



# Paradise Town Advisory Board

September 12, 2023

## MINUTES

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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

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I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Hunter White, Planning; Blanca Vazquez, Community Liaison

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

II. Public Comment:

**Commissioner Gibson Town Hall Thursday September 9/14/23 6pm at the Central Christian Church**

III. Approval of August 29, 2023 Minutes

**Moved by: Swartzlander**

**Action: Approve as submitted**

**Vote: 4-0 Unanimous**

Approval of Agenda for September 12, 2023

**Moved by: Williams**

**Action: Approve with holding items #3, #4, #5 and #13, all items returning to the 9/26/23 Paradise TAB meeting**

**Vote: 4-0 Unanimous**

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **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-Williams**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

2. **DR-23-0535-COUNTY OF CLARK (AVIATION):**  
**DESIGN REVIEW** for signage in conjunction with Harry Reid International Airport on a portion of 90.0 acres in a P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone. Generally located on the southwest corner of Tropicana Avenue and Paradise Road within Paradise. JG/jud/syp (For possible action) **PC 10/3/23**

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

3. **ET-23-400121 (UC-20-0344)-NEEDHAM HOWARD J & CHRISTINE S:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a daycare facility in conjunction with an existing office complex on 1.9 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Eastern Avenue, approximately 215 feet north of Rawhide Street within Paradise. JG/nai/syp (For possible action) **PC 10/3/23**

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

4. **PA-23-700023-AUTOZONE INC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise. TS/gc (For possible action) **PC 10/3/23**

**Held per applicant. Return to the Paradise 9/26/23 TAB meeting**

5. **ZC-23-0522-AUTOZONE, INC.:**  
**ZONE CHANGE** to reclassify 2.0 acres from a C-1 (Local Business) zone to an M-D (Designed Manufacturing) zone.  
**USE PERMIT** to allow retail sales.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative street landscaping; **2)** landscaping; **3)** increase retaining wall height; and **4)** driveway geometrics.  
**DESIGN REVIEW** for a warehouse/storage building addition in conjunction with an existing retail building. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) **PC 10/3/23**

**Held per applicant. Return to the Paradise 9/26/23 TAB meeting**

6. **VS-23-0523-AUTOZONE, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Desert Inn Road and Sego Drive and between Pecos-Mcleod Interconnect and Mojave Road within Winchester (description on file). TS/jor/syp (For possible action) **PC 10/3/23**

**Held per applicant. Return to the Paradise 9/26/23 TAB meeting**

7. **PA-23-700024-STORYBOOK INVESTMENTS, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 9.6 acres. Generally located on the north and south sides of Ford Avenue and the east side of Maryland Parkway within Paradise. MN/rk (For possible action) **PC 10/3/23**

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

8. **ZC-23-0538-STORYBOOK INVESTMENTS, LLC:**  
**ZONE CHANGE** to reclassify 9.6 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** signage; **3)** trash enclosure; **4)** attached sidewalk with alternative landscaping; **5)** reduce street width; and **6)** modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** proposed multiple family residential development; **2)** signage and lighting; **3)** alternative parking lot landscaping; and **4)** finished grade. Generally located on the north and south sides of Ford Avenue and the east side of Maryland Parkway within Paradise (description on file). MN/rk/syp (For possible action) **PC 10/3/23**

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

9. **VS-23-0539-STORYBOOK INVESTMENTS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Maryland Parkway and I 215, and between Wigwam Avenue and Pebble Road, and a portion of a right-of-way being Ford Avenue located between Maryland Parkway and I 215 within Paradise (description on file). MN/rk/syp (For possible action) **PC 10/3/23**

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

10. **UC-23-0514-CAMMARERI ADRIENNE:**  
**USE PERMIT** to allow a service bay door to face a street.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate screening for mechanical equipment; **2)** parking reduction; **3)** eliminate gate setback; and **4)** reduce the trash enclosure setback.  
**DESIGN REVIEW** for the expansion of an existing vehicle repair facility on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Wynn Road and Cannoli Circle within Paradise. MN/jud/syp (For possible action) **PC 10/3/23**

**MOVED BY- Cunningham**  
**APPROVE-Subject to staff conditions**  
**ADDED condition**  
• **1 year review as a public hearing**  
**VOTE: 3-1**  
**Williams opposed**

11. **UC-23-0517-NERVOSA LLC:**  
**USE PERMIT** for a multiple family development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce trash enclosure setbacks; **2)** allow alternative trash enclosure design; **3)** reduce parking; **4)** reduce width of parking spaces; **5)** eliminate parking lot landscaping; and **6)** reduce open space.  
**DESIGN REVIEW** for a multiple family development on 0.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Twain Avenue, 235 feet west of University Center Drive within Paradise. TS/md/syp (For possible action) **PC 10/3/23**

**MOVED BY- Cunningham**  
**DENY**  
**VOTE: 4-0 Unanimous**

12. **UC-23-0553-SG VEGAS OWNER, LLC:**  
**USE PERMIT** for retail sales (kiosks).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive setback; **2)** waive landscaping.  
**DESIGN REVIEW** for retail sales kiosks in conjunction with an approved shopping center on 6.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 330 feet south of Harmon Avenue within Paradise. JG/tr/syp (For possible action) **PC 10/3/23**

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

13. **WS-23-0499-SEC 1910, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for a loading bay within the front of the complex.  
**DESIGN REVIEW** for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.1 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/hw/syp (For possible action) **PC 10/3/23**

**Held per applicant. Return to the Paradise 9/26/23 TAB meeting**

14. **UC-23-0501-VENETIAN VENUE PROPCO, LLC:**  
**USE PERMIT** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** freestanding sign location; **2)** directional sign area; **3)** directional sign number; **4)** directional sign height; **5)** directional sign setbacks; and **6)** wall sign setback intrusion; and **7)** all other deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: **1)** animated sign number; **2)** animated sign area; **3)** wall sign area; and **4)** a comprehensive sign package for a previously approved recreational facility, fairground, and music venue (Sphere Las Vegas) in conjunction with an existing resort hotel (Venetian/Palazzo) on 81.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Sands Avenue and the east side of Las Vegas Boulevard South within Paradise. TS/hw/syp (For possible action) **BCC 10/4/23**

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

15. **VS-23-0545-MARIANO, MARILOU:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Spencer Street and Bruce Street, and between Robindale Road and Sur Este Avenue (alignment) within Paradise (description on file). MN/al/syp (For possible action) **BCC 10/4/23**

**MOVED BY-Williams**  
**DENY**  
**VOTE: 3-1**  
**Carvalho abstained from comment and vote, received notification card in the mail**

16. **WS-23-0544-MARIANO, MARILOU:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate trash enclosure setbacks; **2)** screening mechanical equipment; **3)** eliminate street landscaping; **4)** eliminate parking lot landscaping; **5)** eliminate landscaping adjacent to a less intensive use (single family residences); **6)** reduce drive aisle width; and **7)** allow modified driveway design standards.  
**DESIGN REVIEW** for a place of worship on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spencer Street, 440 feet north of Robindale Road within Paradise. MN/al/syp (For possible action) **BCC 10/4/23**

**MOVED BY-Williams**  
**DENY**  
**VOTE: 3-1**  
**Carvalho abstained from comment and vote, received notification card in the mail**

- VI. General Business (for possible action)  
**Motion was made by Swartzlander to finalize the 2024/2025 fiscal year**  
**Vote 4-0 Unanimous**

- **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**

VII. Public Comment

VIII. Next Meeting Date  
**The next regular meeting will be September 26, 2023**

IX. Adjournment  
**The meeting was adjourned at p.m.**