



# Paradise Town Advisory Board

October 25, 2022

## MINUTES

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

Blanca Vazquez, Community Liaison

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

II. Public Comment:  
**None**

III. Approval of October 11, 2022 Minutes

**Moved by: Haywood**  
**Action: Approve as submitted**  
**Vote: 4-0 Unanimous**

Approval of Agenda for October 25, 2022

**Moved by: Wardlaw**  
**Action: Approve as submitted**  
**Vote:4 -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-22-0556-LV DIAMOND PROPERTY I, LLC:**

**USE PERMITS** for the following: **1)** racetrack with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants, and temporary parking for recreational vehicles during special events; **2)** recreational facility with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; **3)** fairground with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; **4)** live entertainment; **5)** on-premises consumption of alcohol; **6)** allow the primary means of access to an outside dining, drinking, and cooking area from the interior of the site; **7)** eliminate the protective barrier between the outside dining/drinking area and parking area; **8)** eliminate the pedestrian access around the perimeter of the outside dining/drinking area; **9)** permit outside dining, drinking, and cooking in conjunction with a racetrack, recreational facility, and fairground; and **10)** reduce the separation between outside dining, drinking, and cooking and a residential use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation between live entertainment and a residential use; **2)** reduce the separation between on-premises consumption of alcohol and a residential use; **3)** allow construction and/or demolition activities beyond daytime hours; **4)** permit lighting to project upward; **5)** waive noise standards; **6)** waive lighting standards; **7)** waive vibration standards; **8)** allow a roof sign; **9)** eliminate striping from parking areas; **10)** eliminate street landscaping; **11)** eliminate parking lot landscaping; **12)** eliminate landscaping adjacent to a less intensive use; **13)** reduce setbacks; **14)** increase fence and wall height; **15)** eliminate the pedestrian walkway from the adjacent sidewalks to the principal building; **16)** allow modified driveway design standards; **17)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and **18)** allow non-standard improvements within the right-of-way.

**DESIGN REVIEWS** for the following: **1)** racetrack with accessory uses including, but not limited to shops, snack bars, lounges, restaurants, and temporary parking for recreational vehicles during special events; **2)** recreational facility with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; **3)** fairground with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; **4)** signage; and **5)** finished grade 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/ja (For possible action) **BCC 11/2/22**

**MOVED BY- Williams**

**APPROVE-Subject to staff conditions**

**Added condition**

- **2 year review as a public hearing on the Landscaping**

**VOTE: 4-0 Unanimous**

2. **AR-22-400111 (UC-21-0518)-SUHADOLNIK FAMILY TRUST:**

**USE PERMITS FIRST APPLICATION FOR REVIEW** of the following: **1)** temporary commercial events (Tailgate Zone); **2)** allow live entertainment after daytime hours; **3)** allow elimination of parking for temporary commercial events; **4)** reduced setbacks; and **5)** allow more than 1 temporary commercial event in a month and more than 12 events in a year on 0.4 acres in a M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Dewey Drive, 387 feet west of Polaris Avenue within Paradise. MN/sd/syp (For possible action) **PC 11/15/22**

**NO SHOW. Return to the November 8, 2022 Paradise TAB meeting**

3. **DR-22-0535-CHETAK DEVELOPMENT INC:**  
**DESIGN REVIEW** for the addition of a second drive-thru lane in conjunction with an existing restaurant on 4.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Four Seasons Drive within Paradise. TS/md/syp (For possible action) **PC 11/15/22**

**MOVED BY- Wardlaw**  
**APPROVE-Subject to IF approved staff conditions**  
**VOTE: 3-1**  
**Cunningham against**

4. **TM-22-500189-HIP VALLEY VIEW, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 19.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Harmon Avenue and Valley View Boulevard (alignment) within Paradise. MN/sd/syp (For possible action) **PC 11/15/22**

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

5. **UC-22-0530-HARSCH INVESTMENT PPTYS-NV, LLC:**  
**USE PERMITS** for the following: **1)** proposed on-premises consumption of alcohol establishment (supper club); and **2)** reduce the separation for a supper club to residential use within an existing office/warehouse and shopping center complex on 18.4 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/lm/syp (For possible action) **PC 11/15/22**

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

6. **UC-22-0554-A J SPRING MOUNTAIN, LLC:**  
**USE PERMITS** for the following: **1)** restaurant; and **2)** on-premises consumption of alcohol. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; and **2)** throat depth on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Spring Mountain Road, 500 feet west of Wynn Road within Paradise. JJ/sd/syp (For possible action) **PC 11/15/22**

**MOVED BY- Wardlaw**  
**APPROVE-Subject to IF approved staff conditions**  
**ADDED condition**  

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

**VOTE: 4-0 Unanimous**

7. **UC-22-0559-HIGHLAND & STERLING, LLC:**  
**USE PERMIT** for on-premises consumption of alcohol (supper club and service bar) in conjunction with a restaurant within an existing commercial complex on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the east side of Maryland Parkway and the north side of Pebble Road within Paradise. MN/sd/syp (For possible action) **PC 11/15/22**

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

8. **VS-22-0536-3497 BOULDER HIGHWAY, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Sunset Road located between Cameron Street and Decatur Boulevard within Paradise (description on file). MN/rk/syp (For possible action) **PC 11/15/22**

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

9. **UC-22-0537-ALBERS MONTE & LUCIA LIVING TR & ALBERS MONTE & LUCIA CO-TRS:**  
**USE PERMIT** to allow a medium manufacturing facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback to a non-industrial use on 0.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Fidus Drive, 100 feet south of Nevso Drive within Paradise. MN/sd/syp (For possible action) **BCC 11/16/22**

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

10. **ZC-22-0524-COUNTY OF CLARK:**  
**ZONE CHANGE** to reclassify 2.0 acres from an M-1 (Light Manufacturing) Zone to a P-F (Public Facility) Zone.  
**DESIGN REVIEW** for a proposed pump house in conjunction with an existing warehouse development. Generally located 310 feet north of Harmon Avenue and 350 west of Polaris Avenue within Paradise. MN/sd/syp (For possible action) **BCC 11/16/22**

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

11. **ZC-22-0543-HARTWELL NEVADA PROPERTIES LLC:**  
**ZONE CHANGE** to reclassify 2.4 acres from a C-2 (General Commercial) (AE-70) Zone to an M-D (Designed Manufacturing) (AE-70) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce landscaping width.  
**DESIGN REVIEWS** for the following: **1)** office warehouse complex; and **2)** finished grade. Generally located on the south side of Sunset Road and the east side of Surrey Street within Paradise (description on file). JG/lm/syp (For possible action) **BCC 11/16/22**

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

- VI. General Business (for possible action)  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be November 8, 2022**
- IX. Adjournment  
**The meeting was adjourned at 8:25 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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