



Paradise Town Advisory Board

April 13, 2021

MINUTES

Board Members:	John Williams –Chair- PRESENT Susan Philipp - Vice Chair- EXCUSED	Joh Wardlaw– PRESENT Katlyn Cunningham – 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 DeMerritt; Planning, Blanca Vazquez; Town Liaison

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

II. Public Comment:
None

III. Approval of March 30, 2021 Minutes

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

Approval of Agenda for April 13, 2021

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

IV. Informational Items
Sunset Park will hold a Grand opening for the new Pickle Ball fields May 8, 2021

V. Planning & Zoning

1. **WS-21-0069-VEGAS 888 LAND CO, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased sign area; 2) increased sign height; and 3) reduced sign separation.
DESIGN REVIEW for 3 proposed temporary signs (on-premises for sale) in conjunction with an existing multiple family residential development on 3.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Hugh Hefner Drive and the north side of Nevso Drive within Paradise. MN/jor/jd (For possible action) **PC 4/20/21**

MOVED BY-Wardlaw
DENIED
VOTE: 3-0 Unanimous

2. **WS-21-0080-HHP CALCYP SPE OWNER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased sign area; and 2) increased sign height.
DESIGN REVIEW for a proposed temporary sign (on-premises for sale) in conjunction with an existing multiple family residential development on 6.0 acres in a H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Sands Avenue and the west side of Paradise Road within Paradise. TS/jor/jd (For possible action) **PC 4/20/21**

MOVED BY-Wardlaw
DENIED
VOTE: 3-0 Unanimous

3. **UC-21-0107-M M OQUENDO, LLC:**
USE PERMIT for a cannabis establishment (production facility) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District. Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action) **BCC 4/21/21**

NO show, return to the 4/27/2021 Paradise TAB meeting

4. **UC-21-0108-M M OQUENDO, LLC:**
USE PERMIT for a cannabis establishment (distribution facility) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District. Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action) **BCC 4/21/21**

NO show, return to the 4/27/2021 Paradise TAB meeting

5. **AR-21-400041 (UC-19-0133)-CHURCH SPRING MEADOWS PRESBYTERIAN:**
USE PERMIT FIRST APPLICATION FOR REVIEW of a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with an existing office/warehouse complex on a portion of 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Oquendo Road, 110 feet east of Decatur Boulevard within Paradise. MN/jor/jo (For possible action) **PC 5/4/21**

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

6. **ET-21-400031 (WS-0456-14)-OCOTILLO OASIS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME to waive the requirements for streetlights along Pecos Road in conjunction with a single family residential development on 12.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. JG/nr/jo (For possible action) **PC 5/4/21**

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

7. **ET-21-400043 (WS-18-0613)-ALVARADO, ALICIA:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce the side setback for a partially constructed room addition to an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Firethorn Lane, 110 feet north of Buckboard Lane within Paradise. MN/rk/jo (For possible action) **PC 5/4/21**

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

8. **UC-21-0104-MCA ARVILLE, LLC ETAL & MCA PAMA, LLC:**
USE PERMIT to allow a health club within an existing office/warehouse complex on 5.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Arville Street, 700 feet south of Harmon Avenue within Paradise. MN/nr/jo (For possible action) **PC 5/4/21**

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

9. **UC-21-0105-GHKASHEF, LLC:**
USE PERMIT for a hospice care facility.
WAIVER OF DEVELOPMENT STANDARDS to allow access to a residential local street.
DESIGN REVIEW for a hospice facility on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Amigo Street, 280 feet north of Windmill Lane within Paradise. MN/lm/jo (For possible action) **PC 5/4/21**

MOVED BY-Cunningham
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

10. **VS-21-0096-COAST HOTELS & CASINOS, INC:**
VACATE AND ABANDON a portion of a right-of-way being Harmon Avenue located between Cameron Street and Arville Street within Paradise (description on file). MN/al/jd (For possible action) **PC 5/4/21**

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

11. **VS-21-0098-HIP VALLEY VIEW, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Valley View Boulevard located between Harmon Avenue and Rochelle Avenue (alignment) within Paradise (description on file). MN/rk/jd (For possible action) **PC 5/4/21**
- MOVED BY-Wardlaw**
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous
12. **VS-21-0131-POST ROAD CAPITAL REF II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street (alignment) and Hinson Street (alignment), and between Patrick Lane (alignment) and Sunset Road within Paradise (description on file). MN/md/jd (For possible action) **PC 5/4/21**
- MOVED BY-Williams**
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous
13. **AR-21-400040 (UC-20-0104)-MANDALAY PROPCO, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW to waive conditions for temporary outdoor events (tailgating).
DESIGN REVIEW for a temporary outdoor commercial event with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with a resort hotel (Luxor Resort Hotel) on 62.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north and south sides of Mandalay Bay Road within Paradise. MN/jgh/xx (For possible action) **BCC 5/5/21**
- MOVED BY-Williams**
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous
14. **DR-21-0110-WESTSTATE LAND:**
DESIGN REVIEWS for the following: **1)** modifications to a previously approved restaurant with drive-thru; and **2)** finished grade on 1.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the southeast corner of Russell Road and Polaris Avenue within Paradise. MN/jt/jd (For possible action) **BCC 5/5/21**
- MOVED BY-Wardlaw**
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

15. **UC-21-0097-LV PECOS ROAD, LP:**
USE PERMIT to allow loading spaces for a distribution center to be visible from a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an attached sidewalk; and **2)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade on 8.6 acres in a M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the southeast corner of Pecos Road and Patrick Lane within Paradise. JG/jt/jd (For possible action) **BCC 5/5/21**

MOVED BY-Cunningham
APPROVE – Subject to staff conditions
VOTE: 3-0 Unanimous

16. **UC-21-0120-3535 LV NEWCO, LLC:**
USE PERMIT to allow primary access to a proposed restaurant from the exterior of a resort hotel.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, & Harrah’s Resort/Hotel); **2)** increase the number of wall signs; **3)** increase overall wall sign area; and **4)** update the exterior façade on a 9.0 acre portion of approximately 60.0 acres for the LINQ Resort/Hotel in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. TS/lm/xx (For possible action) **BCC 5/5/21**

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

17. **WS-21-0103-HIGHLAND & STERLING LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative parking lot landscaping; and **2)** allow alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** a restaurant with drive-thru; and **2)** alternative parking lot landscaping in conjunction with an approved office and retail park on a 0.5 acre portion of a 9.0 acre site in a C-1 (Local Business) Zone and C-P (Office and Professional) Zone. Generally located on the east side of Maryland Parkway and the north side of Pebble Road within Paradise. MN/jvm/jd (For possible action) **BCC 5/5/21**

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

18. **WS-21-0117-SG ISLAND PLAZA LLC ETAL & NAKASH SHOWCASE II LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the allowed projection from a wall for a projecting sign.
DESIGN REVIEW for a projecting sign in conjunction with a retail store (T-Mobile) within the Showcase Mall on 0.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 490 feet north of Tropicana Avenue within Paradise. JG/al/jo (For possible action) **BCC 5/5/21**

Held per applicant. Return to the Paradise 4/27/2021 TAB meeting

- VI. General Business
Wardlaw announced there will be an discussion on the Transform Clark County process at the April 27, 2021 Paradise town board meeting
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be April 27, 2021
- IX. Adjournment
The meeting was adjourned at 8:20 p.m.