



Paradise Town Advisory Board

July 26, 2022

MINUTES

Board Members: : John Williams –Chair-**PRESENT**
 Susan Philipp - Vice Chair- **PRESENT**
 Jon Wardlaw– **EXCUSED**
 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, 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 July 12, 2022 Minutes

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

Approval of Agenda for July 26, 2022

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

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **SC-22-0378-MGP LESSOR LLC:**
STREET NAME CHANGE to name an unnamed private drive aisle Bold Avenue on a portion of 57.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Frank Sinatra Drive and the north side of Mandalay Bay Road within Paradise. MN/dm/tk (For possible action) **PC 8/16/22**

MOVED BY-Philipp

APPROVE-Subject to staff conditions

ADDED Conditions

- **Remove bullet point #4**
- **Change time limit to 1 year from Planning Commission date**

VOTE: 4-0 Unanimous

2. **UC-22-0372-MANOUKIAN VICTORIA:**
USE PERMIT for personal services (beauty salon) within an existing commercial/industrial complex on 2.8 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the north side of Sunset Road and the west side of Sunset Corporate Drive within Paradise. JG/jad/tk (For possible action) **PC 8/16/22**

MOVED BY-Williams

APPROVE-Subject to staff conditions

VOTE: 4-0 Unanimous

3. **UC-22-0379-KILGORE FAMILY TR & KILGORE STEVEN BOYD & JODY LYNN TRS:**
USE PERMIT to allow an accessory structure not architecturally compatible with the principal structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setbacks; **2)** separations; and **3)** increased height of an accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Serene Avenue, 955 feet west of Maryland Parkway within Paradise. MN/nr/ja (For possible action) **PC 8/16/22**

MOVED BY-Williams

APPROVE-Subject to staff conditions

VOTE: 4-0 Unanimous

4. **ET-22-400080 (UC-19-0696)-MCCRAY, JAMES & DELOIS:**
USE PERMIT FIRST EXTENSION OF TIME for a proposed place of worship.
DESIGN REVIEW for a place of worship on 1.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Wigwam Avenue, 600 feet west of Eastern Avenue within Paradise. MN/hw/tk (For possible action) **BCC 8/17/22**

MOVED BY-Philipp

APPROVE-Subject to staff conditions

VOTE: 4-0 Unanimous

5. **ET-22-400081 (WS-20-0176)-MCCRAY, JAMES & DELOIS:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXENSION OF TIME for the following: **1)** reduce the height/setback ratio requirement adjacent to an existing single family residence; and **2)** alternative landscaping adjacent to a less intensive use (single family residence). **DESIGN REVIEW** for a place of worship on 1.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Wigwam Avenue, 600 feet west of Eastern Avenue within Paradise. MN/hw/tk (For possible action) **BCC 8/17/22**

MOVED BY-Philipp
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

6. **ZC-22-0384-POLLUX POLARIS FF 399, LLC:**
ZONE CHANGE to reclassify 5.2 acres from an M-1 (Light Manufacturing) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** reduced parking; **3)** reduced throat depth; and **4)** reduced driveway departure distance. **DESIGN REVIEWS** for the following: **1)** multiple family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the southwest corner of Desert Inn Road and Polaris Avenue within Paradise (description on file). JJ/gc/tk (For possible action) **BCC 8/17/22**

MOVED BY-Philipp
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be August 9, 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