

ORD 10/27/21 (11/14/21)



# Paradise Town Advisory Board

October 12, 2021

## MINUTES

Board Members:	John Williams –Chair- <b>PRESENT</b> Susan Philipp - Vice Chair- <b>PRESENT</b> Roger Haywood- <b>PRESENT</b>	Joh Wardlaw– <b>PRESENT</b> Katlyn Cunningham – <b>PRESENT</b>
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**

RECEIVED  
OCT 27 2021  
COUNTY CLERK

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.**