



Paradise Town Advisory Board

September 13, 2022

MINUTES

Board Members: : John Williams –Chair-**PRESENT**
 Susan Philipp - Vice Chair- **PRESENT**
 Jon Wardlaw– **PRESENT**
 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

Mark Donohue, Planning; 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 30, 2022 Minutes

Moved by: Cunningham
Action: Approve as submitted
Vote: 5-0 Unanimous

Approval of Agenda for September 13, 2022

Moved by: Philipp
Action: Approve with changes
Vote: 5 -0 Unanimous

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **TM-22-500165-MGP LESSOR, LLC:**

TENTATIVE MAP consisting of 1 commercial lot on 51.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Tropicana Avenue and the west side of Las Vegas Boulevard South within Paradise. MN/md/syp (For possible action)

MOVED BY- Philipp

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

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)

MOVED BY- Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

3. **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)

MOVED BY- Philipp

DENY

VOTE: 4-1

Wardlaw against DENY motion

4. **NZC-22-0455-HARSCH INVESTMENT PROPERTIES, LLC:**
ZONE CHANGE to reclassify 3.0 acres from an M-D (Designed Manufacturing) (AE-65) Zone to a C-2 (General Commercial) (AE-65) Zone in conjunction with an existing commercial center. Generally located on the north side of Sunset Road and the east side of Pecos Road within Paradise (description on file). JG/rk/syp (For possible action)

MOVED BY- Williams

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

5. **NZC-22-0481-ABBOUD ELIAS & NOUHRA YARA:**
ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** establish alternative yards; **2)** street intersection off-set; **3)** alternative access gate geometrics; and **4)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: **1)** building orientation of single family residences; and **2)** a single family residential development. Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise (description on file). JG/md/syp (For possible action)

MOVED BY- Williams

DENY

VOTE: 5-0 Unanimous

6. **TM-22-500168-ABBOUD, ELIAS & NOUHRA, YARA:**

TENTATIVE MAP consisting of 6 lots and common lots on 2.1 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise. JG/md/syp (For possible action)

MOVED BY- Williams

DENY

VOTE: 5-0 Unanimous

7. **UC-22-0478-FLAMINGO VEGAS HOLDCO, LLC:**

USE PERMITS for the following: **1)** multiple family residential development; **2)** restaurant; and **3)** on-premises consumption of alcohol on 8.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce parking; and **3)** allow modify driveway design standards.

DESIGN REVIEWS for the following: **1)** proposed multiple family residential development with a ground level restaurant; and **2)** alternative parking lot landscaping. Generally located on the south side of Flamingo Road, 260 feet west of Paradise Road within Paradise. JG/rk/syp (For possible action)

MOVED BY- Wardlaw

APPROVE-Subject to staff conditions

- **TAB suggestion for applicant to continue working with Public Works on traffic flow of ingress off of Flamingo**

VOTE: 5-0 Unanimous

8. **WS-22-0483-CURBELO, ISBEL:**

WAIVER OF DEVELOPMENT STANDARDS to increase block wall height on 0.2 acres in a CRT (Commercial Residential Transitional) (AE-60) Zone. Generally located on the south side of Desert Inn Road and the east side of Oneida Way within Paradise. TS/sd/syp (For possible action)

MOVED BY- Williams

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

9. **DR-22-0465-COUNTY OF CLARK (PUBLIC WORKS):**

DESIGN REVIEW for parking lots in conjunction with an existing detention basin on 97.3 acres in a P-F (Public Facility) (AE-60 and AE-65) Zone. Generally located on the east side of Decatur Boulevard and the north side of Sobb Avenue within Paradise. MN/md/syp (For possible action)

MOVED BY- Philipp

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

10. **UC-22-0461-ITAI INVESTMENTS, LLC:**

USE PERMIT for a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; **4)** increase fence height; and **5)** required trash enclosure.

DESIGN REVIEW for a parking lot on 1.9 acres in an H-1 (Limited Resort and Apartment)

(AE-60) Zone. Generally located on the north side of Hacienda Avenue and the west side of Dean Martin Drive within Paradise. MN/md/syp (For possible action)

MOVED BY- Philipp

APPROVE- Use Permit Subject to staff conditions

DENY- Waivers of Standards

DENY- Design Review

VOTE: 5-0 Unanimous

11. **UC-22-0468-WESTSTATE LAND:**

USE PERMIT for a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; **4)** increase fence height; and **5)** required trash enclosure.

