



Paradise Town Advisory Board

May 31, 2022

MINUTES

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

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

Lorna Phegley; Planning, Blanca Vazquez; Town Liaison
Alvaro Lozano; Community Services Specialist

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

II. Public Comment:
None

III. Approval of April 26, 2022 Minutes

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

Approval of Agenda for May 31, 2022

Moved by: Philipp
Action: Approve with a hold for item #1
Vote: 5 -0 Unanimous

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **WS-22-0186-SOBB INDUSTRIAL LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) landscaping; 3) on-site loading; and 4) driveway geometrics.
DESIGN REVIEW for an office/warehouse on 1.3 acres in an M-1(Light Manufacturing) (AE-65) Zone. Generally located on the south side of Sobb Avenue, 1,015 feet west of Hinson Street within Paradise. MN/nr/jo (For possible action) **PC 6/7/22**

Held per applicant. Return to the June 28, 2022 Paradise TAB meeting

2. **UC-22-0195-PECOS BILL, LLC:**
USE PERMIT for a school on 0.2 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Warm Springs Road and the west side of Pecos Road within Paradise. JG/nr/syp (For possible action) **BCC 6/8/22**

MOVED BY-Philipp

APPROVE-Subject to staff conditions

ADDED CONDITION

- 2 year review as a public hearing

VOTE: 5-0 Unanimous

3. **WS-22-0192-SN INVESTMENT PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a roof sign.
DESIGN REVIEW for signage in conjunction with an existing adult use (Crazy Horse III) on 4.3 acres in an M-1 (Light Manufacturing) (AE-60) Zone in the Adult Use Overlay District. Generally located on the south side of Russell Road, 390 feet west of Polaris Avenue within Paradise. MN/nr/syp (For possible action) **BCC 6/8/22**

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

4. **ZC-22-0219-SHAH, PANKAJ K.:**
ZONE CHANGE to reclassify 0.8 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Casey Drive, 155 feet east of Pearl Street within Paradise (description on file). JG/al/jo (For possible action) **BCC 6/8/22**

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

5. **ET-22-400064 (WS-18-0613)-HERRERA ALICIA:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce the side setback for a partially constructed room addition in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Firethorn Lane and 90 feet north of Buckboard Lane within Paradise. MN/hw/syp (For possible action) **PC 6/21/22**

No show, return to the June 14, 2022 Paradise TAB meeting

6. **UC-22-0251-JENNIFER PARK, LLC:**
USE PERMIT for a major training facility (volleyball training and practice).
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing office/warehouse complex on 4.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pamalyn Avenue, 600 feet east of Bermuda Road within Paradise. MN/jgh/syp (For possible action) **PC 6/21/22**

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

7. **WS-22-0037-ARLIN ARIEL & HERNANDEZ CARLOS MIGUEL:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building separation; 2) setbacks; and 3) hardscape (previously not notified) in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Hazelcrest Circle, 160 feet west of Hazelcrest Drive within Paradise. TS/nr/jo (For possible action) **PC 6/21/22**

MOVED BY-Williams
DENY
VOTE: 5-0 Unanimous

8. **WS-22-0259-VIKING LAND 2 INC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback for a proposed single family residence on 0.2 acres in an R-1 (Single family residential) Zone. Generally located on the east side of Wesvan Court and south side of Viking Road within Paradise. TS/sd/syp (For possible action) **PC 6/21/22**

No show, return to the June 14, 2022 Paradise TAB meeting

9. **WS-22-0266-COUNTY OF CLARK (AVIATION) & MCP CARGO LLC LEASE:**
WAIVER OF DEVELOPMENT STANDARDS for luminary pole height.
DESIGN REVIEW for cargo warehouse tarmac lighting at Harry Reid International Airport on a portion of 9.5 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone. Generally located on the south side of Aller Drive and the west side of Surrey Street within Paradise. JG/bb/syp (For possible action) **PC 6/21/22**

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

10. **AR-22-400070 (UC-18-0151)-EGG WORKS HOLDING CO., LLC:**
USE PERMITS APPLICATION FOR REVIEW for the following: 1) banquet facility; and 2) live entertainment.
DESIGN REVIEW for exterior modifications to an existing office/warehouse building within an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. MN/sd/syp (For possible action) **BCC 6/22/22**

MOVED BY-Philipp

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

11. **ET-22-400063 (WS-18-0789)-CAI LAS VEGAS HOTEL PARTNERS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** increase building height; **2)** reduce the height setback to an arterial street for a proposed hotel; **3)** reduce parking; **4)** increase the number of tandem spaces; **5)** alternative parking layout; and **6)** alternative driveway geometrics and design.
DESIGN REVIEW for modifications to an approved hotel on 4.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. MN/jgh/syp (For possible action) **BCC 6/22/22**

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

12. **ET-22-400067 (UC-20-0220)-USA:**
USE PERMIT FIRST EXTENSION OF TIME for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** senior housing facility; and **2)** alternative parking lot landscaping on 5.0 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the northeast corner of Pebble Road and Jeffreys Street within Paradise. MN/bb/syp (For possible action) **BCC 6/22/22**

MOVED BY-Philipp

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

13. **UC-22-0267-WESTWYNN, LLC:**
USE PERMIT for temporary construction storage.
DESIGN REVIEW for a temporary construction storage yard on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester and Paradise. TS/md/syp (For possible action) **BCC 6/22/22**

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

14. **ZC-22-0198-BEN 200270 VENTURES, LLC:**
ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** parking; and **3)** driveway geometrics.
DESIGN REVIEWS for the following: **1)** warehouse development; and **2)** finished grade. Generally located on the east side of McLeod Drive and the south side of Oquendo Road (alignment) within Paradise (description on file). JG/nr/jo (For possible action) **BCC 6/22/22**

MOVED BY-Wardlaw

APPROVE-Subject to IF approved 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 14, 2022
- IX. Adjournment
The meeting was adjourned at 8:10 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