



Paradise Town Advisory Board

July 12, 2022

MINUTES

Board Members: : John Williams –Chair-**PRESENT**
 Susan Philipp - Vice Chair- **PRESENT**
 Jon Wardlaw– **EXCUSED**
 Katlyn Cunningham – **PRESENT**
 Roger Haywood- **EXCUSED**

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, 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 June 28, 2022 Minutes

Moved by: Cunningham
Action: Approve as submitted
Vote: 3-0 Unanimous

Approval of Agenda for July 12, 2022

Moved by: Philipp
Action: Approve as submitted
Vote: 3 -0 Unanimous

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **UC-22-0337-GATEWAY BUSINESS CENTER, LLC:**
USE PERMIT to allow a health club within an office/warehouse complex on a 2.9 acre portion of 6.0 acres in an M-D (Design Manufacturing) (AE-70) (AE-65) Zone. Generally located on the east side of Pecos Road, approximately 400 feet north of Sunset Road within Paradise. JG/nr/syp (For possible action) **PC 8/2/22**

MOVED BY-Philipp
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

2. **UC-22-0346-CHINA TOWN RETAIL, LLC:**
USE PERMITS for the following: **1)** retail sales; and **2)** restaurant within an existing shopping center on a portion of 2.8 acres in an H-1 (Limited Resort and Apartment) Zone within the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road, 600 feet west of Valley View Boulevard within Paradise. JJ/sd/syp (For possible action) **PC 8/2/22**

MOVED BY-Cunningham
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

3. **UC-22-0356-BERMUDA ROAD PROPERTIES, LLC:**
USE PERMIT to allow a daycare facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; and **2)** eliminate parking lot landscaping.
DESIGN REVIEW for a daycare facility and restriped parking spaces within an existing office/warehouse facility on a portion of 6.0 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the east side of Bermuda Road, 365 feet south of Sunset Road within Paradise. MN/jor/tk (For possible action) **PC 8/2/22**

MOVED BY-Williams
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

4. **UC-22-0360-BRE/HC LAS VEGAS PPTY HOLDING:**
USE PERMIT for vehicle rental in conjunction with a commercial building on 3.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the northeast corner of Howard Hughes Parkway and Flamingo Road within Paradise. JG/md/tk (For possible action) **PC 8/2/22**

MOVED BY-Philipp
APPROVE-Subject to staff conditions
ADDED Conditions
 - No vehicle repair
 - No vehicle washing
 - No signs on vehicles**VOTE: 3-0 Unanimous**

5. **VS-22-0348-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Arville Street, and between Nevso Drive and Harmon Avenue within Paradise (description on file). MN/nr/jo (For possible action) **PC 8/2/22**

MOVED BY-Philipp
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

- 6 **WS-22-0347-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate parking lot landscaping.
DESIGN REVIEW for an office/warehouse on 2.5 acres in an M-1 (light Manufacturing) Zone. Generally located 319 feet east of Cameron Street and 630 feet south of Nevso Drive within Paradise. MN/nr/jo (For possible action) **PC 8/2/22**

MOVED BY-Philipp
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

- 7 **WS-22-0340-MOSHTAGHI SHAHROKH:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the required separation between the principal dwelling and an accessory structure on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pearl Street, approximately 75 feet north of Casey Drive within Paradise. JG/jvm/syp (For possible action) **PC 8/2/22**

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

- **Paint structure to match the house**
- **2 years to complete, review as a public hearing hearing**

VOTE: 3-0 Unanimous

- 8 **ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**
HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.
USE PERMITS for the following: **1)** an expansion of the Gaming Enterprise Overlay District; **2)** a resort hotel/casino consisting of 2,700 hotel rooms; **3)** 1,120 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; **5)** increase the height of high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.
DEVIATIONS for the following: **1)** encroachment into airspace; **2)** reduced loading spaces; and **3)** all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action) **BCC 8/3/22**

Held per applicant, return to the January 1, 2023 Paradise TAB meeting

- 9 **ET-22-400078 (UC-18-0406)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**
USE PERMIT SECOND EXTENSION OF TIME for a quasi-public facility (youth referral service).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** trash enclosure; **3)** reduce height setback; **4)** reduce parking; and **5)** alternative driveway geometrics and design.
DESIGN REVIEW for a youth referral service on a 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/syp (For possible action) **BCC 8/3/22**

MOVED BY-Williams
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

- 10 **UC-22-0350-PALM MORTUARY, INC.:**
USE PERMITS for the following: **1)** event center; and **2)** maintenance facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; and **2)** modified driveway design standards.
DESIGN REVIEWS for the following: **1)** event center; and **2)** maintenance facility on 71.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Eastern Avenue and the north side of Robindale Road within Paradise. JG/bb/tk (For possible action)

MOVED BY-Cunningham
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

- 11 **UC-22-0353-RUSSELL & ROGERS, LLC:**
USE PERMITS for the following: **1)** retail; **2)** restaurant; **3)** on-premises consumption of alcohol (tavern); and **4)** outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow outside dining and drinking in conjunction with a tavern; **2)** increased retaining wall height; **3)** reduced driveway throat depth; and **4)** reduced driveway approach distance.
DESIGN REVIEWS for the following: **1)** retail building; **2)** restaurant building with drive-thru; **3)** tavern building with outside dining and drinking; **4)** alternative parking lot landscaping; and **5)** finished grade on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the southeast corner of Russell Road and Rogers Street within Paradise. MN/gc/tk (For possible action) **BCC 8/3/22**

MOVED BY-Williams
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

- 12 **VS-22-0354-RUSSELL & ROGERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and between Rogers Street and Arville Street within Paradise (description on file). MN/gc/tk (For possible action) **BCC 8/3/22**

MOVED BY-Philipp
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

- 13 **WS-22-0359-ANTHONY PAGLIA INJURY LAWYER LTD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative parking space dimensions; and 2) eliminate the required sidewalk to separate buildings from pavement for parking aisles or spaces.
DESIGN REVIEWS for the following: 1) office building; 2) modifications to an existing parking lot; 3) permit an existing freestanding sign; 4) permit existing roof signs; 5) increase the number of existing wall signs; 6) permit an existing animated sign (video unit); and 7) comprehensive sign plan in conjunction with an existing office building on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the east side of Eastern Avenue, 200 feet south of Hacienda Avenue within Paradise. JG/md/tk (For possible action) **BCC 8/3/22**

MOVED BY-Williams

APPROVE-Subject to IF approved staff conditions

VOTE: 2-0

Philipp abstained from comment and vote

- 14 **ZC-22-0362-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify approximately 34.0 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone to a P-F (Public Facility) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Dewey Drive within Paradise (description on file). JG/sd/ja (For possible action) **BCC 8/3/22**

MOVED BY-Philipp

APPROVE-Subject to staff conditions

VOTE: 3-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be July 26, 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