

BP/RD 09/11/2024 (10/01/2024)



## Paradise Town Advisory Board

August 13, 2024

### MINUTES

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

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

Roxy Pais; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:  
**None**

III. Approval of July 30, 2024 Minutes

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

Approval of Agenda for August 13, 2024

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

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **ET-24-400072 (WS-22-0199)-FLUET, ROBERT:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the

RECEIVED

SEP 11 2024

COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON JUSTIN C. JONES MARILYN KIRKPATRICK ROSS MILLER MICHAEL NAFT  
KEVIN SCHILLER, County Manager

following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Horizon Street, 85 feet north of Wingrove Avenue, and 415 feet south of Desert Inn Road within Paradise. TS/dd/syp (For possible action) **PC 8/6/24**

**MOVED BY-Philipp**

**APPROVE- Subject to IF approved staff conditions**

**ADDED Conditions**

- **Return to board in 6 months showing building process completed**

**VOTE: 4-0 Unanimous**

2. **WS-24-0292-KAIRO, KRISTJAN:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the wall height in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Neighborhood Overlay. Generally located on the east side of Spencer Street, approximately 125 feet south of Ottawa Drive within Paradise. TS/nai/syp (For possible action) **PC 8/20/24**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

3. **ET-24-400082 (UC-21-0636)-APEX LAS VEGAS, LLC:**  
**USE PERMIT SECOND EXTENSION OF TIME** for a multi-family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; 2) non-standard landscaping; and 3) alternative standards for perimeter fence.  
**DESIGN REVIEW** for the conversion of a motel to a multi-family residential development on 5.2 acres in a CR (Commercial Resort) Zone in the Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located on the south side of Twain Avenue and the west side of Cambridge Street within Paradise. TS/dd/syp (For possible action) **PC 9/3/24**

**MOVED BY-Cunningham**

**APPROVE- Subject to staff conditions**

**ADDED condition**

- **Change date to complete from 10-18-25 to 10-18-26**

**VOTE: 4-0 Unanimous**

4. **UC-24-0345-4770 NEVSO, LLC:**  
**USE PERMIT** for a vehicle paint/body shop on 3.32 acres in a CG (Commercial General) Zone. Generally located on the north side of Nevso Drive and 430 feet west of Cameron Street within Paradise. MN/jm/syp (For possible action) **PC 9/3/24**

**MOVED BY-Swartzlander**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

5. **WS-24-0346-ROZAS, JONATHAN JESUS GONZALEZ & CHAPAY IRNA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase height; and 2) reduce setbacks for an existing accessory structure in conjunction with an existing single-family residence on 0.32 acres in an RS10 (Residential Single-Family 10) Zone within the Airport

Environs (AE-60) Overlay. Generally located on the west side of Palmdesert Way, 100 feet south of Shadowridge Avenue within Paradise. JG/mh/syp (For possible action) **PC 9/3/24**

**Applicant withdrew application. Board gave applicant 30 days to remove the trapeze structure. Requested applicant to advise Planner in writing of the withdraw.**

6. **WS-24-0366-VENETIAN VENUE PROPCO, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sands Avenue and the east side of Koval Lane within Paradise. TS/jor/syp (For possible action) **BCC 9/4/24**

**MOVED BY-Cunningham**

**APPROVE- Subject to staff conditions**

**ADDED conditions**

- **18 events maximum per year**
- **14 days' notice prior to any event to be given to neighbors within 800 feet of Sphere**
- **Music playing hours to be 9:00a.m.-12:00a.m. New Year's Eve hours 9:00a.m.-1:00a.m.**
- **Noise not to exceed 87 decibels, Decibels to be measured at the property line**

**VOTE: 3-0**

**Philipp opposed**

7. **ZC-24-0349-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 3.76 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) and Maryland Parkway Overlays. Generally located on the east side of University Center Drive and the north side of Hacienda Avenue within Paradise (description on file). JG/gc (For possible action) **BCC 9/4/24**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

8. **ZC-24-0350-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 7.97 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the northwest corner of Four Seasons Drive and Haven Street within Paradise (description on file). JG/gc (For possible action) **BCC 9/4/24**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**ADDED condition**

- **The nonconforming use to be terminated**

**VOTE: 4-0 Unanimous**

9. **ZC-24-0351-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 0.67 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Las Vegas Boulevard South, 100 feet south of Four Seasons Drive within Paradise (description on file). JG/gc (For possible action) **BCC 9/4/24**

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

10. **ZC-24-0352-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 1.22 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Las Vegas Boulevard South, 850 feet north of Sunset Road within Paradise (description on file). MN/gc (For possible action) **BCC 9/4/24**

**MOVED BY-Cunningham**  
**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 27, 2024**
- IX. Adjournment  
**The meeting was adjourned at 9:05 p.m.**