



# Paradise Town Advisory Board

December 10, 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, Bea Martinez; Community Liaison

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

II. Public Comment:  
**None**

III. Approval of October 29, 2024 Minutes

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

Approval of Agenda for December 10, 2024

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

V. Informational Items (For Discussion only)  
**None**

VI. Planning & Zoning

1. **UC-24-0605-REGAL I, LLC & EASTGATE THEATRE, INC. LEASE:**  
**USE PERMIT** for outdoor storage.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering and screening; and 2) residential adjacency.  
**DESIGN REVIEWS** for the following: 1) recreational vehicle storage; and 2) retail buildings on a portion of 17.7 acres in a CG (General Commercial) Zone. Generally located on the northeast corner Eastern Avenue and Pebble Road within Paradise. MN/sd/kh (For possible action)  

**PC 12/17/24**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**
  
2. **UC-24-0610-MISSION CENTER, LLC:**  
**USE PERMIT** for a vehicle wash.  
**DESIGN REVIEW** for façade changes in conjunction with a proposed vehicle wash on a 7.25 acre portion of an 18.65 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Flamingo Road within Paradise. TS/rr/kh (For possible action)  

**PC 12/17/24**

**MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**
  
3. **VS-24-0586-DIAMOND CURVE, LLC:**  
**VACATE AND ABANDON** portion of a right-of-way being Patrick Lane located between Lamb Boulevard and Annie Oakley Drive within Paradise (description on file). JG/sd/kh (For possible action)  

**PC 12/17/24**

**MOVED BY-Swartzlander**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0**  
**Philipp abstained from comment and vote**
  
4. **WS-24-0590-DIAMOND CURVE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce landscape buffer.  
**DESIGN REVIEW** for a proposed office building on 0.99 acres in a CP (Commercial Professional) Zone in the Airport Environs (AE-60) Overlay. Generally located on the north side Patrick Lane, approximately 462 feet west of Lamb Boulevard within Paradise. JG/sd/kh (For possible action)  

**PC 12/17/24**

**MOVED BY-Swartzlander**  
**DENY**  
**VOTE: 3-0**  
**Philipp abstained from comment and vote**

5. **WC-24-400127 (UC-23-0267)-CAMPUS VILLAGE GROUP, LLC:**  
**WAIVER OF CONDITIONS** of a use permit requiring any modifications to approved design beyond providing additional landscaping will require additional land use through public hearing in conjunction with a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. TS/hw/kh (For possible action) **BCC 12/18/24**

**MOVED BY-Philipp**

**DENY**

**VOTE: 3-1**

**Carvalho opposed**

6. **DR-24-0608-CAMPUS VILLAGE GROUP, LLC:**  
**DESIGN REVIEW** for modifications to a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. TS/hw/kh (For possible action) **BCC 12/18/24**

**MOVED BY-Philipp**

**DENY**

**VOTE: 3-1**

**Carvalho opposed**

7. **WS-24-0573-COUNTY OF CLARK (FIRE DEPT):**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce throat depth; and **2)** allow attached sidewalks to remain (**no longer needed**).  
**DESIGN REVIEW** for a fire department training and maintenance campus with related structures on 6.26 acres in a PF (Public Facilities) Zone. Generally located on the south side of Tropicana Avenue and the west side of Arville Street within Paradise. MN/hw/kh (For possible action) **BCC 12/18/24**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

8. **ZC-24-0587-COUNTY OF CLARK (PUBLIC WORKS):**  
**ZONE CHANGE** to reclassify 1.25 acres from an IL (Industrial Light) Zone to a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise (description on file). MN/jor (For possible action) **BCC 12/18/24**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

9. **SDR-24-0588-COUNTY OF CLARK (PUBLIC WORKS)**  
**SIGN DESIGN REVIEWS** for the following: **1)** increase the sign area of a proposed electronic message unit, video (wall) sign; **2)** allow a proposed electronic message unit, video (wall) sign to extend above a wall; **3)** allow a roof sign; **4)** increase the sign area of a proposed directional sign; and **5)** reduce the clearance height of a proposed directional sign in conjunction with a proposed recreational facility on 1.25 acres in a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise. MN/jor/kh  
(For possible action) **BCC 12/18/24**

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

10. **UC-24-0589-COUNTY OF CLARK (PUBLIC WORKS):**  
**USE PERMITS** for the following: **1)** live entertainment; **2)** banquet facility not accessed from an arterial or collector street; and **3)** vocational training facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** reduce setback; **3)** reduce driveway approach distance; and **4)** allow attached sidewalks.  
**DESIGN REVIEW** for a proposed recreational, banquet, and vocational training facility on 1.25 acres in a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise. MN/jor/kh (For possible action)  
**BCC 12/18/24**

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

11. **WS-24-0623-LOPEZ TAMARA JALIUN & LAURENCIO NICOLAS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the side street setback of an existing accessory living quarters in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Rockledge Drive and east side of Rockledge Way within Paradise. JG/nai/kh (For possible action)  
**PC 1/7/25**

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

12. **WS-24-0639-PUEBLO DEL SOL TITLEHOLDER, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase retaining wall height; and **2)** increase screen wall/fence height in conjunction with an existing manufactured home park on 54.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Nellis Boulevard, 130 feet south of Twain Avenue within Paradise. JG/my/kh  
(For possible action) **PC 1/7/25**

