



## Paradise Town Advisory Board

September 13, 2022

### MINUTES

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Board Members :     John Williams –Chair-**PRESENT**  
                             Susan Philipp - Vice Chair- **PRESENT**  
                             Jon Wardlaw- **PRESENT**  
                             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

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

Mark Donohue, Planning; Blanca Vazquez Community Liaison

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

II. Public Comment:  
**None**

III. Approval of August 30, 2022 Minutes

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

Approval of Agenda for September 13, 2022

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

IV. Informational Items (For Discussion only)  
**None**

RECEIVED

SEP 28 2022

COUNTY CLERK

V. Planning & Zoning

1. **TM-22-500165-MGP LESSOR, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 51.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Tropicana Avenue and the west side of Las Vegas Boulevard South within Paradise. MN/md/syp (For possible action)

**MOVED BY- Philipp**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

2. **VS-22-0430-CHURCH LDS PRESIDING BISHOP:**

**VACATE AND ABANDON** easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Burnham Avenue and Spencer Street within Paradise (description on file). JG/jud/syp (For possible action)

**MOVED BY- Wardlaw**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

3. **UC-22-0426-DIAMOND CREEK HOLDINGS LLC SERIES 8:**

**USE PERMIT** for a school in conjunction with an existing office and retail shopping center on 0.8 acres in a C-2 (General Commercial) Zone and a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Ford Avenue within Paradise. MN/hw/syp (For possible action)

**MOVED BY- Philipp**

**DENY**

**VOTE: 4-1**

**Wardlaw against DENY motion**

4. **NZC-22-0455-HARSCH INVESTMENT PROPERTIES, LLC:**

**ZONE CHANGE** to reclassify 3.0 acres from an M-D (Designed Manufacturing) (AE-65) Zone to a C-2 (General Commercial) (AE-65) Zone in conjunction with an existing commercial center. Generally located on the north side of Sunset Road and the east side of Pecos Road within Paradise (description on file). JG/rk/syp (For possible action)

**MOVED BY- Williams**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

5. **NZC-22-0481-ABBOUD ELIAS & NOUHRA YARA:**

**ZONE CHANGE** to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) establish alternative yards; 2) street intersection off-set; 3) alternative access gate geometrics; and 4) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

**DESIGN REVIEWS** for the following: 1) building orientation of single family residences; and 2) a single family residential development. Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise (description on file). JG/md/syp (For possible action)



**MOVED BY- Williams**  
**DENY**  
**VOTE: 5-0 Unanimous**

6. **TM-22-500168-ABBOUD, ELIAS & NOUHRA, YARA:**  
**TENTATIVE MAP** consisting of 6 lots and common lots on 2.1 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise. JG/md/syp (For possible action)

**MOVED BY- Williams**  
**DENY**  
**VOTE: 5-0 Unanimous**

7. **UC-22-0478-FLAMINGO VEGAS HOLDCO, LLC:**  
**USE PERMITS** for the following: 1) multiple family residential development; 2) restaurant; and 3) on-premises consumption of alcohol on 8.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce parking; and 3) allow modify driveway design standards.  
**DESIGN REVIEWS** for the following: 1) proposed multiple family residential development with a ground level restaurant; and 2) alternative parking lot landscaping. Generally located on the south side of Flamingo Road, 260 feet west of Paradise Road within Paradise. JG/rk/syp (For possible action)

**MOVED BY- Wardlaw**  
**APPROVE-Subject to staff conditions**  

- TAB suggestion for applicant to continue working with Public Works on traffic flow of ingress off of Flamingo

**VOTE: 5-0 Unanimous**

8. **WS-22-0483-CURBELO, ISBEL:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase block wall height on 0.2 acres in a CRT (Commercial Residential Transitional) (AE-60) Zone. Generally located on the south side of Desert Inn Road and the east side of Oneida Way within Paradise. TS/sd/syp (For possible action)

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

9. **DR-22-0465-COUNTY OF CLARK (PUBLIC WORKS):**  
**DESIGN REVIEW** for parking lots in conjunction with an existing detention basin on 97.3 acres in a P-F (Public Facility) (AE-60 and AE-65) Zone. Generally located on the east side of Decatur Boulevard and the north side of Sobb Avenue within Paradise. MN/md/syp (For possible action)

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

10. **UC-22-0461-ITAI INVESTMENTS, LLC:**  
**USE PERMIT** for a parking lot.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.  
**DESIGN REVIEW** for a parking lot on 1.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Hacienda Avenue and the west side of Dean Martin Drive within Paradise. MN/md/syp (For possible action)

