



Paradise Town Advisory Board

October 12, 2021

MINUTES

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

Jazmine Harris; 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 September 28, 2021 Minutes

Moved by: Haywood

Action: Approve as submitted

Vote: 5-0 Unanimous

Approval of Agenda for September 14, 2021

Moved by: Philipp

Action: Approve with the hold of items # 10 and # 11

Vote: 5-0 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:**

HOLDOVER 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 10/6/21**

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

2. **UC-21-0479-BRE/HC LAS VEGAS PPTY HOLDING:**

USE PERMITS for the following: **1)** outdoor dining, drinking and cooking; and **2)** on-premises consumption of alcohol (supper club) in conjunction with an existing shopping center on 3.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the northeast corner of Howard Hughes Parkway and Flamingo Road within Paradise. TS/bb/jo (For possible action) **PC 10/19/21**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

3. **DR-21-0516-AG PROPERTY DEVELOPMENT, LLC:**

DESIGN REVIEW for a proposed retail and restaurant building with a drive-thru in conjunction with an approved shopping center on a portion of 6.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard, 300 feet west of Maryland Parkway within Paradise. MN/sd/jo (for possible action) **PC 11/2/21**

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

4. **UC-21-0498-AUTO HOUSE, LLC:**

USE PERMITS for the following: **1)** reduced separation of a proposed vehicle repair facility; and **2)** reduced separation of a proposed vehicle maintenance facility in conjunction with an existing commercial building on 1.0 acre in a C-2 (General Commercial) Zone within the Midtown Maryland Parkway Overlay District. Generally located on the north side of Tropicana Avenue, 590 feet west of Spencer Street within Paradise. JG/jor/jd (For possible action) **PC 11/2/21**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

Added condition

- **2 year review as a public hearing**

VOTE: 5-0 Unanimous

5. **UC-21-0518-SUHADOLNIK FAMILY TRUST:**
USE PERMITS for the following: **1)** temporary commercial events (Tailgate Zone); **2)** allow live entertainment after daytime hours; **3)** allow elimination of parking for temporary commercial events; **4)** reduced setbacks; **5)** allow more than 1 temporary commercial event in a month and more than 12 events in a year on 0.4 acres in a M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Dewey Drive, 387 feet west of Polaris Avenue within Paradise. MN/nr/jd (For possible action) **PC 11/2/21**

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

6. **UC-21-0529-PACIFIC PLACE SITE LLC:**
USE PERMIT for retail sales as a principal use within an existing office/warehouse complex on 3.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Spring Mountain Road, 310 feet east of Polaris Avenue within Paradise. JJ/bb/jd (For possible action) **PC 11/2/21**

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

7. **VS-21-0485-COUNTY OF CLARK (LV CONV AUTH):**
VACATE AND ABANDON easement of interest to Clark County located between Sierra Vista Drive and Desert Inn Road, and between University Center Drive and Paradise Road within Paradise (description on file). TS/lm/jo (For possible action) **PC 11/2/21**

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

8. **WS-21-0501-HYLAND DELBERT EARL & SANDRA M:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast side of Oakleigh Willow Way, 475 feet east of Topaz Street within Paradise. JG/jt/jd (For possible action) **PC 11/2/21**

MOVED BY-Philipp
DENY
VOTE: 5-0 Unanimous

9. **ET-21-400151 (NZC-19-0167)-OZ OPTICS HOLDINGS, INC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 3.8 acres from an R-E (Rural Estates Residential) (AE-65) Zone and a P-F (Public Facility) (AE-65) Zone to an M-1 (Light Manufacturing) (AE-65) Zone.
USE PERMITS for the following: **1)** bathhouse; **2)** health club; and **3)** retail.
DESIGN REVIEWS for the following: **1)** bathhouse/health club facility; and **2)** alternative landscaping. Generally located on the northeast corner of Decatur Boulevard and Patrick Lane (alignment) within Paradise (description on file). MN/bb/jd (For possible action) **BCC 11/3/21**

