



# Paradise Town Advisory Board

September 28, 2021

## MINUTES

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Board Members:	John Williams –Chair- <b>PRESENT</b> Susan Philipp - Vice Chair- <b>EXCUSED</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	

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I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Jillee Rowland; 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 14, 2021 Minutes

**Moved by: Cunningham**

**Action: Approve as submitted**

**Vote: 4-0 Unanimous**

Approval of Agenda for September 14, 2021

**Moved by: Wardlaw**

**Action: Approve with the hold of items # 1 and # 2**

**Vote: 4-0 Unanimous**

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

V. Planning & Zoning

1. **AR-21-400113 (UC-1188-04)-TUCKER NICOLETTE LIVING TRUST & TUCKER NICOLETTE TRS:**

**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)

**Held per applicant, Return to the Paradise October 12, 2021 TAB meeting**

2. **ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**

**ZONE CHANGE FIFTH EXTENSION OF TIME** to reclassify 33.5 acres from M-1 (Light Manufacturing) Zone to H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

**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 10/6/21**

**Held per applicant, Return to the Paradise March 3, 2022 TAB meeting**

3. **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**

**NO SHOW. Return to the Paradise October 12, 2021 TAB meeting**

4. **AR-21-400142 (UC-20-0087)-AVILA, MARIA DEL ROSARIO VERDUZCO & GUZMAN, ROBERTO JIMENEZ:**

**USE PERMIT SECOND APPLICATION FOR REVIEW** for an existing vehicle maintenance (automobile) facility.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation from an automobile maintenance facility to a residential use; **2)** alternative design standards; **3)** increase fence height; and **4)** allow temporary signs (banner) to be permanent.

**DESIGN REVIEWS** for the following: **1)** vehicle maintenance (automobile) facility; and **2)** signage on 0.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/jd (For possible action) **BCC 10/20/21**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions including 6 months to review**

**VOTE: 4-0 Unanimous**

5. **DR-21-0477-FLAMINGO LV OPERATING CO, LLC:**  
**DESIGN REVIEWS** for the following: **1)** exterior remodel; **2)** modify an existing comprehensive sign plan; **3)** increase wall sign area; **4)** increase the number of animated signs; and **5)** increase the area of animated signs in conjunction with an existing resort hotel (Flamingo) on a portion of 19.4 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 200 feet north of Flamingo Road within Paradise. TS/lm/jo (For possible action) **BCC 10/20/21**

**MOVED BY-Wardlaw**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

6. **ZC-21-0451-G2-CAMPUS VILLAGE, LLC:**  
**ZONE CHANGE** to reclassify 0.6 acres from a C-1 (Local Business) (AE-60) Zone to a C-2 (General Commercial) (AE-60) Zone.  
**USE PERMITS** for the following: **1)** dormitory; and **2)** eliminate portions of the pedestrian realms.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** increase building heights; **3)** reduce landscaping; **4)** reduce the trash enclosure setbacks; **5)** alternative driveway geometrics; and **6)** non-standard improvements in the right-of-way.  
**DESIGN REVIEWS** for the following: **1)** commercial complex; and **2)** finished grade on 3.4 acres in a C-2 (General Commercial) (AE-60) Zone in the Midtown Maryland Parkway District. Generally located on the east side of Maryland Parkway, the north side of Harmon Avenue, and the south side of University Avenue within Paradise (description on file). TS/jt/xx (For possible action) **BCC 10/20/21**

**MOVED BY-Wardlaw**

**APPROVE- Zone change Subject to staff conditions**

**DENY- Use permits, Waivers of standards, Design reviews**

**VOTE: 4-0 Unanimous**

7. **VS-21-0452-G2-CAMPUS VILLAGE, LLC:**  
**VACATE AND ABANDON** of a portion of a right-of-way being University Avenue located between Escondido Street and Maryland Parkway, Harmon Avenue located between Escondido Street and Maryland Parkway, and Maryland Parkway located between University Avenue and Harmon Avenue within Paradise (description on file). TS/jt/xx (For possible action) **BCC 10/20/21**

**MOVED BY-Wardlaw**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

8. **TM-21-500134-G2-CAMPUS VILLAGE, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot and common lots on 3.4 acres in a C-2 (General Commercial) (AE-60) Zone in the Midtown Maryland Parkway Design Overlay District. Generally located on the east side of Maryland Parkway, the north side of Harmon Avenue, and the south side of University Avenue within Paradise. TS/jt/xx (For possible action)

**BCC 10/20/21**

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

- VI. General Business (for possible action)  
**Motion was made by Wardlaw to appoint Roger Haywood as Representative and Katlyn Cunningham as Alternate to serve on the CDAC Committee for the 2021/2022 FY. Voting was unanimous**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be October 12, 2021**
- IX. Adjournment  
**The meeting was adjourned at 8:10 p.m.**