



Paradise Town Advisory Board

August 9, 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

Rob Kaminski; Planning, Blanca Vazquez Community Liaison; Vivian Kilarski;
Planning Commissioner

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

II. Public Comment:
None

III. Approval of July 26, 2022 Minutes

Moved by: Cunningham
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for August 9, 2022

Moved by: Philipp
Action: Approve as submitted
Vote: 4 -0 Unanimous

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **VS-22-0411-S G VEGAS OWNER, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Audrie Street (alignment), and between Harmon Avenue and Tropicana Avenue within Paradise (description on file). JG/lm/jo (For possible action)

MOVED BY-Philipp

APPROVE-Subject to staff conditions

VOTE: 4-0 Unanimous

2. **UC-22-0410-S G VEGAS OWNER, LLC:**

USE PERMITS for the following: **1)** retail; **2)** restaurants; **3)** on-premises consumption of alcohol (supper club and service bar); and **4)** live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** alternative landscaping; **3)** non-standard improvements; and **4)** reduced parking.

DESIGN REVIEWS for the following: **1)** retail shopping center; and **2)** alternative parking lot landscaping on 10.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and 330 feet south of Harmon Avenue within Paradise. JG/lm/jo (For possible action)

MOVED BY-Philipp

APPROVE-Subject to staff conditions

VOTE: 4-0 Unanimous

3. **TM-22-500143-S G VEGAS OWNER, LLC:**

TENTATIVE MAP consisting of 1 commercial lot on 10.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and 330 feet south of Harmon Avenue within Paradise. JG/lm/jo (For possible action)

MOVED BY-Philipp

APPROVE-Subject to staff conditions

VOTE: 4-0 Unanimous

4. **UC-22-0205-TYEB LLC:**

AMENDED HOLDOVER USE PERMITS for the following: **1)** supper club; and **2)** hookah lounge.

WAIVERS OF DEVELOPMENT STANDARDS to **1)** reduce parking, **2)** waive parking lot design standards (not previously noticed), and **3)** waive parking lot landscaping (not previously noticed).

DESIGN REVIEW for modifications to a parking lot (not previously noticed) in conjunction with an existing industrial complex on 2.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Sammy Davis Jr. Drive and Mel Torme Way within Paradise. TS/sr/syp (For possible action)

MOVED BY-Williams

APPROVE-Subject to staff conditions

ADDED condition

- **1 year review as public hearing**

VOTE: 3-0

Philipp against

5. **UC-22-0390-POINTE FLAMINGO HOLDINGS LLC:**

USE PERMIT to allow a major training facility within an existing office/retail complex on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise. TS/hw/syp (For possible action)

MOVED BY-Williams
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous
Philipp abstained from comment and vote

6. **UC-22-0393-ROHANI PARVEZ:**
USE PERMIT for on-premises consumption of alcohol (supper club).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** throat depth; and **3)** departure distance.
DESIGN REVIEW for a supper club on 1.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/sd/syp (For possible action)

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

7. **UC-22-0404-DAIGAKU REALTY TRUST & VENDITTO MICHAEL J TRS:**
USE PERMIT for a pawn shop in conjunction with an existing shopping center on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard, 200 feet north of Flamingo Road within Paradise. JJ/md/syp (For possible action)

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

8. **UC-22-0405-REBEL LAND & DEVELOPMENT, LLC:**
USE PERMITS for the following: **1)** gasoline station; **2)** convenience store; **3)** alcohol sales, beer and wine packaged; **4)** restaurant; and **5)** office uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce throat depth; **2)** reduced departure distance; **3)** reduce landscaping; **4)** reduce parking; **5)** eliminate cross access; and **6)** eliminate loading zones.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** gasoline station (fuel canopy); **3)** commercial building (restaurant and drive-through; convenience store; office); and **4)** lighting on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Flamingo Road and the west side of Paradise Road within Paradise. JG/bb/jo (For possible action)

Held per applicant. Return to the August 30, 2022 Paradise TAB meeting

9. **VS-22-0422-JAMIESON JARRETT & TARA:**
VACATE AND ABANDON easements of interest to Clark County located between McLeod Drive and Topaz Street, and between Russell Road and Quail Avenue within Paradise (description on file). JG/sd/syp (For possible action)

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

10. **WS-22-0421-BRINKER 1980 TRUST & BRINKER CHARLES & PHYLLIS CO-TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit lots to front a collector street; and **2)** permit attached sidewalks.
DESIGN REVIEW for a single family residential development on 1.3 acres in an R-1 (Single

Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/md/jo (For possible action)

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

11. **TM-22-500146-BRINKER 1980 TRUST & BRINKER CHARLES & PHYLLIS CO-TRS:**
TENTATIVE MAP consisting of 5 lots and common lots on 1.3 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/md/jo (For possible action)

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

12. **UC-22-0415-OBJECT DASH, LLC:**
USE PERMIT for temporary construction storage.
DESIGN REVIEW for a temporary construction storage yard on 2.2 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 250 feet south of Dewey Drive within Paradise. JG/gc/syp (For possible action)

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

13. **DR-22-0412-OBJECT DASH, LLC:**
DESIGN REVIEW for an additional station on a previously approved monorail line (Vegas Loop) on 2.2 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 250 feet south of Dewey Drive within Paradise. JG/gc/syp (For possible action)

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

14. **WS-22-0416-FASHION SHOW MALL, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** increase the number of animated message/video unit signs; and **3)** allow additional roof signs.
DESIGN REVIEWS for the following: **1)** building additions to an existing restaurant; **2)** increased animated sign area; and **3)** modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Fashion Show Mall) on 42.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Spring Mountain Road within Paradise. TS/gc/syp (For possible action)

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

15. **ZC-22-0413-SLETTEN CONSTRUCTION COMPANY:**
ZONE CHANGE to reclassify 2.1 acres from an M-1 (Light Manufacturing) (AE-60) Zone to an H-1 (Limited Resort and Apartment) (AE-60) Zone.
USE PERMIT to allow outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** encroachment into airspace; **3)** reduced parking; **4)** reduced throat depth; and **5)** reduced departure distance.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** hotel. Generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise. MN/sd/jo (For possible action)

MOVED BY-Philipp

APPROVE-Subject to IF approved 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 30, 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