



Paradise Town Advisory Board

October 11, 2022

MINUTES

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

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

Brady Bernhart, Planning; Blanca Vazquez, Community Liaison

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

II. Public Comment:
None

III. Approval of September 27, 2022 Minutes

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

Approval of Agenda for October 11, 2022

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

IV. Informational Items (For Discussion only)

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.

RECEIVED

OCT 26 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. **UC-22-0521-COUNTY OF CLARK (LV CONV AUTH):**

USE PERMITS for the following: 1) recreational facility; 2) fairground; and 3) live entertainment.

DESIGN REVIEWS for the following: 1) recreational facility; 2) fairground; and 3) live entertainment in conjunction with a convention facility on 51.8 acres in a P-F (Public Facility) Zone. Generally located on the north side of Sierra Vista Drive, and the east and west sides of University Center Drive within Paradise. TS/lm/syp (For possible action) **BCC 10/19/22**

MOVED BY- Wardlaw

APPROVE-Subject to staff conditions

Added condition

- No Livestock
- No special events from 10:00p.m.-6:00a.m.
- 1 year review as a public hearing

VOTE: 5-0 Unanimous

2. **VS-22-0519-POLV, LLC**

VACATE AND ABANDON a portion of a right-of-way being Harmon Avenue located between Las Vegas Boulevard South and Audrie Street (alignment) within Paradise (description on file). JG/md/syp (For possible action) **BCC 10/19/22**

MOVED BY- Williams

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

3. **UC-22-0518-POLV, LLC:**

USE PERMITS for the following: 1) high impact project; 2) resort hotel; 3) public areas including the casino, showrooms, theater, live entertainment, retail, indoor and outdoor dining and drinking, offices, conventions, and parking structure; 4) associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa and fitness center, wedding chapel, vehicle (automobile) sales, and convention facilities; 5) kitchens within guest rooms; and 6) deviations as depicted per plans on file.

DEVIATIONS for the following: 1) increased building height; 2) reduce height/setback ratio; 3) encroachment into airspace; 4) reduced parking; 5) reduced loading spaces; 6) alternative landscaping and pedestrian realm; 7) permit tandem parking spaces; and 8) all other deviations as depicted per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) allow non-standard improvements within the right-of-way.

DESIGN REVIEWS for the following: 1) high impact project; and 2) resort hotel with all associated and accessory uses, structures, and incidental buildings and structures on 6.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Harmon Avenue within Paradise. JG/md/syp (For possible action) **BCC 10/19/22**

MOVED BY- Williams

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

4. **UC-22-0512-EHH VENTURE:**
USE PERMIT for a pawn shop.
DESIGN REVIEW for a pawn shop in conjunction with an existing shopping center on 4.7 acres in a C-2 (General Commercial) (AE-70) Zone. Generally located on the south side of Sunset Road, 630 feet west of Spencer Street within Paradise. JG/bb/syp (For possible action)
PC 11/1/22
MOVED BY- Philipp
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous
5. **VS-22-0516-SIERRA GROUP HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Horizon Sunset Drive, and between Spencer Street and Wishing Well Road (alignment) within Paradise (description on file). MN/jgh/syp (For possible action)
PC 11/1/22
MOVED BY- Philipp
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous
6. **WS-22-0517-SIERRA GROUP HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) architectural compatibility; 2) reduced setbacks; 3) reduced trash enclosure setback; 4) reduced throat depth; 5) reduced setback adjacent to single family residential; and 6) parking lot landscaping.
DESIGN REVIEW for 2 proposed office buildings on 1.1 acres in a CRT (Commercial Residential Transitional) Zone. Generally located on the south side of Windmill Lane, 660 feet east of Spencer Street within Paradise. MN/jgh/syp (For possible action)
PC 11/1/22
MOVED BY- Philipp
APPROVE-Subject to staff conditions
Added condition
 - Meet with the neighbors to discuss landscaping before the 11/2/2022 BCC meeting**VOTE: 5-0 Unanimous**
7. **UC-22-0526-TGI VEGAS HOLDINGS, LLC:**
USE PERMIT for temporary construction activities on 2.5 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the south side of Russell Road (alignment) and the east side of Las Vegas Boulevard South within Paradise. JG/bb/syp (For possible action)
BCC 11/2/22
MOVED BY- Wardlaw
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous
8. **WC-22-400106 (WS-21-0683)-GREYSTONE NEVADA, LLC:**
WAIVER OF CONDITION of a design review requiring stair step with a planter 3 feet in width between the retaining wall and the screening wall for a previously approved single family residential development on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/sr/syp (For possible action)
BCC 11/2/22
MOVED BY- Philipp
APPROVE-Subject to IF approved staff conditions
VOTE: 5-0 Unanimous

9. **ZC-22-0503-PHILLIPS R DEAN NON-GST MARITAL TRUST, ET AL:**
ZONE CHANGE to reclassify 3.7 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) reduced parking.
DESIGN REVIEWS for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the east side of Valley View Boulevard, 300 feet south of Flamingo Road within Paradise (description on file).
MN/gc/syp (For possible action) **BCC 11/2/22**

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

- VI. General Business (for possible action)
Motion was made by Philipp to place the following items to the 2023/2024 Budget, vote was 5-0 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,**
 - **Hire more inspectors**
 - **Hire more code enforcement officers**
 - **Repair and repave all public right of way within Patrick to Sunset and Eastern to Annie Oakley**
 - **Repair and repave all public rights of way between Eastern and Topaz from Russell to Hacienda**
 - **Repair and repave all public rights of way between Pecos to Pearl from Russell to Callahan**
 - **Repair and repave all public rights of way between Annie Oakley to Palm St. from Patrick to Russell (Old Mexico area)**
 - **Repair and repave all public rights of way between Russell to Plaza De Vista from Palm to Mt. Vista**
 - **Repair and repave all public rights of way on Carol Court off Mt. Vista (cul de sac.)**
 - **Repair and repave all public rights of way between Palm to Mt. Vista from Tropicana to Sunflower**
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be October 25, 2022
- IX. Adjournment
The meeting was adjourned at 8:15 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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