



Paradise Town Advisory Board

August 10, 2021

MINUTES

Board Members:	John Williams –Chair- PRESENT Susan Philipp - Vice Chair- PRESENT Roger Haywood- PRESENT	Joh Wardlaw– EXCUSED Katlyn Cunningham – 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

Lorna Phegley; Planning, Greg Cerven; 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 July 27, 2021 Minutes

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

Approval of Agenda for August 10, 2021

Moved by: Philipp
Action: Approve with the 30 day hold for item #7
Vote: 4-0 Unanimous

IV. Informational Items (For Discussion only)

Greg Cerven reviewed the Transform Clark County land use plan map. No questions from the public or board were asked

V. Planning & Zoning

1. **AG-21-900376:** Receive a report on the Maryland Parkway Corridor Transit Oriented Development (TOD) Plan. (For possible action) **PC 8/17/21**

MOVED BY-Williams
Accept report as presented
VOTE: 4-0 Unanimous

2. **ET-21-400107 (VS-19-0126)-OZ OPTICS HOLDINGS INC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Oquendo Road and Patrick Lane (alignment), and between Decatur Boulevard and Cameron Street (alignment) within Paradise (description on file). MN/lm/jo (For possible action) **PC 8/17/21**

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

3. **TM-21-500098-PECOS CONDO PARTNERS, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 1.0 acre in a C-P (Office Professional) Zone. Generally located on the east side Pecos Road, 390 feet north of Harmon Avenue within Paradise. TS/sd/jo (For possible action) **PC 8/17/21**

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

4. **UC-21-0327-PONDEROSA VIEW, LLC:**
USE PERMIT for a cannabis establishment (distributor) within an existing building on a 1.0 acre site in an M-1 (Light Manufacturing) (AE-65) Zone in the Adult Use Overlay District. Generally located on the north side of Ponderosa Way, 370 feet west of Valley View Boulevard within Paradise. MN/rk/jo (For possible action) **BCC 8/18/21**

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

5. **UC-21-0382-CITYCENTER HARMON HOTEL HOLDINGS:**
USE PERMITS for a shopping center including the following uses: **1)** alcohol, on-premises consumption; **2)** alcohol sales beer and wine - packaged only; **3)** alcohol sales, liquor - packaged only; **4)** antiques; **5)** arcade; **6)** art gallery; **7)** billiard hall; **8)** club; **9)** convenience store; **10)** electronic equipment sales; **11)** food cart/booth; **12)** grocery store; jewelry making - excluding smelting of metal; **13)** jewelry repair; **14)** kiosk/informational (outdoor); **15)** live entertainment; **16)** movie theater; **17)** offices; **18)** outside dining, drinking and cooking; **19)** pharmacy; **20)** photographic studio; **21)** recording studio; **22)** restaurant; **23)** retail sales and service; **24)** shoe repair; **25)** sporting goods; **26)** watch/small clock repair; **27)** banquet facilities; and **28)** all deviations as shown per plans on file.
DEVIATIONS for the following: **1)** alternative landscaping and screening requirements; **2)** permit uses outdoors where required to be in an enclosed building; **3)** allow primary access for a shopping center and accessory retail structures for the exterior of a resort hotel; **4)** increase building height; and **5)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** to reduce setbacks; and **2)** reduce parking.
DESIGN REVIEW for a shopping center in conjunction with the CityCenter Resort Hotel 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/al/jo (For possible action) **BCC 8/18/21**

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

6. **WS-21-0362-SUNSET PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setbacks; **2)** driveway geometrics; and **3)** encroachment into airspace.
DESIGN REVIEWS for the following: **1)** office/warehouse; and **2)** finish grade in conjunction with a proposed office/warehouse on 1.9 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road and the west side of Cameron Street within Paradise. MN/nr/jo (For possible action) **BCC 8/18/21**

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

7. **ZC-21-0365-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM)**
LEASE:
ZONE CHANGE to reclassify 19.2 acres from an R-1 (Single Family Residential) Zone to a P-F (Public Facility) Zone.
DESIGN REVIEWS for the following: **1)** an existing school and park (William E. Orr Middle School/Orr Park); and **2)** a proposed animated wall sign in conjunction with a school. Generally located on the northeast corner of Katie Avenue and Algonquin Drive within Paradise (description on file). TS/al/jd (For possible action) **BCC 8/18/21**

Held per applicant. Return to the Paradise TAB in 30 days

8. **UC-21-0359-MCKOY, FRANK:**
USE PERMIT to increase the overall area of a proposed accessory structure.
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed accessory structure in conjunction with a proposed single family residence on 1.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Wigwam Avenue, 115 feet west of Bruce Street within Paradise. MN/jor/jo (For possible action) **PC 9/7/21**

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

9. **UC-21-0360-CARUSO RICHARD:**
USE PERMIT for a proposed minor training facility (pottery classes) within an existing office building on 0.6 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Eastern Avenue, 300 feet south of Reno Avenue within Paradise. JG/md/jo (For possible action) **PC 9/7/21**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
Added Condition

- **Classes limited to 8 people**

VOTE: 4-0 Unanimous

10. **UC-21-0364-9005-9089 SOUTH PECOS ROAD LLC:**
USE PERMIT for a place of worship in conjunction with an office complex on a portion of 7.6 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Pecos Road and the north side of I 215 within Paradise. JG/jgh/jo (For possible action) **PC 9/7/21**

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

11. **UC-21-0379-MARYLAND CROSSING LLC:**
USE PERMIT to reduce the separation from a proposed supper club to an existing residential use in conjunction with an existing restaurant within an existing shopping center on a portion of 4.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Maryland Parkway, 300 feet south of Tropicana Avenue within Paradise. JG/sd/jo (For possible action) **PC 9/7/21**

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

- VI. General Business (for possible action)
Some suggestions for the next budget request(s) were
 - **Light at Twain and Sandhill**
 - **New Pavement/Pothole repair at the NE corner of Annie Oakley and Patrick**

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be August 31, 2021

IX. Adjournment
The meeting was adjourned at 8:10p.m.