



# Paradise Town Advisory Board

October 11, 2022

## MINUTES

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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

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

Brady Bernhart, 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 September 27, 2022 Minutes

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

Approval of Agenda for October 11, 2022

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

IV. Informational Items (For Discussion only)

Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the (Paradise TAB) for a two-year (2-year) term beginning January 2023.

V. Planning & Zoning

1. **UC-22-0521-COUNTY OF CLARK (LV CONV AUTH):**

**USE PERMITS** for the following: **1)** recreational facility; **2)** fairground; and **3)** live entertainment.

**DESIGN REVIEWS** for the following: **1)** recreational facility; **2)** fairground; and **3)** live entertainment in conjunction with a convention facility on 51.8 acres in a P-F (Public Facility) Zone. Generally located on the north side of Sierra Vista Drive, and the east and west sides of University Center Drive within Paradise. TS/lm/syp (For possible action) **BCC 10/19/22**

**MOVED BY- Wardlaw**

**APPROVE-Subject to staff conditions**

**Added condition**

- **No Livestock**
- **No special events from 10:00p.m.-6:00a.m.**
- **1 year review as a public hearing**

**VOTE: 5-0 Unanimous**

2. **VS-22-0519-POLV, LLC**

**VACATE AND ABANDON** a portion of a right-of-way being Harmon Avenue located between Las Vegas Boulevard South and Audrie Street (alignment) within Paradise (description on file). JG/md/syp (For possible action) **BCC 10/19/22**

**MOVED BY- Williams**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

3. **UC-22-0518-POLV, LLC:**

**USE PERMITS** for the following: **1)** high impact project; **2)** resort hotel; **3)** public areas including the casino, showrooms, theater, live entertainment, retail, indoor and outdoor dining and drinking, offices, conventions, and parking structure; **4)** associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa and fitness center, wedding chapel, vehicle (automobile) sales, and convention facilities; **5)** kitchens within guest rooms; and **6)** deviations as depicted per plans on file.

**DEVIATIONS** for the following: **1)** increased building height; **2)** reduce height/setback ratio; **3)** encroachment into airspace; **4)** reduced parking; **5)** reduced loading spaces; **6)** alternative landscaping and pedestrian realm; **7)** permit tandem parking spaces; and **8)** all other deviations as depicted per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setback; and **2)** allow non-standard improvements within the right-of-way.

**DESIGN REVIEWS** for the following: **1)** high impact project; and **2)** resort hotel with all associated and accessory uses, structures, and incidental buildings and structures on 6.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Harmon Avenue within Paradise. JG/md/syp (For possible action) **BCC 10/19/22**

**MOVED BY- Williams**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

4. **UC-22-0512-EHH VENTURE:**  
**USE PERMIT** for a pawn shop.  
**DESIGN REVIEW** for a pawn shop in conjunction with an existing shopping center on 4.7 acres in a C-2 (General Commercial) (AE-70) Zone. Generally located on the south side of Sunset Road, 630 feet west of Spencer Street within Paradise. JG/bb/syp (For possible action)  
**PC 11/1/22**
- MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**  
**VOTE: 5-0 Unanimous**
5. **VS-22-0516-SIERRA GROUP HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Horizon Sunset Drive, and between Spencer Street and Wishing Well Road (alignment) within Paradise (description on file). MN/jgh/syp (For possible action)  
**PC 11/1/22**
- MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**  
**VOTE: 5-0 Unanimous**
6. **WS-22-0517-SIERRA GROUP HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** architectural compatibility; **2)** reduced setbacks; **3)** reduced trash enclosure setback; **4)** reduced throat depth; **5)** reduced setback adjacent to single family residential; and **6)** parking lot landscaping.  
**DESIGN REVIEW** for 2 proposed office buildings on 1.1 acres in a CRT (Commercial Residential Transitional) Zone. Generally located on the south side of Windmill Lane, 660 feet east of Spencer Street within Paradise. MN/jgh/syp (For possible action)  
**PC 11/1/22**
- MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**  
**Added condition**
- **Meet with the neighbors to discuss landscaping before the 11/2/2022 BCC meeting**
- VOTE: 5-0 Unanimous**
7. **UC-22-0526-TGI VEGAS HOLDINGS, LLC:**  
**USE PERMIT** for temporary construction activities on 2.5 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the south side of Russell Road (alignment) and the east side of Las Vegas Boulevard South within Paradise. JG/bb/syp (For possible action)  
**BCC 11/2/22**
- MOVED BY- Wardlaw**  
**APPROVE-Subject to staff conditions**  
**VOTE: 5-0 Unanimous**
8. **WC-22-400106 (WS-21-0683)-GREYSTONE NEVADA, LLC:**  
**WAIVER OF CONDITION** of a design review requiring stair step with a planter 3 feet in width between the retaining wall and the screening wall for a previously approved single family residential development on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/sr/syp (For possible action)  
**BCC 11/2/22**
- MOVED BY- Philipp**  
**APPROVE-Subject to IF approved staff conditions**  
**VOTE: 5-0 Unanimous**

9. **ZC-22-0503-PHILLIPS R DEAN NON-GST MARITAL TRUST, ET AL:**  
**ZONE CHANGE** to reclassify 3.7 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone.  
**USE PERMIT** for a multiple family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased building height; and 2) reduced parking.  
**DESIGN REVIEWS** for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the east side of Valley View Boulevard, 300 feet south of Flamingo Road within Paradise (description on file).  
MN/gc/syp (For possible action) BCC 11/2/22

**MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

- VI. General Business (for possible action)  
**Motion was made by Philipp to place the following items to the 2023/2024 Budget, vote was 5-0 unanimous**
- **Traffic light at Twain and Sandhill**
  - **Full improvements on Annie Oakley from Sunset to Reno.**
  - **Convert all streetlights within Paradise Township to LED lights**
  - **Create Public Education Program regarding garage/yard sale signs; where to place grand opening signs/flags, general home building codes; etc.**
  - **Hire more plan checkers,**
  - **Hire more inspectors**
  - **Hire more code enforcement officers**
  - **Repair and repave all public right 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 on Carol Court off Mt. Vista (cul de sac.)**
  - **Repair and repave all public rights of way between Palm to Mt. Vista from Tropicana to Sunflower**

VII. Public Comment  
**None**

VIII. Next Meeting Date  
**The next regular meeting will be October 25, 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>

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

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