/20/22**

No show. Return to the September 13, 2022 Paradise TAB

3. **WS-22-0449-SPIRIT INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** street landscaping; **2)** reduce access gate setback; **3)** eliminate curb returns; and **4)** reduce throat depth.
DESIGN REVIEW for an outdoor storage facility on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Cannoli Circle, 240 feet west of Wynn Road within Paradise. MN/jad/syp (For possible action) **PC 9/20/22**

MOVED BY-Williams

APPROVE-Subject to IF approved staff conditions

ADDED Condition

- **1 year review as a public hearing**

VOTE: 3-0 Unanimous

4. **AR-22-400094 (UC-0849-14 (WC-0174-16))-MGM GRAND PROPCO LLC:**
WAIVER OF CONDITIONS FIFTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/jud/syp (For possible action) **BCC 9/21/22**

MOVED BY-Haywood

APPROVE-Subject to staff conditions

VOTE: 3-0 Unanimous

5. **UC-22-0426-DIAMOND CREEK HOLDINGS LLC SERIES 8:**
USE PERMIT for a school in conjunction with an existing office and retail shopping center on 0.8 acres in a C-2 (General Commercial) Zone and a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Ford Avenue within Paradise. MN/hw/syp (For possible action) **BCC 9/21/22**

Held by the TAB – Applicant to return to the 9/13/22 meeting with results of the queuing analysis. Applicant to also submit results of the queuing analysis to staff once available

6. **ZC-22-0427-OCEAN SHOWBOAT INC:**
ZONE CHANGE to reclassify 9.4 acres from an M-1 (Light Manufacturing) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** waive Asian Design Overlay District standards; **3)** reduce landscaping; and **4)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** proposed multiple family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade in the Asian Design Overlay District.
Generally located on the south side of Pioneer Avenue and the west side of Valley View Boulevard within Paradise (description on file). JJ/rk/syp (For possible action) **BCC 9/21/22**

MOVED BY- Williams
APPROVE-Subject to IF approved staff conditions
VOTE: 3-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be September 13, 2022
- IX. Adjournment
The meeting was adjourned at 8:15 p.m.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center- 4775 McLeod Dr.
<https://notice.nv.gov>

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