



# Paradise Town Advisory Board

January 9, 2024

## MINUTES

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Board Members: Susan Philipp-Chair-**PRESENT**  
Katlyn Cunningham- Vice-Chair -**PRESENT**  
John Williams – **PRESENT**  
Kimberly Swartzlander- **PRESENT**  
Angelo Carvalho- **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

Judith Rodriguez; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:  
**None**

III. Approval of December 12, 2023 Minutes

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

Approval of Agenda for January 9, 2024

**Moved by: Williams**  
**Action: Approve with changes**  
**Vote: 5-0 Unanimous**

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

VI. Planning & Zoning

1. **AR-23-400173 (WS-20-0336)-3900 PARADISE RETAIL OWNER SPE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW**  
for a reduction of parking in an existing shopping center on 4.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Paradise Road, 640 feet south of Twain Avenue within Paradise. TS/mh/syp (For possible action) **PC 1/16/24**

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

2. **PA-23-700041-R & N PROPERTIES LLC SERIES 1:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 0.3 acres. Generally located on the west side of Eastern Avenue, 125 feet north of Pueblo Way within Paradise. TS/gc (For possible action) **PC 1/16/24**

**MOVED BY-Philipp**  
**DENY**  
**VOTE: 5-0 Unanimous**

3. **UC-23-0719-MEOW LLC:**  
**USE PERMIT** for a personal services business (wellness consulting and cryotherapy) within an existing office/warehouse building on a portion of 3.5 acres within an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the west side of McLeod Drive and the south side of Patrick Lane within Paradise. JG/mh/syp (For possible action) **PC 1/16/24**

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

4. **UC-23-0801-RK VEGAS CIRCLE, LLC:**  
**USE PERMITS** for the following: **1)** place of worship; **2)** on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking; **3)** allow outside dining and drinking in conjunction with a tavern; **4)** alcohol sales (beer and wine - packaged only); **5)** alcohol sales (liquor - packaged only); **6)** restaurants with outside dining and drinking; **7)** day spa; **8)** banquet facility with outside uses; **9)** retail sales and service; and **10)** convention facilities/exposition halls.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased building height; **2)** permit encroachment into airspace; **3)** reduced setbacks; **4)** reduced parking; **5)** reduced loading spaces; **6)** allow alternative street landscaping; **7)** allow modified street standards; **8)** allow modified driveway design standards; and **9)** allow non-standard improvements within the right-of-way.  
**DESIGN REVIEWS** for the following: **1)** hotel; **2)** place of worship; **3)** day spa; **4)** retail sales and service; **5)** restaurants and tavern with outside dining and drinking; **6)** on-premises consumption of alcohol (service bars, supper clubs, and tavern); **7)** convention facilities/exposition halls; **8)** parking garage with subterranean levels; and **9)** outdoor deck with pool area on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action) **BCC 1/17/24**

**Held per the applicant. Return to the 3/12/24 Paradise TAB meeting**

5. **UC-23-0874-WESTWYNN, LLC:**  
**USE PERMITS** for the following: **1)** allow a temporary outdoor commercial event not in conjunction with an existing licensed business; and **2)** allow live entertainment or amplified sound beyond daytime hours on 35.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Fashion Show Drive within Winchester and Paradise. TS/jor/xx (For possible action) **BCC 1/17/24**

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

6. **AR-23-400176 (UC-22-0554)-AJ SPRING MOUNTAIN, LLC:**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: **1)** restaurant; and **2)** on-premises consumption of alcohol (service bar).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; and **2)** throat depth on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Spring Mountain Road, 500 feet west of Wynn Road within Paradise. JJ/nai/syp (For possible action) **PC 2/6/24**

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

7. **PA-23-700023-AUTOZONE INC:**  
**HOLDOVER PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise. TS/gc (For possible action) **PC 2/6/24**

**Held per the applicant. Return to the 2/13/24 Paradise TAB meeting**

8. **ZC-23-0522-AUTOZONE, INC.:**  
**HOLDOVER ZONE CHANGE** to reclassify 2.0 acres from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.  
**USE PERMIT** to allow retail sales.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative street landscaping; **2)** landscaping; **3)** increase retaining wall height; and **4)** driveway geometrics.  
**DESIGN REVIEW** for a warehouse/storage building addition in conjunction with an existing retail building. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) **PC 2/6/24**

**Held per the applicant. Return to the 2/13/24 Paradise TAB meeting**

9. **VS-23-0523-AUTOZONE, INC.:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Desert Inn Road and Sego Drive and between Pecos-Mcleod Interconnect and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) **PC 2/6/24**