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

10. **ZC-21-0455-PARADISE 12, LLC:**
ZONE CHANGES for the following: **1)** reclassify 0.4 acres from an H-1 (Limited Resort and Apartment) (AE-60) Zone to a C-1 (Local Business) (AE-60) Zone; and **2)** reclassify 11.7 acres from an H-1 (Limited Resort and Apartment) (AE-60) Zone to an R-V-P (Recreational Vehicle Park) (AE-60) Zone.
USE PERMITS for the following: **1)** supper club; and **2)** increase the distance of sanitary facilities from each recreational vehicle site.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase sign height; and **2)** increase sign area.
DESIGN REVIEWS for the following: **1)** a recreational vehicle park with accessory supper club; and **2)** signage on 12.1 acres. Generally located on the west side of Paradise Road, 550 feet south of Flamingo Road within Paradise (description on file). JG/jt/jo (For possible action)
BCC 11/3/21

Held per applicant. No return date

11. **TM-21-500135-PARADISE 12, LLC:**
TENTATIVE MAP consisting of 1 lot and common lots on 12.1 acres in a C-1 (Local Business) (AE-60) Zone and a R-V-P (Recreational Vehicle Park) (AE-60) Zone. Generally located on the west side of Paradise Road, 550 feet south of Flamingo Road within Paradise. JG/jt/jo (For possible action)
BCC 11/3/21

Held per applicant. No return date

12. **UC-21-0482-CITYCENTER HARMON HOTEL HOLDINGS:**
USE PERMITS for the following: **1)** reduce sign separation; and **2)** all deviations as shown per plans on file.
DEVIATIONS for all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** comprehensive sign package; **2)** increase wall sign area; and **3)** increase animated sign area on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jt/jd (For possible action)
BCC 11/3/21

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

13. **UC-21-0517-MORALLY, JOHN P. REVOCABLE TRUST ETAL & MORALLY, JOHN P. TRS:**
USE PERMITS for the following: **1)** multiple family residential development; **2)** increase density; **3)** on-premises consumption of alcohol; **4)** restaurants; **5)** retail sales and services; **6)** personal services; and **7)** financial services.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; **2)** increase building height; **3)** reduce parking; **4)** allow tandem parking spaces; **5)** landscaping; **6)** non-standard improvements within rights-of-way; and **7)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** multiple family residential development with commercial components; and **2)** finished grade on 2.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Harmon Avenue and Aldebaran Avenue within Paradise. MN/al/jo (For possible action)
BCC 11/3/21

MOVED BY-Wardlaw
APPROVE- Subject to IF approved staff conditions
VOTE: 5-0 Unanimous

14. **UC-21-0527-PEPPER LANE HOLDINGS, LLC:**
USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on 0.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/jor/jd (For possible action) **BCC 11/3/21**

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-1 Philipp opposed

15. **UC-21-0542-STONEGATE INVESTMENTS 2016:**
USE PERMIT for a cannabis establishment (distributor) in conjunction with a previously approved cannabis facility on 0.7 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the south side of Ponderosa Way, 1,100 feet west of Valley View Boulevard within Paradise. MN/jvm/xx (For possible action) **BCC 11/3/21**

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

16. **ZC-21-0519-DPIF2 NV 7 SUNSET ROAD, LLC:**
ZONE CHANGE to reclassify 0.6 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.
DESIGN REVIEW for the expansion of a parking lot in conjunction with a distribution center on a portion of 9.6 acres. Generally located on the south side of Sunset Road and the west side of Surrey Street within Paradise. JG/sd/jd (For possible action) **BCC 11/3/21**

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

- VI. General Business (for possible action)
None

- VII. Public Comment
None

- VIII. Next Meeting Date
The next regular meeting will be October 26, 2021

- IX. Adjournment
The meeting was adjourned at 8:30 p.m.