



## Paradise Town Advisory Board

August 9, 2022

### MINUTES

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

Rob Kaminski; Planning, Blanca Vazquez Community Liaison; Vivian Kilarski;  
Planning Commissioner

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

II.     Public Comment:  
      **None**

III.    Approval of July 26, 2022 Minutes

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

Approval of Agenda for August 9, 2022

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

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

RECEIVED

AUG 31 2022

COUNTY CLERK

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

V. Planning & Zoning

1. **VS-22-0411-S G VEGAS OWNER, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Las Vegas Boulevard South and Audrie Street (alignment), and between Harmon Avenue and Tropicana Avenue within Paradise (description on file). JG/lm/jo (For possible action)

**MOVED BY-Philipp**

**APPROVE-Subject to staff conditions**

**VOTE: 4-0 Unanimous**

2. **UC-22-0410-S G VEGAS OWNER, LLC:**

**USE PERMITS** for the following: 1) retail; 2) restaurants; 3) on-premises consumption of alcohol (supper club and service bar); and 4) live entertainment.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) alternative landscaping; 3) non-standard improvements; and 4) reduced parking.

**DESIGN REVIEWS** for the following: 1) retail shopping center; and 2) alternative parking lot landscaping on 10.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and 330 feet south of Harmon Avenue within Paradise. JG/lm/jo (For possible action)

**MOVED BY-Philipp**

**APPROVE-Subject to staff conditions**

**VOTE: 4-0 Unanimous**

3. **TM-22-500143-S G VEGAS OWNER, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 10.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and 330 feet south of Harmon Avenue within Paradise. JG/lm/jo (For possible action)

**MOVED BY-Philipp**

**APPROVE-Subject to staff conditions**

**VOTE: 4-0 Unanimous**

4. **UC-22-0205-TYEB LLC:**

**AMENDED HOLDOVER USE PERMITS** for the following: 1) supper club; and 2) hookah lounge.

**WAIVERS OF DEVELOPMENT STANDARDS** to 1) reduce parking, 2) waive parking lot design standards (not previously noticed), and 3) waive parking lot landscaping (not previously noticed).

**DESIGN REVIEW** for modifications to a parking lot (not previously noticed) in conjunction with an existing industrial complex on 2.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Sammy Davis Jr. Drive and Mel Torme Way within Paradise. TS/sr/syp (For possible action)

**MOVED BY-Williams**

**APPROVE-Subject to staff conditions**

**ADDED condition**

- 1 year review as public hearing

**VOTE: 3-0**

**Philipp against**



5. **UC-22-0390-POINTE FLAMINGO HOLDINGS LLC:**  
**USE PERMIT** to allow a major training facility within an existing office/retail complex on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise. TS/hw/syp (For possible action)

**MOVED BY-Williams**

**APPROVE-Subject to staff conditions**

**VOTE: 3-0 Unanimous**

**Philipp abstained from comment and vote**

6. **UC-22-0393-ROHANI PARVEZ:**  
**USE PERMIT** for on-premises consumption of alcohol (supper club).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) throat depth; and 3) departure distance.  
**DESIGN REVIEW** for a supper club on 1.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/sd/syp (For possible action)

**MOVED BY-Philipp**

**APPROVE-Subject to staff conditions**

**VOTE: 4-0 Unanimous**

7. **UC-22-0404-DAIGAKU REALTY TRUST & VENDITTO MICHAEL J TRS:**  
**USE PERMIT** for a pawn shop in conjunction with an existing shopping center on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard, 200 feet north of Flamingo Road within Paradise. JJ/md/syp (For possible action)

**MOVED BY-Philipp**

**APPROVE-Subject to staff conditions**

**VOTE: 4-0 Unanimous**

8. **UC-22-0405-REBEL LAND & DEVELOPMENT, LLC:**  
**USE PERMITS** for the following: 1) gasoline station; 2) convenience store; 3) alcohol sales, beer and wine packaged; 4) restaurant; and 5) office uses.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce throat depth; 2) reduced departure distance; 3) reduce landscaping; 4) reduce parking; 5) eliminate cross access; and 6) eliminate loading zones.  
**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; 2) gasoline station (fuel canopy); 3) commercial building (restaurant and drive-through; convenience store; office); and 4) lighting on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Flamingo Road and the west side of Paradise Road within Paradise. JG/bb/jo (For possible action)

**Held per applicant. Return to the August 30, 2022 Paradise TAB meeting**

9. **VS-22-0422-JAMIESON JARRETT & TARA:**  
**VACATE AND ABANDON** easements of interest to Clark County located between McLeod Drive and Topaz Street, and between Russell Road and Quail Avenue within Paradise (description on file). JG/sd/syp (For possible action)

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

10. **WS-22-0421-BRINKER 1980 TRUST & BRINKER CHARLES & PHYLLIS CO-TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) permit lots to front a collector street; and 2) permit attached sidewalks.  
**DESIGN REVIEW** for a single family residential development on 1.3 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/md/jo (For possible action)

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

11. **TM-22-500146-BRINKER 1980 TRUST & BRINKER CHARLES & PHYLLIS CO-TRS:**  
**TENTATIVE MAP** consisting of 5 lots and common lots on 1.3 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/md/jo (For possible action)

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

12. **UC-22-0415-OBJECT DASH, LLC:**  
**USE PERMIT** for temporary construction storage.  
**DESIGN REVIEW** for a temporary construction storage yard on 2.2 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 250 feet south of Dewey Drive within Paradise. JG/gc/syp (For possible action)

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

13. **DR-22-0412-OBJECT DASH, LLC:**  
**DESIGN REVIEW** for an additional station on a previously approved monorail line (Vegas Loop) on 2.2 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 250 feet south of Dewey Drive within Paradise. JG/gc/syp (For possible action)

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

14. **WS-22-0416-FASHION SHOW MALL, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; 2) increase the number of animated message/video unit signs; and 3) allow additional roof signs.  
**DESIGN REVIEWS** for the following: 1) building additions to an existing restaurant; 2) increased animated sign area; and 3) modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Fashion Show Mall) on 42.8 acres in an H-1



(Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Spring Mountain Road within Paradise. TS/gc/syp (For possible action)

**MOVED BY-Philipp**

**APPROVE-Subject to staff conditions**

**VOTE: 4-0 Unanimous**

15. **ZC-22-0413-SLETTEN CONSTRUCTION COMPANY:**

**ZONE CHANGE** to reclassify 2.1 acres from an M-1 (Light Manufacturing) (AE-60) Zone to an H-1 (Limited Resort and Apartment) (AE-60) Zone.

**USE PERMIT** to allow outside dining and drinking.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** encroachment into airspace; **3)** reduced parking; **4)** reduced throat depth; and **5)** reduced departure distance.

**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; and **2)** hotel. Generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise. MN/sd/jo (For possible action)

**MOVED BY-Philipp**

**APPROVE-Subject to IF approved 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 30, 2022**

IX. Adjournment

**The meeting was adjourned at 8:10 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>

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