



## Paradise Town Advisory Board

September 27, 2022

### MINUTES

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

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

Jazmine Harris, Planning; Blanca Vazquez, Community Liaison; Vivian Kilarski, Planning Commissioner; Beatriz Martinez, Community Liaison

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

II. Public Comment:  
**None**

III. Approval of September 13, 2022 Minutes

**Moved by: Wardlaw**  
**Action: Approve as submitted**  
**Vote: 3-0 Unanimous**

Approval of Agenda for September 27, 2022

**Moved by: Philipp**  
**Action: Approve with changes**  
**Vote: 3 -0 Unanimous**

IV. Informational Items (For Discussion only)

RECEIVED

OCT 12 2022

COUNTY CLERK

Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the (Paradise TAB) for a two-year (2-year) term beginning January 2023.

V. Planning & Zoning

1. **UC-22-0405-REBEL LAND & DEVELOPMENT, LLC:**  
**HOLDOVER 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 with drive-thru; 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) **PC 10/4/22**

**MOVED BY- Philipp**

**APPROVE-Use Permits #1-5 Subject to IF approved staff conditions**

**APPROVE- Waivers #2, #3b, #3c #4 Subject to IF approved staff conditions**

**APPROVE-Design Review #1-4 Subject to IF approved staff conditions**

**DENY- Waivers #3a, #5, #6**

**VOTE: 3-0 Unanimous**

2. **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) **BCC 10/5/22**

**MOVED BY- Wardlaw**

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

**ADDED Conditions**

- **Hours Monday – Friday after 5:00pm-4:00am**
- **Noise should not exceed County noise standards**

**VOTE: 3-0 Unanimous**

3. **DR-22-0490-EHH VENTURE:**  
**DESIGN REVIEW** for a wedding chapel in conjunction with a banquet facility within an existing shopping center on 4.7 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the south side of Sunset Road, 630 feet west of Spencer Street within Paradise. JG/hw/syp (For possible action) **PC 10/18/22**

**MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

4. **ET-22-400104 (UC-21-0636)-APEX LAS VEGAS, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a multiple 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 multiple family residential development on 5.2 acres in an H-1 (Limited Resort and Hotel) (AE-60) Zone within the Midtown Maryland Parkway District. Generally located on the south side of Twain Avenue and the west side of Cambridge Street within Paradise. TS/sr/syp (For possible action) **PC 10/18/22**

**MOVED BY- Wardlaw**  
**APPROVE-Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

5. **NZC-22-0499-SHOUGHRO FAMILY IRREVOCABLE SUB-TRUST ETAL & SMITH, RON TRS:**  
**ZONE CHANGE** to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) reduce parking; 3) allow alternative street landscaping; 4) modified driveway design standards; and 5) modified street standards.  
**DESIGN REVIEWS** for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the north side of Hacienda Avenue and the west side of Caliente Street within Paradise (description on file). JG/md/syp (For possible action) **PC 10/18/22**

**MOVED BY- Williams**  
**APPROVE-Subject to IF approved staff conditions**  
**VOTE: 3-0 Unanimous**

6. **WS-22-0489-ANNIE OAKLEY INVESTORS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.  
**DESIGN REVIEW** for building and site modifications to an existing distribution center on 12.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the southwest corner of Annie Oakley Drive and Silvestri Lane within Paradise. JG/gc/syp (For possible action) **PC 10/18/22**

**MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

7. **WS-22-0491-INRAM, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks of a proposed patio cover in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Tomiyasu Lane and the north side of Maule Avenue within Paradise. JG/lm/syp (For possible action) **PC 10/18/22**

**MOVED BY- Williams**  
**APPROVE-Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

8. **WS-22-0492-FLAMINGO PARTNERS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for a place of worship on 4.4 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Flamingo Road and the west side of Hildebrand Lane within Paradise. TS/lm/syp (For possible action) **PC 10/18/22**

**MOVED BY- Williams**  
**APPROVE-Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

9. **ET-22-400100 (WS-20-0294)-HERBST FAMILY LIMITED PARTNERSHIP II:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** for a parking garage in conjunction with an existing convenience store with gasoline station and warehouse on 4.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the west side of Polaris Avenue and the north side of Russell Road within Paradise. MN/sr/syp (For possible action) **BCC 10/19/22**

**MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

- VI. General Business (for possible action)  
**Motion was made by Williams to place the following items to the 2023/2024 Budget, vote was 3-0 unanimous**
- **Traffic light at Twain and Sandhill**
  - **Full improvements on Annie Oakley from Sunset to Reno.**
  - **Convert all streetlights within Paradise Township to LED lights**
  - **Create Public Education Program regarding garage/yard sale signs; where to place grand opening signs/flags, general home building codes; etc.**
  - **Hire more plan checkers, inspectors and code enforcement officers**
  - **Repair and repave all public right of way within Patrick to Sunset and Eastern to Annie Oakley**

**There are additional budget items to be shared and voted at the October 11<sup>th</sup> Paradise TAB meeting.**

- VII. Public Comment  
**None**

- VIII. Next Meeting Date  
**The next regular meeting will be October 11, 2022**

- IX. Adjournment  
**The meeting was adjourned at 8:50 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 – TICK SEGERBLOM  
YOLANDA KING, County Manager