



Paradise Town Advisory Board

March 8, 2022

MINUTES

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

I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Nicole Russell; Planning, Blanca Vazquez; Town Liaison,
Alvaro Lozano; Community Services Specialist

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

II. Public Comment:
None

III. Approval of February 22, 2022 Minutes

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

Approval of Agenda for March 8, 2022

Moved by: Wardlaw
Action: Approve with the hold of items #5 & #6
Vote: -0 Unanimous

IV. Informational Items (For Discussion only)
Movie in the park March 12, 2022 6:00pm 4775 McLeod Drive

V. Planning & Zoning

1. **UC-22-0040-ATHARI REZA & FATANEH FAMILY TR & ATHARI G. REZA & FATANEH TRS:**

USE PERMIT to allow a cannabis establishment (cultivation).

DESIGN REVIEW for an addition to an existing office/warehouse building on 0.7 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/sd/jo (For possible action) **BCC 3/16/22**

MOVED BY-Philipp

DENY

VOTE: 4-0 Unanimous

2. **NZC-22-0054-STANEK MARK JAMES & DONNA MARIE:**

ZONE CHANGE to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a CRT (Commercial Residential Transition) (AE-60) Zone partially in the Russell Road Transition Corridor Design Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** fence height; and **3)** alternative driveway geometrics.

DESIGN REVIEW for the conversion of an existing single family residence to an office use. Generally located on the south side of Russell Road, 300 feet west of McLeod Drive within Paradise (description on file). JG/jt/jo (For possible action) **PC 4/5/22**

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

VOTE: 4-0 Unanimous

3. **UC-22-0074-COUNTY OF CLARK (AVIATION) ET AL:**

USE PERMIT to allow a major training facility within an existing office/warehouse complex on 6.0 acres in an M-D (Designed Manufacturing) (AE-65) (AE-70) Zone. Generally located on the south side of Sunset Road, 135 feet east of Escondido Street within Paradise. JG/jor/syp (For possible action) **PC 4/5/22**

MOVED BY-Philipp

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

4. **DR-22-0061-CAESARS CONVENTION CENTER OWNER, LLC:**

DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); **2)** increase the number of wall signs; and **3)** increase overall wall sign area on a 31.0 acre portion of approximately 63.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. TS/jor/syp (For possible action) **BCC 4/6/22**

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

5. **ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**
HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an 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 4/6/22**

Held per applicant. Return to the July 12, 2022 Paradise TAB meeting

6. **ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:**
USE PERMITS SIXTH EXTENSION OF TIME to commence the following: **1)** resort condominiums in conjunction with an existing resort hotel (The Venetian); **2)** increased building height; **3)** associated accessory and incidental commercial uses, buildings, and structures; and **4)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** reduce the height setback ratio from an arterial street; **3)** encroachment into airspace; and **4)** all other deviations as shown on plans in file.
DESIGN REVIEWS for the following: **1)** a 632 foot high, high-rise resort condominium tower including kitchens in rooms; **2)** all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and **3)** revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 62.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/jor/syp (For possible action) **BCC 4/6/22**

Held per applicant. Return to the April 12, 2022 Paradise TAB meeting

7. **UC-22-0066-SG ISLAND PLAZA, LLC ET AL & NAKASH SHOWCASE II, LLC:**
USE PERMITS for the following: **1)** brew pub; **2)** craft distillery; **3)** live entertainment; and **4)** outside dining/drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow encroachment into airspace; **2)** increase building height; **3)** reduce parking; and **4)** reduce the height setback ratio adjacent to an arterial street.
DESIGN REVIEW for a brew pub and craft distillery in conjunction with an existing shopping center (Showcase Mall) on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 200 feet north of Park Avenue within Paradise. JG/jor/syp (For possible action) **BCC 4/6/22**

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

8. **UC-22-0077-2895 UNIVERSAL, LLC:**
USE PERMIT for a hookah lounge within an existing supper club in conjunction with an existing building on a portion of 1.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Green Valley Parkway and the south side of Ramrod Avenue within Paradise. JG/bb/syp (For possible action) **BCC 4/6/22**

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 March 29, 2022
- IX. Adjournment
The meeting was adjourned at 7:40 p.m.