



Paradise Town Advisory Board

March 29, 2022

MINUTES

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

Jared Tasko; Planning, Blanca Vazquez; Town Liaison, Alvaro Lozano; Community Services Specialist

Meeting was called to order by Chairman Williams, 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 29, 2022

Moved by: Wardlaw

Action: Approve with moving item #4 to be held after Item #1

Vote: 4-0 Unanimous

IV. Informational Items (For Discussion only)
Spring Job Fair on April 15, 2022

V. Planning & Zoning

1. **TM-22-500038-MGM RESORTS FESTIVAL GROUNDS LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 15.3 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 and the south side of Reno Avenue within Paradise. JG/sd/jo (For possible action) **PC 4/19/22**

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

2. **UC-22-0082-SOUTH SANDHILL ROAD, LLC:**
USE PERMIT for live entertainment within an existing banquet facility in conjunction with an existing shopping center on a portion of 3.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Sandhill Road and the south side of Flamingo Road within Paradise. TS/jt/syp (For possible action) **PC 4/19/22**

MOVED BY-Wardlaw
DENIED
VOTE: 4-0 Unanimous

3. **UC-22-0116-WBCMT 2007-C33 GATEWAY BUSINESS PARK, LLC:**
USE PERMIT to allow a major training facility within an existing office/warehouse complex on a 2.9 acre portion of 6.0 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the east side of Pecos Road, approximately 400 feet south of Post Road within Paradise. JG/jad/syp (For possible action) **PC 4/19/22**

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

4. **VS-22-0118-PECOS CONDO PARTNERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between University Avenue (alignment) and Harmon Avenue and between Pecos Road and Mojave Road within Paradise (description on file). TS/nr/jo (For possible action) **PC 4/19/22**

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

5. **WS-22-0051-RAMOS MARLA J:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Annie Oakley Drive and the south side of Hacienda Avenue within Paradise. JG/jt/jo (For possible action) **PC 4/19/22**

MOVED BY-Philipp
DENIED
VOTE: 3-1 Wardlaw Against

6. **WS-22-0088-APL PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase fence height; **2)** reduce fence setback; **3)** reduce the existing landscape area width; **4)** eliminate required trees; and **5)** reduce parking in conjunction with an existing medical office building on 3.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Burnham Avenue and the north side of Rochelle Avenue within Paradise. TS/jor/syp (For possible action) **PC 4/19/22**

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

7. **WS-22-0109-PATRON INVESTMENTS LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase sign height; **2)** increase freestanding sign area; and **3)** reduce parking.
DESIGN REVIEW for a sign in conjunction with a restaurant on 0.9 acres in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the north side of Sunset Road and the east side of Windy Road within Paradise. MN/bb/syp (For possible action) **PC 4/19/22**

MOVED BY-Philipp
DENIED
VOTE: 4-0 Unanimous

8. **WS-22-0117-RPI REGAL, LP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** driveway geometrics; **2)** reduced driveway throat depth; and **3)** reduced driveway departure distance.
DESIGN REVIEW for proposed renovations to an existing commercial center on 10.0 acres in a C-2 (General Commercial) (AE-70 & AE-75) Zone. Generally located on the north side of Sunset Road and the east side of Eastern Avenue within Paradise. JG/jor/jo (For possible action) **PC 4/19/22**

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

9. **AR-22-400024 (UC-20-0363)-DINGEE FAMILY TRUST:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow on-site clients in conjunction with an existing home occupation at a single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the west side of Rondonia Circle, 415 feet south of San Blas Drive within Paradise. JG/jgh/syp (For possible action) **BCC 4/20/22**

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

10. **DR-22-0120-CAESARS LINQ, 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; **3)** increase overall wall sign area; **4)** increase the number of animated signs; and **5)** increase the area of animated signs on a 5.8 acre portion of approximately 60.0 acres for the LINQ Resort/Hotel 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/nr/syp (For possible action) **BCC 4/20/22**

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

11. **ET-22-400030 (ZC-18-0234)-NAPLES ENCLAVES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** reduce front setback; **2)** reduce parking; **3)** allow alternative street landscaping; **4)** allow modified design standards; and **5)** waive off-site improvements (curb, gutter, sidewalk, and streetlights).
DESIGN REVIEWS for the following: **1)** allow alternative parking lot landscaping; and **2)** convert an existing multiple family residential use to long/short term lodging on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Naples Drive, 300 feet east of University Center Drive within Paradise. JG/bb/jo (For possible action) **BCC 4/20/22**

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

12. **UC-22-0115-X-IT AT 215 PHASE II, LLC:**
USE PERMIT for a cannabis establishment (distribution) in conjunction with a previously approved cannabis facility on 0.5 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located 200 feet north of Sunset Road, 200 feet east of Decatur Boulevard within Paradise. MN/nr/syp (For possible action) **BCC 4/20/22**

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

13. **WS-22-0099-GC VEGAS RETAIL, LLC & NAKASH S&W, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall sign area; **2)** roof sign; **3)** increase the number of animated signs; and **4)** encroachment into airspace. **DESIGN REVIEW** for modifications to an approved comprehensive sign package on a 1.8 acre portion of a 2.3 acre site in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/nr/syp (For possible action) **BCC 4/20/22**

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

14. **ZC-22-0098-AYITA 3315 LLC, ET AL:**
ZONE CHANGE to reclassify 176.4 acres from an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone in a Historic Neighborhood (HN) Overlay District for portions of an existing residential subdivision. Generally located on the south side of Golden Arrow Drive (alignment), the north and south sides of Desert Inn Road, the north side of Viking Road, the west side of Eastern Avenue, and the east side of La Canada Street (alignment) within Winchester and Paradise (description on file). TS/jt/syp (For possible action) **BCC 4/20/22**

MOVED BY-Wardlaw
APPROVE-Subject to staff conditions
VOTE: 3-1 – Philipp Against

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be April 12, 2022
- IX. Adjournment
The meeting was adjourned at 9:45 p.m.