



# Paradise Town Advisory Board

December 14, 2021

## MINUTES

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

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

Mark Donohue; 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 November 30, 2021 Minutes

**Moved by: Philipp**  
**Action: Approve with the change to item #3**  
**Vote: 5-0 Unanimous**

Approval of Agenda for December 14, 2021

**Moved by: Haywood**  
**Action: Approve as submitted**  
**Vote: 5-0 Unanimous**

IV. Informational Items (For Discussion only)  
**None**

V. Planning & Zoning

1. **UC-21-0646-BPS HARMON, LLC:**

**USE PERMITS** for the following: **1)** to allow retail sales and service as a primary use (outside); **2)** alcohol (on-premises consumption); **3)** alcohol sales, beer and wine packaged; **4)** craft distillery; **5)** antiques; **6)** arcade; **7)** art gallery; **8)** banquet facility; **9)** club; **10)** convenience store; **11)** electronic equipment sales; **12)** food/cart booth; **13)** grocery store; **14)** health club; **15)** hookah lounge; **16)** jewelry making; **17)** jewelry sales; **18)** kiosk/information; **19)** live entertainment; **20)** massage; **21)** movie theater; **22)** night club; **23)** office; **24)** outside dining and drinking; **25)** personal services; **26)** pharmacy; **27)** photographic studio; **28)** recording studio; **29)** recreational facility; **30)** restaurant; **31)** retail sales; **32)** shoe repair; **33)** sporting goods; **34)** theater; and **35)** watch repair.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow retail sales and service not within a permanent enclosed building; **2)** reduce setbacks; **3)** reduce landscaping; and **4)** reduce height setback ratio.

**DESIGN REVIEWS** for the following: **1)** outside retail sales and service structures/kiosks; and **2)** expansion of second level retail space in conjunction with an existing shopping center on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jvm/jo (For possible action) **BCC 12/2/21**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**Added condition**

- **No sale of Fireworks**

**VOTE: 5-0 Unanimous**

2. **DR-21-0660-MAXIMIZER HOLDING, LLC:**

**DESIGN REVIEWS** for the following: **1)** exterior remodel, and **2)** freestanding sign in an existing shopping center on a portion of 2.8 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road, 400 feet west of Stober Boulevard within Paradise. JJ/sd/jd (For possible action) **PC 1/4/22**

**MOVED BY-Wardlaw**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

3. **UC-21-0658-KID'S TURF ACADEMY II, LLC:**

**USE PERMIT** for a congregate care facility on 2.0 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Silverado Ranch Boulevard, 663 feet east of Maryland Parkway within Paradise. MN/jgh/jo (For possible action) **PC 1/4/22**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

4. **AR-21-400174 (UC-0813-14)-COUNTY OF CLARK(AVIATION):**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** of the following: 1) truck staging area; and 2) waive landscaping to an abutting residential use on 9.0 acres in a P-U (Public Use) (AE-60 & AE-65) Zone. Generally located between Paradise Road and University Center Drive, 225 feet north of Hacienda Avenue within Paradise. JG/sd/jo (For possible action) **BCC 1/5/22**

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

5. **ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: 1) High Impact Project; 2) resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; 4) increase the height of high-rise towers; 5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards.  
**DEVIATIONS** for the following: 1) reduce on-site parking requirements; 2) allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; 3) encroachment into airspace; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setbacks; and 2) non-standard improvements (landscaping and fencing) within the right-of-way.  
**DESIGN REVIEWS** for the following: 1) High Impact Project; 2) resort hotel and all associated and accessory uses; 3) hotel towers and associated low-rise and mid-rise buildings and structures; 4) low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; 5) water features (man-made lake and decorative water fountains); and 6) all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action) **BCC 1/5/22**

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

6. **ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:**  
**USE PERMIT SECOND EXTENSION OF TIME** to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action) **BCC 1/5/22**

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

- VI. General Business (for possible action)  
**Blanca announced the TAB Mid-Term training is scheduled for January 22, 2022 from 8:00 am- 12:00 pm at the LVVWD**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be December 28, 2021**
- IX. Adjournment  
**The meeting was adjourned at 8:00 p.m.**