



Paradise Town Advisory Board

September 14, 2021

MINUTES

Board Members:	John Williams –Chair- PRESENT Susan Philipp - Vice Chair- PRESENT Roger Haywood- 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

Greg Cerven; 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 August 31, 2021 Minutes

Moved by: Cunningham

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for September 14, 2021

Moved by: Philipp

Action: Approve with the hold of item #10

Vote: 4-0 Unanimous

IV. Informational Items (For Discussion only)

None

V. Planning & Zoning

1. **AR-21-400113 (UC-1188-04)-TUCKER NICOLETTE LIVING TRUST & TUCKER NICOLETTE TRS:**
USE PERMIT FOURTH APPLICATION FOR REVIEW of an existing massage establishment located within an existing retail center on 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 750 feet west of Spencer Street within Paradise. JG/sd/jo (For possible action) **BCC 9/22/21**

No show. Return to the September 28, 2021 Paradise TAB meeting

2. **ZC-21-0365-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:**
HOLDOVER ZONE CHANGE to reclassify 19.2 acres from an R-1 (Single Family Residential) Zone to a P-F (Public Facility) Zone.
DESIGN REVIEWS for the following: **1)** an existing school and park (William E. Orr Middle School/Orr Park); and **2)** a proposed animated wall sign in conjunction with a school. Generally located on the northeast corner of Katie Avenue and Algonquin Drive within Paradise (description on file). TS/al/jd (For possible action) **BCC 9/22/21**

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

3. **UC-21-0412-HERBST FAMILY LIMITED PARTNERSHIP II:**
USE PERMIT for a supper club.
DESIGN REVIEW for a supper club in conjunction with a parking garage, warehouse, and convenience store with gasoline station on 4.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the south side of Dewey Drive, the north side of Russell Road, and the west side of Polaris Avenue within Paradise. MN/jt/jo (For possible action) **PC 10/5/21**

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

4. **UC-21-0425-PARADISE GARDENS SHOPPING CENTER, LLC:**
USE PERMITS for the following: **1)** reduce the separation from an on-premises consumption of alcohol (supper club) to a residential use; and **2)** reduce the separation from an on-premises consumption of alcohol (tavern) to a residential use in conjunction with an existing shopping center on a portion of 6.8 acres in a C-2 (General Commercial) (AE-60) Zone in the Midtown Maryland Parkway District. Generally located on the south side of Tropicana Avenue, approximately 360 feet west of Maryland Parkway within Paradise. JG/sd/jo (For possible action) **PC 10/5/21**

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

5. **UC-21-0434-GILL EXPRESS, INC:**
USE PERMIT for reduced setback.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** cross access; **2)** landscaping (required trees); and **3)** reduced throat depth.
DESIGN REVIEW for a proposed vehicle wash establishment on 1.2 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/jor/jd (For possible action) **PC 10/5/21**

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

6. **UC-21-0435-HARSCH INVESTMENT PROPERTIES, LLC:**
USE PERMIT for personal services (beauty salon) within an existing commercial/industrial complex on a portion of 2.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road, 200 feet east of Pecos Road within Paradise. JG/nr/jo (For possible action) **PC 10/5/21**

MOVED BY-Cunningham
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous
Philipp abstained from comment and vote

7. **WS-21-0427-LAS VEGAS AIRPORT CENTER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased sign area; **2)** increased animated sign (electronic message unit) area; and **3)** reduced setback.
DESIGN REVIEW for a proposed freestanding sign in conjunction with an existing commercial center on 2.8 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the south side of Bell Drive and the east side of Paradise Road within Paradise. JG/jor/jo (For possible action) **PC 10/5/21**

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

8. **WS-21-0436-CLAUS, THOMAS AUGUSTUS:**
WAIVER OF DEVELOPMENT STANDARDS to allow a non-decorative (solid metal) fence in conjunction with an existing single family residence on 0.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Billman Avenue, 250 feet west of Sandhill Road within Paradise. TS/jor/jo (For possible action) **PC 10/5/21**

MOVED BY-Philipp
APPROVE- Subject to IF approved staff conditions
Added condition

- **Apply and obtain permit for the fence**

VOTE: 4-0 Unanimous

9. **DR-21-0443-M G P LESSOR, LLC:**
DESIGN REVIEWS for the following: **1)** modify an existing comprehensive sign plan; **2)** increase the number of freestanding signs; **3)** increase freestanding sign area; **4)** increase the number of animated signs; and **5)** increase the area of animated signs in conjunction with an existing resort hotel on 66.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Stan Mallin Drive within Paradise. TS/sd/jo (For possible action) **BCC 10/6/21**

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

10. **ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**
ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from M-1 (Light Manufacturing) Zone to H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.
USE PERMITS for the following: **1)** an expansion of the Gaming Enterprise Overlay District; **2)** a resort hotel/casino consisting of 2,700 hotel rooms; **3)** 1,120 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; **5)** increase the height of high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.
DEVIATIONS for the following: **1)** encroachment into airspace; **2)** reduced loading spaces; and **3)** all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action) **BCC 10/6/21**

Held per applicant. Return to the September 28, 2021 Paradise TAB meeting

11. **ZC-21-0442-ISC SPE, LLC:**
ZONE CHANGE to reclassify 3.3 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.
USE PERMITS for the following: **1)** recreational facility; **2)** restaurant; and **3)** on-premises consumption of alcohol (a lounge); and **4)** allow alternative landscaping where landscaping per Figure 30.64-12 is required.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** departure distance; **2)** reduce bicycle parking; **3)** reduce setbacks; **4)** reduce loading spaces; and **5)** reduce height/setback ratio.
DESIGN REVIEW for a distribution center. Generally located on the south side of Oquendo Road and the west side of Topaz Street within Paradise (description on file). JG/jvm/jd (For possible action) **BCC 10/6/21**

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

VI. General Business (for possible action)

None

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be September 28, 2021

IX. Adjournment

The meeting was adjourned at 8:55p.m.