



## Paradise Town Advisory Board

April 11, 2023

### MINUTES

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

Secretary: Maureen Helm 702-606-0747 mhelmstab@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

Lorna Phegley; 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 March 28, 2023 Minutes

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

Approval of Agenda for April 11, 2023

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

IV. Informational Items (For Discussion only)

V. Planning & Zoning

RECEIVED

APR 26 2023

COUNTY CLERK

1. **UC-23-0120-KULIK RIVER CAPITAL, LLC:**

**USE PERMIT** for a temporary recreational facility with accessory retail sales.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** recreational facility not within a permanently enclosed building; **2)** permit alternative architectural materials; **3)** alternative landscaping; **4)** alternative standards for proposed temporary signage; **5)** waive off-site improvements; **6)** allow existing driveways to remain; and **7)** allow non-standard improvements in the right-of-way.

**DESIGN REVIEWS** for the following: **1)** a recreational facility (tent); and **2)** finished grade within a fabric structure on 8.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Mandalay Bay Road within Paradise. JG/lm/syp (For possible action) **BCC 4/19/23**

**MOVED BY- Williams**

**APPROVE-Subject to staff conditions**

**ADDED MGM Conditions**

- The temporary membrane structure is not to exceed 15,673 total square feet and 360 attendee seats per plans on file.
- Applicant to fill entire excavated areas and to grade the property to even counter per plans on file.
- Applicant to clear the Site of all trash, debris, and broken equipment.
- Applicant to restore the Site's entrance off of Las Vegas Boulevard South to its 2014 appearance per the plans on file, including but not limited to: removing all dead foliage and dead trees (12 of the 18 existing palm trees); restoring the remaining 6 palm trees by trimming, fertilizing, and regularly watering the same; adding four (4) 20-foot potted palm trees (each of these 4 trees will be leased for 14 months); removing all dead grass and replacing same with 4,064 total square feet of artificial grass; and during the Applicant's restoration of the Site, should it find any other bushes and/or trees that are dead it will remove the same, and should it find any other bushes and/or trees that are able to be restored it will trim, fertilize, and regularly water the same.
- Applicant to provide on-site security seven (7) days a week, twenty-four (24) hours a day for the entire Site.
- All vehicle and pedestrian access to the Site for the magic shows will be limited to only the two (2) existing paved entrances with access drive: one at Las Vegas Boulevard South and the other at Mandalay Bay Road as donated in the plans on file.
- Dust Control Plan to be submitted and approved by county agencies for the portion of the Site to remain unpaved and/or without asphalt.
- Provide adequate parking spaces on paved/asphalt areas for approved uses as donated in the plans.
- Exterior fencing to be repaired or replaced and to also include a six (6) foot-high fence with a black privacy screen along the north side facing Mandalay Bay Road as donated in the plans on file.
- Zoning inspection is required to confirm compliance with these conditions prior to issuance of a certificate of occupancy or equivalent certification of the commencement of the use.
- Any approval of this application is to be strictly limited to the plans on file and for use by the Jay Owenhouse Magic Show only.
- Any approval of this application is to be strictly limited to a period of thirteen (13) months from the date of issuance of a certification of occupancy or equivalent certification of the commencement of the use.

**VOTE: 5-0 Unanimous**

2. **VS-23-0103-VT 1, LLC & SIERRA RIDGE STORAGE, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Backstage Boulevard located between Desert Inn Road and Raymert Drive and a portion of right-of-way being Raymert Drive located between Backstage Boulevard and US Highway 95 within Paradise (description on file). TS/rk/syp (For possible action) **PC 5/2/23**

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

3. **UC-23-0102-VT 1, LLC & SIERRA RIDGE STORAGE, LLC:**  
**USE PERMIT** for a mini-warehouse facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height **2)** allow access to a local street; **3)** allow non-standard improvements in the right-of-way; and **4)** reduce driveway distances from the intersection.  
**DESIGN REVIEW** for a proposed mini-warehouse facility on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the west side of Backstage Boulevard and the south side of Desert Inn Road within Paradise. TS/rk/syp (For possible action) **PC 5/2/23**

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

4. **VS-23-0100-POLLUX POLARIS FF 399, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Polaris Avenue and Procyon Street, and between Desert Inn Road and Spring Mountain Road within Paradise (description on file). JJ/jgh/ja (For possible action) **PC 5/2/23**

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

5. **WS-23-0116-COLEN, SHELDON & SOTO, ANGELA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow proposed single family residential lots to have direct access to an arterial street (Pebble Road); and **2)** allow individual single family residential lots to not have circular driveways/on-site turnarounds on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Pebble Road, 130 feet west of Spencer Street within Paradise. MN/bb/syp (For possible action)

