



Paradise Town Advisory Board

February 13, 2024

MINUTES

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

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

Dane Detommaso; 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 January 30, 2024 Minutes

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

Approval of Agenda for February 13, 2024

Moved by: Williams
Action: Approve with changes
Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)
None

VI. Planning & Zoning

1. **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)

Withdrawn without prejudice per the applicant

2. **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)

Held per applicant. Return to the April 9, 2024 Paradise TAB meeting

3. **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)

Held per applicant. Return to the April 9, 2024 Paradise TAB meeting

4. **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/jd (For possible action)

MOVED BY-Cunningham
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

5. **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 improvement 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 in conjunction with a Resort Hotel (Flamingo) 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/jd (For possible action)

MOVED BY-Cunningham
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

6. **UC-23-0933-HA ARVILLE, LLC:**
USE PERMITS for the following: 1) waive paving; and 2) waive screening.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping and buffer; and 2) eliminate trash enclosure for outside storage in conjunction with an existing office warehouse on 1.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Arville Street and the north side of Hacienda Avenue within Paradise. MN/mh/ng (For possible action)

MOVED BY-Philipp

APPROVE- Use permit # 1 Subject to staff conditions

DENY- Use Permit #2

WITHDRAW- Waiver #2

VOTE: 4-0 Unanimous

7. **WS-24-0002-STEPANEK, SHELLEY E. REVOCABLE LIV TR & STEPANEK, SHELLEY E. TRS:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.2 acres in an RS5.2 (Residential Single Family 5.2) Zone. Generally located on the south side of Tompkins Avenue and the east side of Hondo Court within Paradise. JG/tpd/ng (For possible action)

MOVED BY-Cunningham

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

8. **UC-23-0542-PARADISE CENTER LLC:**
USE PERMIT to allow a cannabis establishment (consumption lounge).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a non-restricted gaming property.
DESIGN REVIEW for a proposed cannabis establishment (consumption lounge) in conjunction with an existing retail cannabis store within a commercial building on 1.0 acre in a CG (Commercial General) (AE-65 & AE-70) Zone. Generally located on the east side of Paradise Road and the south side of Naples Drive within Paradise. JG/sd/syp (For possible action)

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be February 27, 2024
- IX. Adjournment
The meeting was adjourned at 7:35 p.m.