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

13. **ET-24-400130 (AR-23-400123 (UC-21-0332))-ERBR, LLC:**  
**APPLICATION FOR REVIEW FOR USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** swap meet; **2)** fairground; and **3)** recreational facility with accessory food, beverage, and retail sales.  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate landscaping.  
**DESIGN REVIEWS** for the following: **1)** swap meet; **2)** fairground; and **3)** recreational facility on 4.6 acres in a CG (Commercial General) Zone. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. TS/mh/kh (For possible action)  
**BCC 1/8/25**

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

14. **SDR-24-0637-SHOWCASE 1415, LLC & SHOWCASE COSMO, LLC**  
**SIGN DESIGN REVIEWS** for the following: **1)** increase the area of an electronic sign (electronic message unit, video); **2)** increase the area of wall signs; and **3)** allow roof signs in conjunction with a previously approved sign package for an existing shopping center on a 0.77 acre portion of 6.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Tropicana Avenue within Paradise. JG/jor/kh (For possible action)  
**BCC 1/8/25**

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

15. **SDR-24-0646-IMI MIRACLE HARMON, LLC**  
**SIGN DESIGN REVIEWS** for the following: **1)** modifications to an approved comprehensive sign plan in conjunction with an existing shopping center, resort condominium, and resort hotel (Miracle Mile Shops/Elara/Planet Hollywood); **2)** increase the area of the existing wall signs; and **3)** increase the area of an electronic sign (electronic message unit, video) in conjunction with an existing shopping center, resort condominium, and resort hotel (Miracle Mile Shops/Elara/Planet Hollywood) on an 8.46 acre portion of 41.30 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/rr/kh (For possible action)  
**BCC 1/8/25**

**WITHDRAWN per the applicant**

16. **UC-23-0801-RK VEGAS CIRCLE, LLC:**  
**AMENDED HOLDOVER USE PERMITS** for the following: **1)** place of worship; **2)** on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking (no longer needed); **3)** allow outside dining and drinking in conjunction with a tavern (no longer needed); **4)** alcohol sales (beer and wine - packaged only) (no longer needed); **5)** alcohol sales (liquor - packaged only) (no longer needed); **6)** restaurants with outside dining and drinking (no longer needed); **7)** day spa (no longer needed); **8)** banquet facility with outside uses; **9)** retail sales and service (no longer needed); and **10)** convention facilities/exposition halls (no longer needed).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased building height (no longer needed); **2)** permit encroachment into airspace (no longer needed); **3)** reduced setbacks (no longer needed); **4)** reduced parking (no longer needed); **5)** reduced loading spaces; **6)** allow alternative street landscaping (no longer needed); **7)** reduce EV capable parking spaces (previously not notified) **8)** allow modified street standards; **9)** allow modified driveway design standards; and **10)** allow non-standard improvements within the right-of-way (no longer needed).  
**DESIGN REVIEWS** for the following: **1)** hotel; **2)** place of worship; **3)** shopping center including the following: day spa, retail sales and services, and restaurants; **4)** on-premises consumption of alcohol (service bars, supper clubs, and tavern) (no longer needed); **5)** convention facilities/exposition halls (no longer needed); **6)** parking garage with subterranean levels; and **7)** outdoor deck with pool area on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action) **BCC 1/8/25**

**MOVED BY-Williams**

**DENY**

**VOTE: 3-1**

**Swartzlander opposed**

17. **WS-24-0631-NA MINGXING:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate street landscaping; and **2)** waive full off-site improvements in conjunction with a proposed single-family residential subdivision on 1.38 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Hacienda Avenue and the east side of Topaz Street within Paradise. JG/rg/kh (For possible action) **BCC 1/8/25**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

18. **ZC-24-0682-CMR REALTY, LLC:**  
**ZONE CHANGES** for the following: **1)** reclassify 7.1 acres from a CG (Commercial General) Zone to a CR (Commercial Resort) Zone; and **2)** reclassify 2.31 acres from an IL (Industrial Light) Zone to a CR (Commercial Resort) Zone. Generally located on the east side of Valley View Boulevard and the west side of Procyon Street, south of Spring Mountain Road and north of Twain Avenue within Paradise (description on file). JJ/rr (For possible action) **BCC 1/8/25**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

19. **VS-24-0681-CMR REALTY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Procyon Street, and between Spring Mountain Road and Twain Avenue; a portion of a right-of-way being Valley View Boulevard located between Spring Mountain Road and Twain Avenue; and a portion of right-of-way being Procyon Street located between Spring Mountain Road and Twain Avenue within Paradise (description on file). JJ/rr/kh (For possible action) **BCC 1/8/25**

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

20. **UC-24-0683-CMR REALTY, LLC:**  
**USE PERMITS** for the following: **1)** multi-family residential development; **2)** office uses; and **3)** personal services uses.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; and **2)** allow modified driveway design standards.  
**DESIGN REVIEW** for a proposed mixed-use development on 10.54 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Valley View Boulevard and the west side of Procyon Street, south of Spring Mountain Road and north of Twain Avenue within Paradise. JJ/hw/kh (For possible action) **BCC 1/8/25**

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

- VI. General Business (for possible action)  
**Motion was made by Philipp to approve 2025 meeting calendar**
- **Cancel November 11, 2025 meeting**
  - **Cancel December 30, 2025 meeting**
- VOTE: 4-0 Unanimous**

- VII. Public Comment  
**None**

- VIII. Next Meeting Date  
**The next regular meeting will be December 31, 2024**

- IX. Adjournment  
**The meeting was adjourned at 9:50 p.m.**

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



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