



# Paradise Town Advisory Board

November 30, 2021

## MINUTES

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Board Members:	John Williams –Chair- <b>PRESENT</b> Susan Philipp - Vice Chair- <b>PRESENT</b> Roger Haywood- <b>PRESENT</b>	Joh Wardlaw– <b>PRESENT</b> Katlyn Cunningham – <b>EXCUSED</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 November 9, 2021 Minutes

**Moved by: Haywood**

**Action: Approve as submitted**

**Vote: 4-0 Unanimous**

Approval of Agenda for November 30, 2021

**Moved by: Philipp**

**Action: Approve as submitted**

**Vote: 4-0 Unanimous**

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

V. Planning & Zoning

1. **UC-21-0636-APEX LAS VEGAS, LLC:**

**USE PERMIT** for a multiple family residential development.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** nonstandard landscaping; and **3)** alternative standards for perimeter fence.

**DESIGN REVIEW** for the conversion of a motel to a multiple family residential development on 5.2 acres in a H-1 (Limited Resort and Hotel) (AE-60) Zone. Generally located on the south side of Twain Avenue and the west side of Cambridge Street within Paradise. TS/ja/jo (For possible action) **PC 12/21/21**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**ADDED CONDITION**

- **Security lighting**

**VOTE: 4-0 Unanimous**

2. **DR-21-0635-3535 LV NEWCO, LL C:**

**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 projecting signs; **5)** increase the area of projecting signs; **6)** increase the number of animated signs; and **7)** increase the area of animated signs on a 9.0 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/lm/jo (For possible action) **BCC 12/22/21**

**MOVED BY-Wardlaw**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

3. **UC-21-0631-PATRICK LANE HOLDINGS, LLC:**

**USE PERMIT** minor training facility.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the driveway departure distances from the intersection.

**DESIGN REVIEW** for a proposed fitness training facility on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 490 feet east of Annie Oakley Drive within Paradise. JG/rk/jo (For possible action) **BCC 12/22/21**

**MOVED BY-Wardlaw**

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

**ADDED CONDITIONS**

- **15 Student maximum class size**
- **No more than 20 vehicles parked on site**
- **Emergency gat must be opaque**

**VOTE: 3-0 Unanimous Philipp abstained from comment and vote**

4. **UC-21-0646-BPS HARMON, LLC:**  
**USE PERMITS** for the following: **1)** to allow retail sales and service as a primary use (outside); **2)** alcohol (on-premises consumption); **3)** alcohol sales, beer and wine packaged; **4)** craft distillery; **5)** antiques; **6)** arcade; **7)** art gallery; **8)** banquet facility; **9)** club; **10)** convenience store; **11)** electronic equipment sales; **12)** food/cart booth; **13)** grocery store; **14)** health club; **15)** hookah lounge; **16)** jewelry making; **17)** jewelry sales; **18)** kiosk/information; **19)** live entertainment; **20)** massage; **21)** movie theater; **22)** night club; **23)** office; **24)** outside dining and drinking; **25)** personal services; **26)** pharmacy; **27)** photographic studio; **28)** recording studio; **29)** recreational facility; **30)** restaurant; **31)** retail sales; **32)** shoe repair; **33)** sporting goods; **34)** theater; and **35)** watch repair.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow retail sales and service not within a permanent enclosed building; **2)** reduce setbacks; **3)** reduce landscaping; and **4)** reduce height setback ratio.  
**DESIGN REVIEWS** for the following: **1)** outside retail sales and service structures/kiosks; and **2)** expansion of second level retail space in conjunction with an existing shopping center on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jvm/jo (For possible action)  
**BCC 12/22/21**

**Held per applicant. Return to the December 14, 2021 Paradise TAB**

- VI. General Business (for possible action)  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be December 14, 2021**
- IX. Adjournment  
**The meeting was adjourned at 7:55 p.m.**