



# Paradise Town Advisory Board

December 13, 2022

## MINUTES

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

Steve De Merritt, Planning; Blanca Vazquez, Community Liaison; Vivian Kilarski, Planning Commissioner; Javier Rivera

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

II. Public Comment:  
**None**

III. Approval of November 29, 2022 Minutes

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

Approval of Agenda for December 13, 2022

**Moved by: Wardlaw**  
**Action: Approve with changes**  
**Vote: 4 -0 Unanimous**

IV. Informational Items (For Discussion only)

V. Planning & Zoning

RECEIVED  
 DEC 28 2022  
 COUNTY CLERK

1. **UC-22-0574-CHARSHAFIAN, RICHARD & HENSLEY, HANNAH:**  
**USE PERMIT** for architectural compatibility for a detached accessory structure.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** reduce separation; and **3)** increase accessory structure height in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Roxford Drive, 290 feet west of Mohigan Way within Paradise. TS/lm/syp (For possible action) **PC 12/20/22**

**MOVED BY- Wardlaw**

**APPROVE-Subject to staff conditions**

**VOTE: 4-0 Unanimous**

**ADDED condition**

- **Paint structure same color as house**

2. **DR-22-0622-COUNTY OF CLARK (AVIATION):**  
**DESIGN REVIEWS** for the following: **1)** construction of various airport improvements (pavement, fencing, gates, lighting, and drainage system); and **2)** finished grade on 34.0 acres in a P-F (Public Facility) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Dewey Drive within Paradise. JG/rk/syp (For possible action) **BCC 12/21/22**

**MOVED BY- Philipp**

**APPROVE-Subject to staff conditions**

**VOTE: 4-0 Unanimous**

3. **UC-22-0602-CV FLAMINGO LLC:**  
**USE PERMIT** to modify pedestrian realm.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow for drive-thru talk boxes to face a residential development.  
**DESIGN REVIEW** for a restaurant with a drive-thru on a portion of 2.5 acres in a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway District. Generally located on the north side of Flamingo Road, approximately 183 feet east of University Center Drive within Paradise. TS/sd/syp (For possible action) **BCC 12/21/22**

**MOVED BY- Wardlaw**

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

**ADDED conditions**

- **Speaker box to be placed below the Berm height**
- **Use iPad or similar to take orders**

**VOTE: 4-0 Unanimous**

4. **UC-22-0621-ADC HOLDINGS, LLC:**  
**USE PERMIT** for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 275 feet east of Mountain Vista Street within Paradise. TS/bb/syp (For possible action) **PC 1/3/23**

**MOVED BY- Williams**

**APPROVE-Subject to staff conditions**

**VOTE: 4-0 Unanimous**



5. **UC-22-0632-VRES, LLC:**  
**USE PERMITS** for the following: 1) photographic studio; and 2) banquet facility in conjunction with an existing office/warehouse complex on 2.2 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Quail Avenue, 550 feet east of Valley View Boulevard within Paradise. MN/al/syp (For possible action) **PC 1/3/23**  
  
**MOVED BY- Wardlaw**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**
  
6. **VS-22-0618-CVA 3355, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Pioneer Avenue located between Arville Street and Myrtle Avenue within Paradise (description on file). JJ/bb/syp (For possible action) **PC 1/3/22**  
  
**MOVED BY- Wardlaw**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**
  
7. **WS-22-0617-CVA 3355, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; and 2) reduce landscaping.  
**DESIGN REVIEW** for multiple family apartment site improvements and dog park on 5.8 acres in an R-4 (Multiple Family Residential) Zone. Generally located on the south side of Desert Inn Road and the west side of Arville Street within Paradise. JJ/bb/syp (For possible action) **PC 1/3/23**  
  
**MOVED BY- Wardlaw**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**
  
8. **AR-22-400123 (UC-0381-15)-VEGAS DEVELOPMENT LANDOWNER, LLC:**  
**USE PERMITS SECOND APPLICATION FOR REVIEW** of the following: 1) a motion picture production studio as a primary use; 2) permit a motion picture production studio within a membrane structure (tent) where required to be within an enclosed building; and 3) permit eating and drinking area with on-premises consumption of alcohol in conjunction with a motion picture production studio.  
**DESIGN REVIEW** for a temporary membrane structure (tent) with alternative external building materials for a motion picture production studio within an approved parking lot on 7.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Flamingo Road and Koval Lane within Paradise. JG/jgh/syp (For possible action). **BCC 1/4/23**  
  
**MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**
  
9. **UC-22-0619-RSS BNK2019-BNK21-NV 2HT LLC:**  
**USE PERMIT** to allow a major training facility.  
**DESIGN REVIEW** for the modification of the façade of an existing shopping center on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 770 feet east of US-95 within Paradise. TS/hw/syp (For possible action) **BCC 1/4/23**

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

10. **UC-22-0637-CV FLAMINGO, LLC:**  
**USE PERMIT** to modify pedestrian realm.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow drive-thru talk boxes to face residential development; and 2) reduce landscape buffer.  
**DESIGN REVIEW** for a restaurant with a drive-thru on a portion of 2.5 acres in a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway District. Generally located on the north side of Flamingo Road, approximately 183 feet east of University Center Drive within Paradise. TS/sd/syp (For possible action) **BCC 1/4/23**

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

11. **UC-22-0638-PARBALL NEWCO LLC:**  
**USE PERMIT** for deviations as shown per plans on file in conjunction with a resort hotel (Horseshoe).  
**DEVIATIONS** for the following: 1) increase the number of directional signs; 2) increase the area of directional signs; and 3) deviations as shown per plans on file.  
**DESIGN REVIEW** for a comprehensive sign package in conjunction with a resort hotel (Horseshoe) on 30.0 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 Flamingo Road within Paradise. JG/md/ja (For possible action) **BCC 1/4/23**

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

12. **VS-22-0605-OBJECT DASH LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Haven Street (alignment) and Las Vegas Boulevard South, and between Four Seasons Drive and Russell Road (alignment) within Paradise (description on file). JG/bb/syp (For possible action) **BCC 1/4/23**

**MOVED BY- Wardlaw**  
**APPROVE-Subject to staff conditions**  
**VOTE: 3-0**  
**Philipp away during vote**



VI. General Business (for possible action)  
**None**

VII. Public Comment  
**None**

VIII. Next Meeting Date  
**The next regular meeting will be December 27, 2022**

IX. Adjournment  
**The meeting was adjourned at 8:20 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