



# Paradise Town Advisory Board

February 9, 2021

## MINUTES

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

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

Al Laird; Planning, Blanca Vazquez; Town Liaison

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

II. Public Comment:  
None

III. Approval of November 10, 2020 Minutes

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

Approval of Agenda for February 9, 2021

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

IV. Informational Items  
None

RECEIVED  
FEB 24 2021  
COUNTY CLERK

V. Planning & Zoning

1. **ET-20-400157 (UC-18-0102)-CHURCH FIRST CONGREGATIONAL:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a place of worship within an existing office building.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping; **2)** waive bicycle parking; **3)** alternative parking lot design and layout; **4)** reduced driveway throat depth; and **5)** permit existing nonstandard improvements to remain within a right-of-way.  
**DESIGN REVIEW** for modifications to an existing commercial development for a place of worship within an existing office building on 0.5 acres in a C-P (Office and Professional) (AE-60) Zone within the Russell Road Transition Corridor Overlay District. Generally located on the northeast corner of Russell Road and Horseshoe Drive within Paradise. JG/sd/jd (For possible action) PC 3/2/21

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

2. **UC-20-0590-GEORGINO, JOHN P. FAMILY TRUST & GEORGINO, JOHN P. TRS:**  
**USE PERMIT** for alcohol, on-premises consumption (service bar).  
**DESIGN REVIEW** for restaurant expansion on a portion of 0.9 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the southwest corner of Valley View Boulevard and Dewey Drive within Paradise. MN/bb/jd (For possible action) PC 3/2/21

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

3. **UC-21-0021-TROP NELLIS, LLC:**  
**USE PERMIT** to eliminate the pedestrian access around the outside dining/drinking area.  
**DESIGN REVIEW** for a proposed fast food restaurant with a drive-thru on a portion of a 5.9 acre site in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue and the west side of Nellis Boulevard within Paradise. TS/rk/jd (For possible action) PC 3/2/21

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

4. **UC-21-0024-CARNABY SQUARE, LLC:**  
**USE PERMIT** to allow a pharmacy and medical supply business in conjunction with an existing in-line retail center on 1.0 acre in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the Midtown Maryland Parkway District. Generally located on the west side of Maryland Parkway, 175 south of Dumont Boulevard within Paradise. TS/rk/jd (For possible action) PC 3/2/21

**Item held per applicant. Return to the 2/23/2021 Paradise town board**

5. **WS-20-0597-KHACH, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase block wall height.  
**DESIGN REVIEW** for a block wall in conjunction with a vehicle (automobile) paint and body shop on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue, 200 feet west of Harrison Drive within Paradise. JG/jt/jd (For possible action)  
PC 3/2/21

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

6. **DR-20-0520-SCHOOL BOARD OF TRUSTEES:**  
**DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** retaining walls in conjunction with a school on 8.0 acres in a P-F (Public Facilities) Zone. Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/ja/jd (For possible action)  
BCC 3/3/21

**MOVED BY- Wardlaw**  
**DENIED – Applicant did not provide sufficient information to approve. Applicant was asked to meet with neighbors prior to BCC and provide elevation plans to show the increase in grade.**  
**VOTE: 4-0 Unanimous**

7. **ET-21-400007 (UC-18-0631) -VEGAS 888 LAND CO, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence lodging, long/short term in an H-1 zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a lodging facility to be predominately used for long-term lodging in conjunction with an approved multiple family residential development on a 3.3 acre portion of an 8.6 acre site in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Hugh Hefner Drive and Nevso Drive within Paradise. MN/jgh/jd (For possible action)  
BCC 3/3/21

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

8. **UC-21-0011-3950, LLC:**  
**USE PERMIT** for a proposed cannabis cultivation facility on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/jor/jd (For possible action)  
BCC 3/3/21

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

9. **UC-21-0012-3950, LLC:**  
**USE PERMIT** for a proposed cannabis production facility on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/jor/jd (For possible action) BCC 3/3/21

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

10. **WS-21-0013-3950, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** parking lot landscaping; **2)** pedestrian walkway; **3)** mechanical equipment screening; **4)** reduced throat depth; and **5)** driveway geometrics.  
**DESIGN REVIEW** for a proposed cannabis facility building on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/jor/JD (For possible action) BCC 3/3/21

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

11. **WS-21-0019-N & G SHOWCASE LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased wall sign area.  
**DESIGN REVIEW** for modification to an approved comprehensive sign package on a 0.5 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/bb/jd (For possible action) BCC 3/3/21

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

- VI. General Business
1. Motion was made by Wardlaw to appoint Williams as Chair  
**VOTE 4-0**  
Motion was made by Williams to appoint Philipp as Vice-Chair  
**VOTE 4-0**
  2. Motion made by Philipp to approve TAB Bylaws as submitted  
**VOTE 4-0**

- VII. Public Comment  
**None**

- VIII. Next Meeting Date  
**The next regular meeting will be February 23, 2021**

- IX. Adjournment  
**The meeting was adjourned at 8:00 p.m.**