



# Paradise Town Advisory Board

December 28, 2021

## MINUTES

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

Brady Bernhart; Planning, Damita Bowles; Administrative Specialist

Meeting was called to order by Chair Williams, at 7:00 p.m.

II. Public Comment:  
**None**

III. Approval of December 14, 2021 Minutes

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

Approval of Agenda for December 128, 2021

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

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

V. Planning & Zoning

1. **ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:**

**USE PERMITS SECOND EXTENSION OF TIME** for the following: **1)** High Impact Project; **2)** resort hotel; **3)** public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; **4)** increase the height of high-rise towers; **5)** associated accessory and incidental commercial uses, buildings, and structures; and **6)** deviations from development standards.

**DEVIATIONS** for the following: **1)** reduce on-site parking requirements; **2)** allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; **3)** encroachment into airspace; **4)** alternative landscaping; and **5)** all other deviations as shown per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** non-standard improvements (landscaping and fencing) within the right-of-way.

**DESIGN REVIEWS** for the following: **1)** High Impact Project; **2)** resort hotel and all associated and accessory uses; **3)** hotel towers and associated low-rise and mid-rise buildings and structures; **4)** low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; **5)** water features (man-made lake and decorative water fountains); and **6)** all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action) **BCC 1/5/22**

**MOVED BY-Wardlaw**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

2. **ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:**

**USE PERMIT SECOND EXTENSION OF TIME** to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action) **BCC 1/5/22**

**MOVED BY-Wardlaw**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

3. **ET-21-400177 (WS-19-0656)-TIRL GEORGE & MARTINA:**

**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: **1)** reduce setbacks; **2)** allow an accessory structure not architecturally compatible with the principal building; **3)** increase the number of driveways to two; and **4)** reduce distance from curb return in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Vista Largo Drive, the west side of Calle De Benito, 560 feet east of Sandhill Road within Paradise. TS/jgh/jo (For possible action)

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

4. **UC-21-0673-PECOS ROAD NV, LLC:**  
**USE PERMIT** for personal services (tanning salon) within an existing commercial and industrial complex on a 0.8 acre parcel in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the east side of Pecos Road, 570 feet south of Post Road within Paradise. JG/nr/jo (For possible action) **PC 1/18/22**

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

5. **UC-21-0675-MCKAY, KELLENE & FLETCHER JACK WILLIAM:**  
**USE PERMIT** to allow an on-site employee who is not a family member in conjunction with an existing home occupation within an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Burnham Avenue and the north side of Robindale Road within Paradise. MN/jor/jo (For possible action) **PC 1/18/22**

**Withdrawn per applicant**

6. **UC-21-0682-M D PROPERTIES, LLC & D P DRIFTWOOD, LLC:**  
**USE PERMIT** for personal services (barber shop) within an industrial complex on a portion of 9.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/jgh/jo (For possible action) **PC 1/18/22**

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

7. **UC-21-0685-NEVADA SUNSET MANAGERMENTS, LLC:**  
**USE PERMIT** for personal services (beauty salon) within a portion of an existing office complex on 1.4 acres in a C-P (Office and Professional) (AE-60 and AE-65) Zone. Generally located on the south side of Sunset Road, 335 feet east of Pecos Road within Paradise. JG/md/jo (For possible action) **PC 1/18/22**

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

8. **UC-21-0686-CENTRO EVANGELISTICO PALABRA:**  
**USE PERMIT** for a school on a portion of a previously approved place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) driveway geometrics.  
**DESIGN REVIEW** for a school in conjunction with a place of worship on 4.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mojave Road and the north side Emerson Avenue within Paradise. TS/sd/jo (For possible action) **PC 1/18/22**

**MOVED BY-Wardlaw**  
**APPROVE- Subject to IF approved staff conditions**  
**Added condition**  
• **Review as public hearing by August 2023**  
**VOTE: 4-0 Unanimous**

9. **UC-21-0692-SKYBELL, LLC:**  
**USE PERMIT** for a communication tower and associated equipment.  
**DESIGN REVIEW** for a communication tower and associated equipment on 2.5 acres in an R-E (Rural Estates Residential) Zone and an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the south side of Hacienda Avenue, 286 feet west of Polaris Avenue within Paradise. MN/jvm/jo (For possible action) **PC 1/18/22**

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

10. **VS-21-0687-COLEN SHELDON & SOTO ANGELA:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tamarus Street (alignment) and Spencer Street and between Pebble Road and Ford Avenue within Paradise (description on file). MN/sd/jo (For possible action) **PC 1/18/22**

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

11. **VS-21-0689-4520 ARVILLE & MCKINLEY MANOR:**  
**VACATE AND ABANDON** a portion of a right-of-way being Harmon Avenue located between Arville Street and Wynn Road within Paradise (description on file). MN/jt/jo (For possible action)

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

12. **VS-21-0690-COUNTY OF CLARK:**  
**VACATE AND ABANDON** a portion of a right-of-way being Harmon Avenue located between Arville Street and Wynn Road within Paradise (description on file). MN/jt/jo (For possible action) **PC 1/18/22**

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

13. **VS-21-0693-LV PECOS ROAD LP:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Patrick Lane and Post Road and between Pecos Road and Pearl Street (alignment) within Paradise. (description on file). JG/nr/jo (For possible action) **PC 1/18/22**

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

14. **VS-21-0684-GIVANT, DAWN & BURCO, KIM:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pecos Road and Pearl Street and between Flamingo Road and Rochelle Avenue within Paradise (description on file). TS/nr/jo (For possible action) **BCC 1/19/22**

**MOVED BY-Wardlaw**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**  
**Cunningham abstained from comment and vote**

15. **WS-21-0683-GIVANT, DAWN & BURCO, KIM:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** wall height; **2)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEWS** for the following: **1)** finished grade; **2)** hammerhead street design; and **3)** single family residential development on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action) **BCC 1/19/22**

**MOVED BY-Wardlaw**  
**APPROVE- Waiver #2 Approve Design Review #1 Subject to staff conditions**  
**DENY- Waiver #1 Deny Design Review #2 and #3**  
**VOTE: 3-0 Unanimous**  
**Cunningham abstained from comment and vote**

16. **TM-21-500192-GIVANT, DAWN & BURCO, KIM:**  
**TENTATIVE MAP** consisting of 30 single family residential lots on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action) **BCC 1/19/22**

**MOVED BY-Wardlaw**  
**DENY**  
**VOTE: 3-0 Unanimous**  
**Cunningham abstained from comment and vote**

- VI. General Business (for possible action)  
**None**

- VII. Public Comment  
**None**

- VIII. Next Meeting Date  
**The next regular meeting will be January 11, 2022**

- IX. Adjournment  
**The meeting was adjourned at 9:15 p.m.**