



# Paradise Town Advisory Board

July 11, 2023

## MINUTES

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

Jazmine Harris; 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 June 27, 2023 Minutes

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

Approval of Agenda for July 11, 2023

**Moved by: Williams**  
**Action: Approve with item #1 #2 and #3 being held, returning 8/8/23**  
**Vote: 4-0 Unanimous**

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

V. Planning & Zoning

1. **VS-22-0690-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Pine Street and Tomiyasu Lane, and between La Mirada Avenue and Maule Avenue within Paradise (description on file). JG/bb/ja (For possible action) **PC 7/18/23**

**Held per applicant. Return to the 8/8/23 Paradise TAB meeting**

2. **WS-22-0689-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:**  
**HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** for increased wall and gate height.  
**DESIGN REVIEW** for an access gate in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of La Mirada Avenue and the west side of Pine Street within Paradise. JG/bb/ja (For possible action) **PC 7/18/23**

**Held per applicant. Return to the 8/8/23 Paradise TAB meeting**

3. **UC-23-0313-PEPPER LANE HOLDINGS, LLC:**  
**USE PERMIT** to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on a portion of 4.3 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/hw/syp (For possible action) **BCC 7/19/23**

**Held per applicant. Return to the 8/8/23 Paradise TAB meeting**

4. **ET-23-400091 (WS-22-0199)-FLUET ROBERT:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Horizon Street, 85 feet north of Wingrove Avenue, and 415 feet south of Desert Inn Road within Paradise. TS/rp/syp (For possible action) **PC 8/1/23**

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

5. **UC-23-0303-KULIK RIVER CAPITAL, LLC:**  
**USE PERMIT** for a temporary construction storage yard on 5.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Four Seasons Drive within Paradise. JG/sd/syp (For possible action) **PC 8/1/23**

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

6. **WS-23-0314-UNITED CAPITAL PROPERTIES LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) parking; 2) alternative landscaping; 3) loading spaces; 4) wall height; and 5) cross access.  
**DESIGN REVIEW** for a proposed office/warehouse building on 1.0 acre in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Bell Drive, approximately 310 feet east of Decatur Boulevard within Paradise. MN/hw/syp (For possible action) **PC 8/1/23**

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

7. **WS-23-0319-BURGER SHELLY ANN & CUSHINERY CHARLES WAYNE:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback for an existing addition; **2)** reduce setback for existing accessory buildings; and **3)** reduce the building separation in conjunction with an existing single family residential on 0.4 acres in a R-1 (Single Family Residential) Zone. Generally located on the northeast corner of Rosecrest South Circle and Woodcrest Road within Paradise. TS/sd/syp (For possible action) **PC 8/1/23**

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

8. **DR-23-0304-ACE A PROPCO:**  
**DESIGN REVIEWS** for the following: **1)** amended comprehensive sign package; **2)** increase wall sign area; and **3)** increase animated sign area for a shopping center (Project 63) in conjunction with the CityCenter Resort Hotel on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/al/syp (For possible action) **BCC 8/2/23**

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

9. **DR-23-0336-LV TOWER 52, LLC:**  
**DESIGN REVIEW** for modifications to an approved comprehensive sign package in conjunction with an existing resort hotel, resort condominium, and shopping center development (Planet Hollywood/Elara/Miracle Mile Shops) on 41.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Harmon Avenue and the west side of Audrie Street within Paradise. JG/hw/syp (For possible action) **BCC 8/2/23**

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

10. **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.  
**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 8/2/23**

**MOVED BY- Philipp**  
**DENY**  
**VOTE: 4-0 Unanimous**

11. **ET-23-400096 (DR-19-0352)-DIAMOND PM, LLC:**  
**DESIGN REVIEW SECOND EXTENSION OF TIME** for a multiple family residential development (condominiums) and associated accessory structures on 1.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Pecos-McLeod Interconnect, 650 feet south of Desert Inn Road within Paradise. TS/mh/syp (For possible action) **BCC 8/2/23**

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

- VI. General Business (for possible action)  
**None**
- VII. Public Comment  
**None heard**
- VIII. Next Meeting Date  
**The next regular meeting will be July 25, 2023**
- IX. Adjournment  
**The meeting was adjourned at 7:40 p.m.**