**MOVED BY- Philipp**

**APPROVE- Use Permit Subject to staff conditions**

**DENY- Waivers of Standards**

**DENY- Design Review**

**VOTE: 5-0 Unanimous**

11. **UC-22-0468-WESTSTATE LAND:**  
**USE PERMIT** for a parking lot.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.  
**DESIGN REVIEW** for a parking lot on 2.5 acres in an H-1 (Limited Resort and Apartment) (AE-60 and AE-65) Zone. Generally located on the west side of Century Park Drive and the south side of Quail Avenue within Paradise. MN/md/syp (For possible action)

**MOVED BY- Philipp**

**APPROVE- Use Permit Subject to staff conditions**

**DENY- Waivers of Standards**

**DENY- Design Review**

**VOTE: 5-0 Unanimous**

12. **VS-22-0447-4251 OQUENDO RD LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Oquendo Road located between Wynn Road and Arville Street within Paradise (description on file). MN/bb/syp (For possible action)

**MOVED BY- Wardlaw**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

13. **UC-22-0446-4251 OQUENDO RD LLC:**  
**USE PERMITS** for the following: 1) outdoor banquet facility; and 2) live entertainment.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; 2) alternative landscaping; and 3) modified driveways.  
**DESIGN REVIEWS** for the following: 1) live entertainment; 2) outdoor banquet facility; and 3) lighting on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Oquendo Road, 300 feet west of Wynn Road within Paradise. MN/bb/syp (For possible action)

**Held per board. Return to the Paradise 9/27/22 TAB. Applicant to return with detailed site**



plans.

14. **WS-22-0458-GLOBAL LUXURY REAL ESTATE INVESTMENT FUND, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate parking lot landscaping; 2) reduce access gate setback; and 3) required trash enclosure.  
**DESIGN REVIEW** for a parking lot on 2.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Hacienda Avenue, 270 feet west of Dean Martin Drive and within Paradise. MN/md/syp (For possible action)

**MOVED BY- Philipp**  
**DENY**  
**VOTE: 5-0 Unanimous**

15. **WS-22-0463-LV LIVE LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.  
**DESIGN REVIEW** for a parking lot on 2.1 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Dewey Drive and the west side of Polaris Avenue within Paradise. MN/jud/syp (For possible action)

**MOVED BY- Philipp**  
**DENY**  
**VOTE: 5-0 Unanimous**

16. **WS-22-0464-SERVICE MASTERS PROPERTY, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.  
**DESIGN REVIEW** for a parking lot on 2.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Ali Baba Lane and the west side of Polaris Avenue within Paradise. MN/hw/syp (For possible action)

**MOVED BY- Philipp**  
**DENY**  
**VOTE: 5-0 Unanimous**

17. **WS-22-0466-PRECISION PROPERTIES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.  
**DESIGN REVIEW** for a parking lot on 2.3 acres in in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Diablo Drive, 355 feet east of Wynn Road within Paradise. MN/hw/syp (For possible action)

**MOVED BY- Philipp**  
**DENY**  
**VOTE: 5-0 Unanimous**

18. **WS-22-0467-5 STAR DEVELOPMENT, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.  
**DESIGN REVIEW** for a parking lot on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, 670 feet north of Dewey Drive within Paradise. MN/md/syp (For possible action)

**MOVED BY- Philipp**

**DENY**

**VOTE: 5-0 Unanimous**

VI. General Business (for possible action)

**Cunningham motioned to nominate Cunningham as representative and Haywood as the alternate for the Community Development Advisory Committee (CDAC) for the 2022/2023 FY**

**Review of the previous fiscal year budget requests discussed were**

- **Traffic light at Twain and Sandhill**
- **New pavement/pothole repair at the NE corner of Annie Oakley and Patrick**
- **Chain link fence near 215 and eastern, which separates the flood channel from the LVAC Center is constantly cut by homeless. Please consider replacing chain link fencing with EMSF**
- **Repave Sandhill, between DI and Harmon**
- **Repave Harmon, between Sandhill and Pecos**

**Board will be taking public input regarding the next budget year (FY 2023/2024) suggestions as well as the board's suggestions**

VII. Public Comment

**Blanca made the announcement:**

**Applications will be available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the Paradise town advisory board for a two- year (2- year) term beginning January 2023**

VIII. Next Meeting Date

**The next regular meeting will be September 27, 2022**

IX. Adjournment

**The meeting was adjourned at 10:50 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 – TUCK EGERBLUM  
YOLANDA KING, County Manager