**PC 5/2/23**

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

6. **WC-23-400021 (ZC-2144-04)-FUSION GROUP NEVADA, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring landscape plans on file on 0.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Helm Drive, 530 feet east of Spencer Street within Paradise. JG/rk/syp (For possible action)

**BCC 5/3/23**

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

7. **VS-23-0096-FUSION GROUP NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Helm Drive and Pama Lane, and between Spencer Street and Surrey Street; and a portion of right-of-way being Helm Drive located between Spencer Street and Surrey Street within Paradise (description on file). JG/rk/syp (For possible action) **BCC 5/3/23**

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

8. **DR-23-0095-FUSION GROUP NEVADA, LLC:**  
**DESIGN REVIEWS** for the following: **1)** office/warehouse building; and **2)** finished grade on 0.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Helm Drive, 530 feet east of Spencer Street within Paradise. JG/rk/syp (For possible action) **BCC 5/3/23**

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

9. **UC-23-0126-HCI-CERBERUS 160 EAST FLAMINGO HOTEL OWNER L P, ET AL:**  
**USE PERMIT** for a monorail.  
**DESIGN REVIEW** for a monorail on approximately 302.0 acres in an H-1 (Limited Resort and Apartment) Zone, an M-1 (Light Manufacturing) Zone, an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone, an R-T (Manufactured Home Residential) Zone, an R-4 (Multiple Family Residential) – (High Density) (AE-60 & AE-65) Zone, a P-F (Public Facility) (AE-65 & AE-70) Zone, a C-1 (Local Business) (AE-70) Zone, and a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway Overlay District. Generally located between Sahara Avenue and Blue Diamond Road, and between Maryland Parkway and Decatur Boulevard within Winchester, Paradise, and Enterprise. MN/TS/JG/JJ/jor/syp (For possible action) **BCC 5/3/23**

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

10. **UC-23-0128-5051 SLV, LLC:**  
**USE PERMITS** for the following: **1)** primary means of access to accessory use (day club/pool) from the exterior of the resort; and **2)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** reduce setback; and **2)** all other deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the setback for freestanding sign; and **2)** allow non-standard improvements within the right-of-way.  
**DESIGN REVIEWS** for the following: **1)** modifications to a previously approved resort hotel; **2)** comprehensive sign package; and **3)** site lighting on 4.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/lm/ja (For possible action) **BCC 5/3/23**

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

11. **ZC-23-0118-BELL REAL ESTATE LLC:**  
**ZONE CHANGE** to reclassify 2.4 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow attached sidewalk along Rawhide Street; and **2)** increase wall height.  
**DESIGN REVIEWS** for the following: **1)** office building; **2)** EV charging stations under canopy; and **3)** alternative parking lot landscaping. Generally located on the north side of Russell Road and the east side of Tamarus Street within Paradise (description on file). JG/lm/syp (For possible action) **BCC 5/3/23**

**MOVED BY- Cunningham**  
**APPROVE-Subject to IF approved staff conditions**  
**VOTE: 5-0 Unanimous**

12. **VS-23-0119-BELL REAL ESTATE LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Rawhide Street, and between Tamarus Street and Caliente Street, and a portion of a right-of-way being Tamarus Street located between Russell Road and Rawhide Street within Paradise (description on file). JG/lm/syp (For possible action) **BCC 5/3/23**

**MOVED BY- Cunningham**  
**APPROVE-Subject to IF approved staff conditions**  
**VOTE: 5-0 Unanimous**

13. **WS-23-0094-LAXMI BUILDING, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** waive Asian Design Overlay District standards; **3)** allow modified driveway design standards; and **4)** reduce driveway distances from the intersection.  
**DESIGN REVIEW** for a proposed vehicle wash on 0.6 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the west side of Wynn Road and the south side of Desert Inn Road within Paradise. JJ/rk/syp (For possible action) **BCC 5/3/23**

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

14. **WS-23-0108-SG VEGAS OWNER LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** increase the number of projecting signs.  
**DESIGN REVIEW** for modifications to an approved comprehensive sign package in conjunction with an existing shopping center on a 1.8 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 1,332 feet north of Tropicana Avenue within Paradise. JG/hw/syp (For possible action) **BCC 5/3/23**

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

- VI. General Business (for possible action)  
**None**
- VII. Public Comment  
**None heard**
- VIII. Next Meeting Date  
**The next regular meeting will be April 25, 2023**
- IX. Adjournment  
**The meeting was adjourned at 8:35 p.m.**