



# Paradise Town Advisory Board

July 9, 2024

## MINUTES

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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

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

Judith Rodriguez; Planning, Matt Young; 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 June 25, 2024 Minutes

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

Approval of Agenda for July 9, 2024

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

V. Informational Items (For Discussion only)

**Coffee and Conversation with Commissioner Naft and Clark County Fire Department  
July 27, 2024 9:00 a.m.-10:00 a.m.  
@ Grouchy John's Coffee 8520 S. Maryland Pkwy. Ste. 100**

VI. Planning & Zoning

1. **VS-24-0223-VENETO PARADISE LLC & VENETO PARADISE II LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Albert Avenue located between Paradise Road and Palos Verdes Street and a portion of right-of-way being Palos Verdes Street located between Albert Avenue and Flamingo Road within Paradise (description on file). TS/JG/md/syp (For possible action) **BBC 7/17/24**

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

2. **UC-24-0222-VENETO PARADISE LLC & VENETO PARADISE II LLC:**  
**USE PERMIT** for a multi-family development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduce and eliminate landscaping; and **3)** allow modified driveway design standards.  
**DESIGN REVIEW** for a multi-family development on 5.21 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Palos Verdes Street and the south side of Albert Avenue within Paradise. TS/JG/md/syp (For possible action) **BBC 7/17/24**

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

3. **ET-24-400072 (WS-22-0199)-FLUET, ROBERT:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: **1)** reduced setbacks; and **2)** reduced building separation in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single Family 5.2) Zone. Generally located on the west side of Horizon Street, 85 feet north of Wingrove Avenue, and 415 feet south of Desert Inn Road within Paradise. TS/dd/syp (For possible action) **PC 8/6/24**

**Held per applicant. Return to the August 13, 2024 Paradise TAB meeting**

4. **PA-24-700014-SUNRISE 96C, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Urban Neighborhood (UN) on 5.21 acres. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/rk (For possible action) **PC 8/6/24**

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

5. **ZC-24-0304-SUNRISE 96C, LLC:**  
**ZONE CHANGE** to reclassify 1.37 acres from a CC (Commercial Core) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise (description on file). TS/hw (For possible action) **PC 8/6/24**

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

6. **VS-24-0306-SUNRISE 96C, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Channel 10 Drive and Eastern Avenue and between Rochelle Avenue and University Avenue (alignment) within Paradise (description on file). TS/hw/syp (For possible action) **PC 8/6/24**

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

7. **DR-24-0305-SUNRISE 96C, LLC:**  
**DESIGN REVIEW** for modifications to an expansion of an approved multi-family residential development on 5.21 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/hw/syp (For possible action) **PC 8/6/24**

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

8. **UC-24-0303-RIO FLAMINGO, LLC:**  
**USE PERMITS** for the following: 1) a restaurant and related facilities; and 2) outdoor dining, drinking, and cooking,  
**DESIGN REVIEWS** for the following: 1) a restaurant and related facilities; and 2) outdoor dining, drinking, and cooking on 1.24 acres in an IL (Industrial Light) Zone. Generally located on the south side of Flamingo Road, 430 feet east of Valley View Boulevard within Paradise. MN/jud/syp (For possible action) **PC 8/6/24**

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

9. **VS-24-0272-ELDORADO SPRINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and Eldorado Lane and between McLeod Drive and Mountainboro Lane within Paradise (description on file). JG/nai/syp (For possible action) **PC 8/6/24**

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

10. **WS-24-0301-SCRIPPS BROADCAST HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase fence height; 2) reduce setback; and 3) alternative street landscaping in conjunction with a broadcast television facility on 2.26 acres in a CG (Commercial General) Zone. Generally located on the northwest corner of Valley View Boulevard and Pioneer Avenue within Paradise. JJ/jud/syp (For possible action) **PC 8/6/24**

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

11. **AR-24-400071 (UC-22-0280)-PARBALL NEWCO, LLC:**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) allow primary means of access to accessory buildings from the exterior of the resort; and 2) deviations as shown per plans on file.  
**DEVIATIONS** for the following: 1) allow alternative landscaping and pedestrian realm; and 2) all other deviations as depicted per plans on file.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setback.  
**DESIGN REVIEW** for accessory buildings (tavern/restaurant/retail) for a resort hotel (Horseshoe) on 30.0 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/sd/syp (For possible action) **BCC 8/7/24**

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

12. **SDR-24-0278-MGP LESSOR LLC**  
**SIGN DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign plan for a resort hotel (New York-New York); 2) increase the area of an existing freestanding sign; and 3) increase the area of an existing electronic sign (electronic message unit, video) in conjunction with a resort hotel (New York-New York) on a portion of 19.87 acres on a 123.08 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Las Vegas Boulevard South and the north side of Tropicana Avenue within Paradise. JG/md/syp (For possible action) **BCC 8/7/24**

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

13. **SDR-24-0279-MGP LESSOR LLC:**  
**SIGN DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign plan for a resort hotel (Park MGM); 2) increase the area of an existing freestanding sign; and 3) increase the area of an existing electronic sign (electric message unit, video) in conjunction with a resort hotel (Park MGM) on a portion of 20.80 acres on a 123.08 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Las Vegas Boulevard South, 1,330 feet south of Harmon Avenue within Paradise. JG/md/syp (For possible action) **BCC 8/7/24**

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

14. **SDR-24-0284-MANDALAY PROPCO, LLC**  
**SIGN DESIGN REVIEWS** for the following: **1)** modifications to an approved comprehensive sign plan for a resort hotel (Mandalay Bay); **2)** increase the area of an existing freestanding sign; and **3)** increase the area of an existing electronic sign (electronic message unit, video) in conjunction with a resort hotel (Mandalay Bay) on a portion of 124.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & 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/jor/syp (For possible action) **BCC 8/7/24**

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

15. **UC-24-0289-3450 S MARYLAND PARKWAY, LLC:**  
**USE PERMIT** for a congregate care facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modified Maryland Parkway Overlay design standards; and **2)** modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** congregate care facility; and **2)** modification in conjunction with an existing commercial complex on a 17.34 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the west side side of Oneida Way and the east side of Maryland Parkway within Paradise. TS/tr/syp (For possible action) **BCC 8/7/24**

**MOVED BY-Cunningham**  
**APPROVE- Subject to staff conditions**  
**ADDED CONDITIONS**

- **No drug rehab facility**
- **6 foot wall to be built along property line along Oneida Way**
- **Crash gate on the entrance to Oneida Way**

**VOTE: 5-0 Unanimous**

16. **UC-24-0300-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR**  
**TRS:**  
**USE PERMIT** for a recreational facility in conjunction with a cannabis establishment within an existing office/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/syp (For possible action) **BCC 8/7/24**

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

17. **ZC-24-0264-CULICHI GL, INC:**  
**ZONE CHANGE** to reclassify 0.52 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building. Generally located on the south side of Boulder Highway, 300 feet west of Nellis Boulevard within Paradise (description on file). TS/gc (For possible action) **BCC 8/7/24**

**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 July 30, 2024**

IX. Adjournment

**The meeting was adjourned at 8:35 p.m.**