



Paradise Town Advisory Board

May 30, 2023

MINUTES

Board Members: Susan Philipp-Chair-**PRESENT**
Katlyn Cunningham- Vice-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

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

Hunter White; 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 May 9, 2023 Minutes

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

Approval of Agenda for May 30, 2023

Moved by: Williams
Action: Approved with item #2 withdrawn
Vote: 5-0 Unanimous

IV. Informational Items (For Discussion only)

V. Planning & Zoning

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

1. **TM-23-500043-MKTSLVBL, LLC:**
TENTATIVE MAP for a commercial subdivision on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Harmon Avenue and the east side of Las Vegas Boulevard South within Paradise. JG/rk/syp (For possible action) **PC 6/6/23**

No show. Return to the Paradise June 13, 2023 TAB meeting

2. **UC-22-0405-REBEL LAND & DEVELOPMENT, LLC:**
AMENDED HOLDOVER USE PERMITS for the following: **1)** gasoline station; **2)** convenience store; **3)** alcohol sales, beer and wine packaged; **4)** restaurant; and **5)** office uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce throat depth; **2)** reduce departure and approach distances (previously not notified); **3)** reduce landscaping; **4)** reduce parking; **5)** eliminate cross access; and **6)** eliminate loading zones.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** gasoline station (fuel canopy); **3)** commercial building (restaurant with drive-thru; convenience store; office); and **4)** lighting on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Flamingo Road and the west side of Paradise Road within Paradise. JG/bb/jo (For possible action) **PC 6/6/23**

WITHDRAWN

3. **UC-23-0186-SERENE CENTER, LLC:**
USE PERMIT for an on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant in a commercial center on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Spencer Street and the north side of Serene Avenue within Paradise. MN/hw/syp (For possible action) **PC 6/6/23**

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

4. **UC-23-0168-SAM & GERT FELDMAN, LLC:**
USE PERMIT to allow a minor training facility within an existing office building on 1.2 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Pecos Road and the south side of Zodiac Court within Paradise. JG/sd/syp (For possible action) **PC 6/20/23**

No show. Return to the Paradise June 13, 2023 TAB meeting

5. **VS-23-0206-OQUENDO INDUSTRIAL 2022, LP:**
VACATE AND ABANDON a portion of a right-of-way being McLeod Drive located between Oquendo Road and Patrick Lane within Paradise (description on file). JG/jgh/syp (For possible action) **PC 6/20/23**

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

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6. **AR-23-400044 (WS-22-0466)-PRECISION PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW
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 an M-1 (Light Manufacturing) Zone. Generally located on the south side of Diablo Drive, 355 feet east of Wynn Road within Paradise. MN/jud/syp (For possible action) **BCC 6/21/23**
- MOVED BY- Philipp**
DENY
VOTE: 5-0 Unanimous
7. **AR-23-400046 (UC-22-0461)-ITAI INVESTMENTS, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW 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/jud/syp (For possible action) **BCC 6/21/23**
- MOVED BY- Philipp**
DENY
VOTE: 5-0 Unanimous
8. **AR-23-400050 (UC-22-0426)-DIAMOND CREEK HOLDINGS, LLC SERIES 8:**
USE PERMIT FIRST APPLICATION FOR REVIEW 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/rp/syp (For possible action) **BCC 6/21/23**
- MOVED BY- Philipp**
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous
9. **ET-23-400038 (UC-21-0011)-3950, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a proposed cannabis establishment (cultivation facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/tpd/syp (For possible action) **BCC 6/21/23**
- MOVED BY- Cunningham**
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous
10. **ET-23-400039 (UC-21-0012)-3950, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a proposed cannabis establishment (production facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/tpd/syp (For possible action) **BCC 6/21/23**

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

11. **ET-23-400040 (WS-21-0013)-3950, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** parking lot landscaping; **2)** pedestrian walkway; **3)** mechanical equipment screening; **4)** reduced throat depth; and **5)** driveway geometrics.
DESIGN REVIEW for a proposed cannabis establishment building on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/tpd/syp (For possible action) **BCC 6/21/23**

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

12. **WC-23-400052 (ZC-1576-98)-BESEAU, CONCHITA:**
WAIVER OF CONDITIONS of a zone change prohibiting no access to Horseshoe Drive in conjunction with a beauty salon on 0.5 acres in a C-P (Office and Professional) (AE-60) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the north side of Russell Road and the west side of Horseshoe Drive within Paradise. JG/md/syp (For possible action) **BCC 6/21/23**

MOVED BY- Williams
APPROVE-Subject to staff conditions
ADDED condition

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

VOTE: 5-0 Unanimous

13. **UC-23-0209-BESEAU, CONCHITA:**
USE PERMIT for personal services (beauty salon).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce trash enclosure setback; **2)** reduce parking; **3)** alternative street landscaping; **4)** alternative landscaping adjacent to a residential use; **5)** allow access to a local street; **6)** allow modified street standards; and **7)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** beauty salon on 0.5 acres in a C-P (Office and Professional) (AE-60) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the north side of Russell Road and the west side of Horseshoe Drive within Paradise. JG/md/syp (For possible action) **BCC 6/21/23**

MOVED BY- Williams
APPROVE-Subject to staff conditions
ADDED condition

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

VOTE: 5-0 Unanimous

- VI. General Business (for possible action)
None

- VII. Public Comment
None heard

VIII. Next Meeting Date
The next regular meeting will be June 13, 2023

IX. Adjournment
The meeting was adjourned at 8:40 p.m.

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