



## Paradise Town Advisory Board

July 27, 2021

### MINUTES

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Board Members:	John Williams –Chair- <b>PRESENT</b> Susan Philipp - Vice Chair- <b>PRESENT</b> Roger Haywood- <b>PRESENT</b>	Joh Wardlaw– <b>EXCUSED</b> Katlyn Cunningham – <b>PRESENT</b>
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, Beatriz Martinez

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

II. Public Comment:  
None

III. Approval of July 13, 2021 Minutes

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

Approval of Agenda for July 27, 2021

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

IV. Informational Items  
**NONE**

V. Planning & Zoning

1. **UC-21-0318-4275 W BELL DRIVE, LLC:**

**USE PERMIT** to allow an office as a principal use in conjunction with an existing office/warehouse complex on 2.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Bell Drive and the west side of Schirlls Street within Paradise. MN/lm/jo (For possible action) **PC 8/17/21**

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

2. **VS-21-0313-UNIVERSITY BOARD OF REGENTS:**

**VACATE AND ABANDON** a portion of right-of-way being Maryland Parkway located between Cottage Grove Avenue and Flamingo Road and a portion of right-of-way being Cottage Grove Avenue between Claymont Street and Maryland Parkway within Paradise (description on file). TS/sd/jd (For possible action) **PC 8/17/21**

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

3. **ET-21-400105 (UC-19-0241)-TEN15 SUNSET GRIER, LLC:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) office as a principal use; and 2) restaurants (food court).

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

**DESIGN REVIEW** for a proposed office building with a parking garage on 3.1 acres in an M-D (Design Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-65 & AE-70) Zone. Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise. JG/lm/jo (For possible action) **BCC 8/18/21**

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

4. **UC-21-0284-HRHH PROPCO, LLC:**

**USE PERMITS** for the following: 1) live entertainment; 2) reduce separation from outdoor live entertainment to a residential use; and 3) allow primary access to the live entertainment areas not through the interior of a resort hotel.

**DESIGN REVIEWS** for the following: 1) outdoor event areas; and 2) remodel of resort hotel areas (Virgin Hotel) on 28.8 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the northwest corner of Paradise Road and Harmon Avenue within Paradise. JG/jt/jo (For possible action) **BCC 8/18/21**

**MOVED BY-Philipp**  
**APPROVE-Subject to staff conditions**  
**ADDED CONDITION**

- **1 year review as public hearing starting from first day of operation**

**VOTE: 4-0 Unanimous**

5. **UC-21-0332-ERBR, LLC:**  
**USE PERMITS** for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales.  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate landscaping.  
**DESIGN REVIEWS** for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. TS/md/jo (For possible action)  
**BCC 8/18/21**

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

6. **WC-21-400099 (UC-0729-06)-R & G HOLDINGS, LLC:**  
**WAIVER OF CONDITIONS** of a use permit requiring massage business hours limited to 8:00 a.m. to 9:00 p.m. on 0.6 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located 275 feet north of Spring Mountain Road, 215 feet east of Arville Street within Paradise. JJ/bb/jo (For possible action)  
**BCC 8/18/21**

**MOVED BY-Cunningham**  
**DENY- Denial of Waiver of Conditions only**  
**VOTE: 4-0 Unanimous**

7. **WS-21-0312-GC VEGAS RETAIL, LLC & NAKASH S&W, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased wall sign area.  
**DESIGN REVIEW** for modifications to an approved comprehensive sign package on a 0.7 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/lm/jo (For possible action)  
**BCC 8/18/21**

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

- VI. General Business  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be August 10, 2021**
- IX. Adjournment  
**The meeting was adjourned at 7:45 p.m.**