



# Paradise Town Advisory Board

November 28, 2023

## MINUTES

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

Richard Ruggles; 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 November 14, 2023 Minutes

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

Approval of Agenda for November 28, 2023

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

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

VI. Planning & Zoning

1. **TM-23-500156-2151 SUNSET LLC:**  
**TENTATIVE MAP** consisting of a 1 lot commercial subdivision on 2.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the southeast corner of Sunset Road and Surrey Street within Paradise. JG/lm/syp (For possible action) **PC 12/5/23**

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

2. **ET-23-400133 (VS-21-0452)-CAMPUS VILLAGE GROUP, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of a right-of-way being Maryland Parkway located between University Avenue and Harmon Avenue within Paradise (description on file). TS/dd/syp (For possible action) **BCC 12/6/23**

**Held per applicant. Return to the Paradise December 12, 2023 TAB meeting**

3. **ET-23-400141 (WS-21-0501)-LAS VEGAS 2760, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to increase wall height in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast side of Oakleigh Willow Way, 475 feet east of Topaz Street within Paradise. JG/nai/syp (For possible action) **PC 12/19/23**

**MOVED BY-Philipp**  
**APPROVE-Subject to staff conditions**

- **6 months to complete permit and inspection process**

**VOTE: 4-0 Unanimous**

4. **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) **PC 12/19/23**

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

5. **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) **PC 12/19/23**

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

6. **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) **PC 12/19/23**

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

7. **UC-23-0748-2640 E TROPICANA, LLC:**  
**USE PERMITS** for the following: **1)** tire sales and installation facility; **2)** reduce separation to residential use; and **3)** allow accessory structures (shipping containers) not architecturally compatible with the existing building.  
**DESIGN REVIEWS** for a tire sales and installation facility on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise. JG/lm/syp (For possible action) **PC 12/19/23**

**MOVED BY-Williams**

**APPROVE-Subject to staff conditions 6months to complete, 6 months review as public hearing, and receive all necessary building permits**

**VOTE: 4-0 Unanimous**

8. **WS-23-0702-LOPEZ RODOLFO:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for a proposed single family residence on 0.2 acres in an R-1 (Single-Family Residential) Zone. Generally located on the north side of San Sebastian Avenue, 285 feet east of El Oro Street within Paradise. TS/rp/syp (For possible action) **PC 12/19/23**

**MOVED BY-Cunningham**

**APPROVE-Subject to staff conditions**

**Added condition**

- **Rear yard to be landscaped to County guidelines**

**VOTE: 4-0 Unanimous**

9. **WS-23-0727-HIGHLAND ASSOCIATES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate landscaping; **2)** reduce the gate setback; **3)** eliminate pedestrian walkways; and **4)** alternative driveway geometrics.  
**DESIGN REVIEW** for a parking lot expansion in conjunction with an existing office/warehouse complex on a portion of 12.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Highland Drive and the south side of Capella Avenue (alignment) within Winchester. TS/bb/syp (For possible action) **PC 12/19/23**

**MOVED BY-Philipp**

**APPROVE-Subject to IF approved staff conditions**

**VOTE: 4-0 Unanimous**

10. **WS-23-0732-SALDIVAR LETICIA C:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Gabilan Court, approximately 175 feet south of Thornewood Place within Paradise. MN/dd/syp (For possible action) **PC 12/19/23**

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

11. **WS-23-0752-SG VEGAS OWNER, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** increase the area of directional signs; **3)** increase the area of freestanding signs; **4)** increase the area of wall signs; and **5)** alternative location for freestanding signs.  
**DESIGN REVIEWS** for the following: **1)** comprehensive sign plan; **2)** increase area of projecting signs; **3)** increase area of hanging signs; and **4)** increase area of animated signs in conjunction with a shopping center on 9.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 330 feet south of Harmon Avenue within Paradise. JG/jud/syp (For possible action) **BCC 12/20/23**

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

- VI. General Business (for possible action)  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be December 12, 2023**
- IX. Adjournment  
**The meeting was adjourned at 8:15 p.m.**