**Held per the applicant. Return to the 2/13/24 Paradise TAB meeting**

10. **UC-23-0782-BKMHAC 222 LLC & GROUP 206 HAC LLC:**  
**USE PERMIT** to allow a financial services specified (deferred deposit and high interest loan) business in conjunction with an existing office building on a portion of 9.9 acres in an M-1 (Light Manufacturing) zone and an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the east side of Pilot Road, approximately 2,270 feet south of Sunset Road within Paradise. MN/nai/syp (For possible action) **PC 2/6/24**

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

11. **UC-23-0821-GUZMAN DAVID & CRUZ SILVIA YANIRA:**  
**USE PERMIT** to allow an accessory structure not architecturally compatible with the existing residence.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of an accessory structure in conjunction with an existing single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of San Rafael Avenue and the east side of Palm Street (alignment) within Paradise. JG/rp/syp (For possible action) **PC 2/6/24**

**MOVED BY-Philipp**  
**APPROVE-Subject to staff conditions**  
**Added condition**

- **Structure and house to be painted the same color**

**VOTE: 5-0 Unanimous**

12. **UC-23-0846-UNOWSKY JONATHAN M & BARBARA A & WEAVER DALE A:**  
**USE PERMITS** for the following: **1)** allow agriculture-livestock, small (chickens & turkeys) in conjunction with a single family residence not in Community District 5; and **2)** allow for a greater number of agriculture-livestock, small (chickens & turkeys) in conjunction with a single family residence on 0.5 acres in an R-1 (Single Family Residential) RNP-III Zone. Generally located on the north side of Viking Road and the west side of Robar Street within Paradise. TS/dd/syp (For possible action) **PC 2/6/24**

**MOVED BY-Williams**  
**APPROVE-Subject to staff conditions**  
**Added condition**

- **No Rooster's allowed**

**VOTE: 5-0 Unanimous**

13. **VS-23-0837-LV STADIUM EVENTS COMPANY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Dewey Drive and Hacienda Avenue; and between Valley View Boulevard and Polaris Avenue; a portion of right-of-way being Dewey Drive located between Valley View Boulevard and Polaris Avenue; and a portion of right-of-way being Polaris Avenue between Dewey Drive and Hacienda Avenue within Paradise (description on file). MN/rp/syp (For possible action) **PC 2/6/24**

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

14. **VS-23-0811-FLAMINGO LV OPERATING CO, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Las Vegas Boulevard South and Linq Lane and between Flamingo Road and Caesars Palace Drive within Paradise (description on file). TS/jor/xx (For possible action) **BCC 2/7/24**

**Held per the applicant. Return to the 2/13/24 Paradise TAB meeting**

15. **UC-23-0810-FLAMINGO LV OPERATING CO, LLC:**  
**USE PERMIT** to allow the primary means of access to an existing outside dining and drinking area from an exterior entrance.  
**DEVIATIONS** for the following: **1)** reduce landscaping; **2)** reduce the special setback; and **3)** deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; and **2)** allow a modified non-standard improvements within a right-of-way.  
**DESIGN REVIEWS** for the following: **1)** expansion of an existing outside dining and drinking area; **2)** exterior façade upgrades; **3)** modifications to a previously approved comprehensive sign plan on a portion of 19.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 200 feet north of Flamingo Road within Paradise. TS/jor/xx (For possible action) **BCC 2/7/24**

**Held per the applicant. Return to the 2/13/24 Paradise TAB meeting**

16. **WC-23-400181 (ZC-0184-04)-4725 HOLDINGS, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring planting of shrubs and trees and stone riprapping on the slopes to stabilize the slopes in conjunction with a proposed multiple family residential development on 3.8 acres in an R-4 (Multiple Family Residential District - High Density) Zone. Generally located on the south side of Russell Road and the west side of Nellis Boulevard within Paradise. JG/jor/syp (For possible action) **BCC 2/7/24**

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

17. **WS-23-0829-4725 HOLDINGS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative building color palette within Hillside Development.  
**DESIGN REVIEWS** for the following: **1)** Hillside Development; **2)** increase building height; and **3)** a multiple family residential development on 3.8 acres in an R-4 (Multiple Family Residential District - High Density) Zone. Generally located on the south side of Russell Road and the west side of Nellis Boulevard within Paradise. JG/jor/xx (For possible action) **BCC 2/7/24**

**MOVED BY-Philipp**  
**APPROVE- Design Review #1 and #3 Subject to staff conditions**  
**DENY- Design Review #3**  
**DENY- Waiver of Standards**  
**Added Condition**

- **Design Review as public hearing regarding color palette**

**VOTE: 5-0 Unanimous**

- VI. General Business (for possible action)  
**Board reviewed the 2024 TAB meeting calendar, Motion was made by Philipp to cancel the December 31, 2024 meeting, and approve all other meeting dates as presented. Vote was 5-0 unanimous**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be January 30, 2024**
- IX. Adjournment  
**The meeting was adjourned at 8:45 p.m.**