



Paradise Town Advisory Board

July 11, 2023

MINUTES

Board Members: Susan Philipp-Chair-**PRESENT**
 Katlyn Cunningham- Vice-Chair **PRESENT**
 John Williams -**PRESENT**
 Kimberly Swartzlander- **UNEXCUSED**
 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

Jazmine Harris; 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 June 27, 2023 Minutes

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

Approval of Agenda for July 11, 2023

Moved by: Williams
Action: Approve with item #1 #2 and #3 being held, returning 8/8/23
Vote: 4-0 Unanimous

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

RECEIVED
JUL 26 2023
COUNTY CLERK

1. **VS-22-0690-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pine Street and Tomiyasu Lane, and between La Mirada Avenue and Maule Avenue within Paradise (description on file). JG/bb/ja (For possible action) **PC 7/18/23**

Held per applicant. Return to the 8/8/23 Paradise TAB meeting

2. **WS-22-0689-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for increased wall and gate height.
DESIGN REVIEW for an access gate in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of La Mirada Avenue and the west side of Pine Street within Paradise. JG/bb/ja (For possible action) **PC 7/18/23**

Held per applicant. Return to the 8/8/23 Paradise TAB meeting

3. **UC-23-0313-PEPPER LANE HOLDINGS, LLC:**
USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on a portion of 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/hw/syp (For possible action) **BCC 7/19/23**

Held per applicant. Return to the 8/8/23 Paradise TAB meeting

4. **ET-23-400091 (WS-22-0199)-FLUET ROBERT:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) 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/rp/syp (For possible action) **PC 8/1/23**

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

5. **UC-23-0303-KULIK RIVER CAPITAL, LLC:**
USE PERMIT for a temporary construction storage yard on 5.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Four Seasons Drive within Paradise. JG/sd/syp (For possible action) **PC 8/1/23**

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

6. **WS-23-0314-UNITED CAPITAL PROPERTIES LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking; 2) alternative landscaping; 3) loading spaces; 4) wall height; and 5) cross access.
DESIGN REVIEW for a proposed office/warehouse building on 1.0 acre in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Bell Drive, approximately 310 feet east of Decatur Boulevard within Paradise. MN/hw/syp (For possible action) **PC 8/1/23**

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
 KEVIN SCHILLER, County Manager

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

7. **WS-23-0319-BURGER SHELLY ANN & CUSHINERY CHARLES WAYNE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for an existing addition; 2) reduce setback for existing accessory buildings; and 3) reduce the building separation in conjunction with an existing single family residential on 0.4 acres in a R-1 (Single Family Residential) Zone. Generally located on the northeast corner of Rosecrest South Circle and Woodcrest Road within Paradise. TS/sd/syp (For possible action) **PC 8/1/23**

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

8. **DR-23-0304-ACE A PROPCO:**
DESIGN REVIEWS for the following: 1) amended comprehensive sign package; 2) increase wall sign area; and 3) increase animated sign area for a shopping center (Project 63) in conjunction with the CityCenter Resort Hotel on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/al/syp (For possible action) **BCC 8/2/23**

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

9. **DR-23-0336-LV TOWER 52, LLC:**
DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with an existing resort hotel, resort condominium, and shopping center development (Planet Hollywood/Elara/Miracle Mile Shops) on 41.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Harmon Avenue and the west side of Audrie Street within Paradise. JG/hw/syp (For possible action) **BCC 8/2/23**

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

10. **ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**
HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.
DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action) **BCC 8/2/23**

MOVED BY- Philipp
DENY
VOTE: 4-0 Unanimous

11. **ET-23-400096 (DR-19-0352)-DIAMOND PM, LLC:**
DESIGN REVIEW SECOND EXTENSION OF TIME for a multiple family residential development (condominiums) and associated accessory structures on 1.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Pecos-McLeod Interconnect, 650 feet south of Desert Inn Road within Paradise. TS/mh/syp (For possible action) **BCC 8/2/23**

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

- VI. General Business (for possible action)
None
- VII. Public Comment
None heard
- VIII. Next Meeting Date
The next regular meeting will be July 25, 2023
- IX. Adjournment
The meeting was adjourned at 7:40 p.m.