



# Paradise Town Advisory Board

October 29, 2024

## MINUTES

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Board Members: Susan Philipp-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

Michael Huling; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:  
**None**

III. Approval of September 24, 2024 and October 8, 2024 Minutes

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

Approval of Agenda for October 29, 2024

**Moved by: Williams**  
**Action: Approve with changes**  
**Vote: 4-0 Unanimous**

V. Informational Items (For Discussion only)

**Applications are available until November 14<sup>th</sup> at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Paradise town board for a two-year (2-year) term beginning January 2025.**

VI. Planning & Zoning

1. **ET-24-400108 (WS-23-0319)-BURGER CUSHINERY FAMILY TRUST ETAL & CUSHINERY CHARLES TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** reduce setback for an existing addition; **2)** reduce setback for existing accessory buildings; and **3)** reduce the building separation in conjunction with an existing single-family residence on 0.31 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Rosecrest South Circle and Woodcrest Road within Paradise. TS/mh/kh (For possible action) **PC 11/19/24**

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

2. **ET-24-400109 (UC-23-0514)-CAMMARERI, ADRIENNE:**  
**USE PERMIT FIRST EXTENSION OF TIME** 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 IL (Industrial Light) Zone. Generally located on the southwest corner of Wynn Road and Cannoli Circle within Paradise. MN/tpd/kh (For possible action) **PC 11/19/24**

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

3. **UC-24-0540-MD PROPERTIES, LLC & DP DRIFTWOOD, LLC:**  
**USE PERMIT** to allow an office within an existing commercial/industrial complex on 9.39 acres in an IL (Industrial Light) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/rp/kh (For possible action) **PC 11/19/24**

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

4. **SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC**  
**HOLDOVER SIGN DESIGN REVIEW** for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action) **BCC 11/20/24**

**Held per applicant. Return to the January 28, 2025 Paradise TAB meeting**

5. **DR-24-0335-BCORE PARADISE, LLC:**  
**HOLDOVER DESIGN REVIEW** for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action) **BCC 11/20/24**

**Held per applicant. Return to the January 28, 2025 Paradise TAB meeting**

6. **ET-24-400110 (UC-20-0493)-5051 SLV, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: **1)** expand the Gaming Enterprise District; **2)** a resort hotel; **3)** public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; **4)** associated accessory and incidental commercial uses, buildings, and structures; and **5)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** increase the height of high-rise towers; **2)** encroachment into airspace; **3)** reduce setbacks; **4)** alternative landscaping; and **5)** all other deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** for non-standard improvements (landscaping) within the right-of-way; and **2)** alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and **2)** finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/jm/kh (For possible action) **BCC 11/20/24**

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

7. **UC-24-0319-VAN DIEPEN, RICHARD & KATHRYN:**  
**USE PERMIT** for accessory living quarters.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** reduced building separation.  
**DESIGN REVIEW** for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Design Overlay. Generally located on the east side of Cochise Lane, 110 feet north of Geronimo Way within Paradise. TS/jm/syp (For possible action) **BCC 11/20/24**

**MOVED BY-Swartzlander**  
**APPROVE- Subject to IF approved staff conditions**  
**VOTE: 3-0**  
**Williams opposed**

8. **WS-24-0525-SEMMATERIALS ENERGY PTNRS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase fence height; **2)** allow non-decorative fencing; **3)** reduce access gate setbacks; **4)** off-site improvements (streetlights); **5)** allow attached sidewalks; **6)** eliminate throat depth; and **7)** eliminate driveway back-of-curb radius.  
**DESIGN REVIEW** for site modifications/additions in conjunction with an existing asphalt batch plant on 6.76 acres in an IL Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise. MN/dd/kh (For possible action) **BCC 11/20/24**

**MOVED BY-Philipp**  
**APPROVE- Subject to IF approved 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 5, 2024**

IX. Adjournment

**The meeting was adjourned at 8:00 p.m.**