



Paradise Town Advisory Board

June 11, 2024

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

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 May 28, 2024 Minutes

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

Approval of Agenda for June 11, 2024

Moved by: Williams
Action: Approve with change
Vote: 5-0 Unanimous

V. Informational Items (For Discussion only)

None

VI. Planning & Zoning

1. **WC-23-400131 (DR-19-0906)-MANDALAY PROPCO, LLC:**
HOLDOVER WAIVER OF CONDITIONS of a design review requiring full animation allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are displayed for a minimum of 1 hour before transitioning to the next static image in conjunction with an existing Resort Hotel (Mandalay Bay) on 124.1 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 and AE-65) Overlay. Generally located on the north and south sides of Mandalay Bay Road and the west side of Las Vegas Boulevard South within Paradise. MN/mh/syp (For possible action) **BCC 6/5/24**

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

2. **ET-24-400024 (UC-21-0434)-GILL EXPRESS, INC.:**
HOLDOVER USE PERMIT FIRST EXTENSION OF TIME to allow a vehicle wash establishment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback; **2)** allow an unscreened service bay door; **3)** cross access; **4)** landscaping (required trees); and **5)** reduced throat depth.
DESIGN REVIEW for a proposed vehicle wash establishment on 1.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/mh/ng (For possible action) **PC 6/18/24**

HELD indefinitely per Applicant

3. **UC-24-0186-NICOLA HACIENDA LP:**
USE PERMIT for a recycling center in conjunction with an existing industrial park on a portion of 4.47 acres in an IL (Industrial Light) Zone. Generally located on the south side of Hacienda Avenue, 600 feet west of Valley View Boulevard within Paradise. MN/mh/ng (For possible action) **PC 7/2/24**

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

4. **UC-24-0193-BOTACH PROPERTY, LLC:**
USE PERMIT for financial services on 0.68 acres in an IL (Industrial Light) Zone. Generally located on the north side of Hacienda Avenue and the east side of Procyon Street within Paradise. MN/tpd/ng (For possible action) **PC 7/2/24**

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

5. **UC-24-0195-RAYMOND MANAGEMENT CO, LLC:**
USE PERMIT to allow retail as a principal use in conjunction with an existing office/warehouse on a portion of 7.36 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the southwest corner of Post Road and Dean Martin Drive within Paradise. MN/sd/ng (For possible action) **PC 7/2/24**

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

6. **WS-24-0179-ESPEJEL ARMANDO GALINDO ETAL & ROMERO-ALARCON MA ELEAZAAR:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced separation for accessory structures in conjunction with an existing single-family residence on 0.34 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Raymert Drive, 145 feet east of Sandhill Road within Paradise. TS/tpd/ng (For possible action) **PC 7/2/24**

MOVED BY-Cunningham
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
Williams abstained from comment and vote. Received a notification card via postal mail

7. **WS-24-0201-CUNNINGHAM KEVIN THOMAS REVOCABLE LIVING TRUST & CUNNINGHAM KEVIN THOMAS TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence in conjunction with an existing single-family residence on 0.21 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Zicker Avenue, 100 feet east of Indian Run Falls Lane within Paradise. MN/mh/ng (For possible action) **PC 7/2/24**

MOVED BY-Philipp
DENY
VOTE: 5-0 Unanimous

8. **ET-24-400056 (WS-20-0082)-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) eliminate parking lot landscaping; 2) alternative parking design standards; and 3) reduce throat depth.
DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/tpd/ng (For possible action) **BCC 7/3/24**

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

VI. General Business (for possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be June 25, 2024

IX. Adjournment

The meeting was adjourned at 7:55 p.m.