



Paradise Town Advisory Board

September 26, 2023

MINUTES

Board Members: Susan Philipp-Chair-**EXCUSED**
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

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

Lorna Phegley; Planning, Blanca Vazquez; Community Liaison

Meeting was called to order by Vice-Chair Cunningham, at 7:00 p.m.

II. Public Comment:
None

III. Approval of September 12, 2023 Minutes

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

Approval of Agenda for September 26, 2023

Moved by: Williams
Action: Approve with holding items #1, #2, #3 and #5, all items returning to the 10/10/23 Paradise TAB meeting
Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **PA-23-700023-AUTOZONE INC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise. TS/gc (For possible action) **PC 10/3/23**

Held per applicant. Return to the Paradise 10/10/23 Paradise TAB meeting

2. **ZC-23-0522-AUTOZONE, INC.:**
ZONE CHANGE to reclassify 2.0 acres from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMIT to allow retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping; **2)** landscaping; **3)** increase retaining wall height; and **4)** driveway geometrics.
DESIGN REVIEW for a warehouse/storage building addition in conjunction with an existing retail building. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) **PC 10/3/23**

Held per applicant. Return to the Paradise 10/10/23 Paradise TAB meeting

3. **VS-23-0523-AUTOZONE, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Segoe Drive and between Pecos-Mcleod Interconnect and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) **PC 10/3/23**

Held per applicant. Return to the Paradise 10/10/23 Paradise TAB meeting

4. **SC-23-0569-29 MCCARRAN CENTER LC:**
STREET NAME CHANGE for a private drive from Harrahs Court to State of Nevada Way. Generally located on the east side of Bermuda Road and the north side of Capovilla Avenue within Paradise. MN/jud/syp (For possible action) **PC 10/3/23**

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

5. **WS-23-0499-SEC 1910, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a loading bay within the front of the complex.
DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.1 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/hw/syp (For possible action) **PC 10/3/23**

Held per applicant. Return to the Paradise 10/10/23 Paradise TAB meeting

6. **UC-23-0592-UNIVERSITY BOARD OF REGENTS:**
USE PERMITS for the following: 1) temporary construction storage; and 2) temporary parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive noise standards; and 2) allow temporary construction, storage, and staging activities beyond daytime hours.
DESIGN REVIEW for a temporary construction storage, staging, and parking lot on 36.8 acres in an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone. Generally located on the north side of Tropicana Avenue and the east side of Deckow Lane within Paradise. JG/jor/xx (For possible action) **BCC 10/4/23**

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

7. **UC-23-0599-PARADISE 12 LLC:**
USE PERMITS for the following: 1) caterer; 2) temporary construction activities; and 3) temporary construction storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a catering facility within a membrane structure (tent); 2) eliminate parking and loading spaces; 3) eliminate landscaping and screening; 4) allow alternative site design standards; and 5) waive noise standards.
DESIGN REVIEW of a temporary catering facility (6 tents) and temporary construction activities and storage in conjunction with a racetrack on 12.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the west side of Paradise Road, 540 feet south of Flamingo Road within Paradise. JG/lm/xx (For possible action) **BCC 10/4/23**

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

8. **AR-23-400118 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:**
DESIGN REVIEW FIRST APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/rp/syp (For possible action) **PC 10/17/23**

MOVED BY-Swartzlander
APPROVE-Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

9. **DR-23-0577-COUNTY OF CLARK (AVIATION):**
DESIGN REVIEW for modifications to a portion of Harry Reid International Airport to construct a new improvement on a 7.0 acre portion of 31.6 acres in a P-F (Public Facility) (AE-65 & AE-70) Zone. Generally located on the north and south sides of Russell Road (alignment), approximately 370 feet east of Las Vegas Boulevard South within Paradise. JG/sd/syp (For possible action) **PC 10/17/23**

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

10. **UC-23-0578-VALLEY VIEW INDUSTRIAL INVESTORS, LP:**
USE PERMIT to allow a pharmacy in conjunction with an existing office/warehouse complex on a portion of 13.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Valley View Boulevard and the north side of Viking Road within Paradise. JJ/hw/syp (For possible action) **PC 10/17/23**

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

11. **WC-23-400086 (WS-0462-14)-FERNANDEZ AMALIA HERNANDEZ & HERNANDEZ JORGE T:**
WAIVER OF CONDITIONS of a waiver of development standards requiring landscaping per Figure 30.64-11 along the south side of the addition in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) (AE-60) zone within the Midtown Maryland Parkway District. Generally located on the west side of Barbara Way and the north side of Hacienda Avenue within Paradise. JG/rp/syp (For possible action) **PC 10/17/23**

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

12. **WS-23-0585-PKV 1031 LAS VEGAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for an existing multiple family residential development with commercial components on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Twain Avenue and the west side of I 15 within Paradise. JJ/sd/xx (For possible action) **PC 10/17/23**

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

13. **AR-23-400123 (UC-21-0332)-ERBR, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** swap meet; **2)** fairground; and **3)** recreational facility with accessory food, beverage, and retail sales.
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.
DESIGN REVIEWS for the following: **1)** swap meet; **2)** fairground; and **3)** recreational facility on 4.6 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. TS/mh/syp (For possible action) **BCC 10/18/23**

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

14. **VS-23-0584-FORTRESS EQUITIES, LLC ETAL & TANYA KADISHA, LLC:**
VACATE AND ABANDON a portion of right-of-way being Rogers Street located between Cameron Street and Arville Street within Paradise (description on file). MN/bb/syp (For possible action) **BCC 10/18/23**

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

15. **WS-23-0583-FORTRESS EQUITIES, LLC ETAL & TANYA KADISHA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased retaining wall height.
DESIGN REVIEW for 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/bb/syp (For possible action) **BCC 10/18/23**

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

16. **TM-23-500123-FORTRESS EQUITIES, LLC ETAL & TANYA KADISHA, LLC:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision 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/bb/syp (For possible action) **BCC 10/18/23**

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

- VI. General Business (for possible action)
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be October 10, 2023
- IX. Adjournment
The meeting was adjourned at 7:55 p.m.