DESIGN REVIEW for a parking lot on 2.5 acres in an H-1 (Limited Resort and Apartment) (AE-60 and AE-65) Zone. Generally located on the west side of Century Park Drive and the south side of Quail Avenue within Paradise. MN/md/syp (For possible action)

MOVED BY- Philipp

APPROVE- Use Permit Subject to staff conditions

DENY- Waivers of Standards

DENY- Design Review

VOTE: 5-0 Unanimous

12. **VS-22-0447-4251 OQUENDO RD LLC:**

VACATE AND ABANDON a portion of a right-of-way being Oquendo Road located between Wynn Road and Arville Street within Paradise (description on file). MN/bb/syp (For possible action)

MOVED BY- Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

13. **UC-22-0446-4251 OQUENDO RD LLC:**

USE PERMITS for the following: **1)** outdoor banquet facility; and **2)** live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** alternative landscaping; and **3)** modified driveways.

DESIGN REVIEWS for the following: **1)** live entertainment; **2)** outdoor banquet facility; and **3)** lighting on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Oquendo Road, 300 feet west of Wynn Road within Paradise. MN/bb/syp (For possible action)

Held per board. Return to the Paradise 9/27/22 TAB. Applicant to return with detailed site plans.

14. **WS-22-0458-GLOBAL LUXURY REAL ESTATE INVESTMENT FUND, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** reduce access gate setback; and **3)** required trash enclosure.

DESIGN REVIEW for a parking lot on 2.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Hacienda Avenue, 270 feet west of Dean Martin Drive and within Paradise. MN/md/syp (For possible action)

MOVED BY- Philipp
DENY
VOTE: 5-0 Unanimous

15. **WS-22-0463-LV LIVE LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; and **4)** required trash enclosure.
DESIGN REVIEW for a parking lot on 2.1 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Dewey Drive and the west side of Polaris Avenue within Paradise. MN/jud/syp (For possible action)

MOVED BY- Philipp
DENY
VOTE: 5-0 Unanimous

16. **WS-22-0464-SERVICE MASTERS PROPERTY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; and **4)** required trash enclosure.
DESIGN REVIEW for a parking lot on 2.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Ali Baba Lane and the west side of Polaris Avenue within Paradise. MN/hw/syp (For possible action)

MOVED BY- Philipp
DENY
VOTE: 5-0 Unanimous

17. **WS-22-0466-PRECISION PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; and **4)** required trash enclosure.
DESIGN REVIEW for a parking lot on 2.3 acres in in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Diablo Drive, 355 feet east of Wynn Road within Paradise. MN/hw/syp (For possible action)

MOVED BY- Philipp
DENY
VOTE: 5-0 Unanimous

18. **WS-22-0467-5 STAR DEVELOPMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; and **4)** required trash enclosure.
DESIGN REVIEW for a parking lot on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, 670 feet north of Dewey Drive within Paradise. MN/md/syp (For possible action)

MOVED BY- Philipp
DENY
VOTE: 5-0 Unanimous

VI. General Business (for possible action)

Cunningham motioned to nominate Cunningham as representative and Haywood as the alternate for the Community Development Advisory Committee (CDAC) for the 2022/2023 FY

Review of the previous fiscal year budget requests discussed were

- **Traffic light at Twain and Sandhill**
- **New pavement/pothole repair at the NE corner of Annie Oakley and Patrick**
- **Chain link fence near 215 and eastern, which separates the flood channel from the LVAC Center is constantly cut by homeless. Please consider replacing chain link fencing with EMSF**
- **Repave Sandhill, between DI and Harmon**
- **Repave Harmon, between Sandhill and Pecos**

Board will be taking public input regarding the next budget year (FY 2023/2024) suggestions as well as the board's suggestions

VII. Public Comment

Blanca made the announcement:

Applications will be available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the Paradise town advisory board for a two- year (2- year) term beginning January 2023

VIII. Next Meeting Date

The next regular meeting will be September 27, 2022

IX. Adjournment

The meeting was adjourned at 10:50 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>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA KING, County Manager