



Paradise Town Advisory Board

March 9, 2021

MINUTES

Board Members:

John Williams –Chair-**PRESENT**
Susan Philipp - Vice Chair- **PRESENT**

Joh Wardlaw- **PRESENT**
Katlyn Cunningham – **PRESENT**

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

Nicole Russell; 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 February 23, 2021 Minutes

Moved by: Wardlaw

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for March 9, 2021

Moved by: Philipp

Action: Approve as submitted

Vote: 4-0 Unanimous

IV. Informational Items

None

V. Planning & Zoning

RECEIVED

NOV 23 2021

COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA KING, County Manager

1. **UC-21-0036-RACKS & STACKS, LLC:**

USE PERMITS for the following: 1) banquet facility; 2) nightclub; 3) recreational facility; 4) live entertainment (outdoor); 5) on-premises consumption of alcohol; 6) outside dining, drinking and cooking; 7) eliminate the protective barrier between the outside dining/drinking area and parking area; 8) eliminate the pedestrian access around the perimeter of the outside dining/drinking area; 9) allow the primary means of access to an outside dining/drinking area from the drive aisle where the primary means of access is required through the interior of a restaurant; and 10) permit outside dining, drinking, and cooking in conjunction with an outdoor live entertainment venue.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce interior parking lot landscaping; and 3) permit parking spaces to be unstriped.

DESIGN REVIEWS for the following: 1) an outdoor live entertainment venue; and 2) parking lot area in conjunction with an existing office/warehouse building on 3.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Arville Street, 620 feet north of Tropicana Avenue within Paradise. MN/nd/jd (For possible action)

PC 3/16/21

MOVED BY-Philipp

APPROVE – Use Permit #1 #2 #3 #4 #5 #6 #9 #10

APPROVE- Waiver of Standards #1a #2

WITHDRAWN-Applicant withdrew Use Permit #7 and #8 and WS #1b and #3

Added Conditions

- Hours of operation Sunday-Thursday 6:00am-9:00pm Friday-Saturday 6:00am-12:00am
- 1 year review as public hearing

Subject to all other staff conditions

VOTE: 4-0 Unanimous

2. **ET-21-400017 (UC-19-0312)-CHURCH BAPTIST PARADISE BIBLE:**

USE PERMIT SECOND EXTENSION OF TIME to waive design standards for accessory modular buildings.

DESIGN REVIEW for modular buildings (classrooms and restrooms) in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. TS/jgh/jd (For possible action)

PC 4/6/21

MOVED BY-Williams

APPROVE – Subject to staff conditions

VOTE: 4-0 Unanimous

3. **ET-21-400019 (WS-19-0808)-GREAT BUNS:**

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to commence the following: 1) reduced setback; and 2) deviate from design standards for an accessory storage building.

DESIGN REVIEW for existing accessory buildings and structures in conjunction with an existing bakery on 1.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located 500 feet north of Tropicana Avenue, 850 feet west of Pecos Road within Paradise. TS/jgh/jd (For possible action)

PC 4/6/21

MOVED BY-Philipp

DENY

VOTE: 4-0 Unanimous

4. **ET-21-400021 (WS-19-0656)-TIRL, GEORGE & MARTINA:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST 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 2; 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/nr/jd (For possible action) **PC 4/6/21**

MOVED BY-Wardlaw

APPROVE – Subject to staff conditions

VOTE: 4-0 Unanimous

5. **UC-21-0023-PHOENIX REALTY HOLDINGS, LLC:**
USE PERMITS for the following: **1)** restaurants; **2)** retail sales and services; and **3)** offices.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** landscaping; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a commercial building consisting of 2 restaurants with drive-thru service on 1.2 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South, 820 feet north of Sunset Road within Paradise. MN/al/jd (For possible action) **PC 4/6/21**

HELD per Applicant. Return to the April 27, 2021 Paradise TAB meeting

6. **WS-21-0055-A.R. GILE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow access to a local street; and **2)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** a restaurant with drive-thru service; and **2)** alternative parking lot landscaping on a portion of 2.0 acres in a C-2 (General Commercial) Zone within the Russell Road Transition Corridor Overlay District. Generally located on the southwest corner of Emerald Avenue and Mountain Vista Street within Paradise. JG/al/jd (For possible action) **PC 4/6/21**

MOVED BY-Philipp

DENY

VOTE: 4-0 Unanimous

7. **ET-21-400016 (UC-18-0151)-EGG WORKS HOLDING CO, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** banquet facility; and **2)** live entertainment.
DESIGN REVIEW for exterior modifications to an existing office/warehouse building within an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. MN/sd/jd (For possible action) **BCC 4/7/21**

MOVED BY-Philipp

DENY

VOTE: 4-0 Unanimous

8. **UC-21-0046-EGG WORKS HOLDING CO, LLC:**

USE PERMITS for the following: 1) proposed outside dining in conjunction with an existing banquet facility; 2) eliminate the pedestrian access around outside dining/drinking area (banquet facility); and 3) allow outdoor dining not in conjunction with a restaurant, supper club, tourist club or mixed-use development.

DESIGN REVIEW for outside dining in conjunction with an existing banquet facility on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. MN/sd/jd (For possible action)

BCC 4/7/21

MOVED BY-Wardlaw

APPROVE – Subject to staff conditions

VOTE: 4-0 Unanimous

9. **ET-21-400018 (ZC-18-0234)-NAPLES ENCLAVES, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce front setback; 2) reduce parking; 3) allow alternative street landscaping; 4) allow modified design standards; and 5) waive off-site improvements (curb, gutter, sidewalk, and streetlights).

DESIGN REVIEWS for the following: 1) allow alternative parking lot landscaping; and 2) convert an existing multiple family residential use to long/short term lodging on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Naples Drive, 300 feet east of University Center Drive within Paradise. JG/tk/jd (For possible action)

BCC 4/7/21

MOVED BY-Williams

APPROVE – Subject to staff conditions

VOTE: 4-0 Unanimous

VI. General Business

None

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be March 30, 2021

IX. Adjournment

The meeting was adjourned at 9:30 p.m.