



Paradise Town Advisory Board

June 8, 2021

MINUTES

Board Members:	John Williams –Chair- PRESENT Susan Philipp - Vice Chair- PRESENT Roger Haywood- 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

Jazmine Harris; 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 May 25, 2021 Minutes

Moved by: Philipp
Action: Approve with changes
Vote: 5-0 Unanimous

Approval of Agenda for June 8, 2021

Moved by: Wardlaw
Action: Approve with the hold of item #1
Vote: 5-0 Unanimous

IV. Informational Items
None

RECEIVED
JUN 30 2021
COUNTY CLERK

V. Planning & Zoning

1. **UC-21-0023-PHOENIX REALTY HOLDINGS, LLC:**
HOLDOVER 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 6/15/21**

HELD per applicant. Return to the July 13, 2021 Paradise TAB

2. **WS-21-0232-BRAVO EDWARD & ROXANNE XIPE-TOTED:**
WAIVER OF DEVELOPMENT STANDARDS to allow an existing solid screen wall in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the east side of McLeod Drive, 175 feet south of Twain Avenue within Paradise. TS/jor/jo (For possible action) **PC 7/6/21**

MOVED BY-Philipp
DENY
VOTE: 5-0 Unanimous

3. **WS-21-0242-OR BAMIDBAR CORPORATION:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) reduced building separation.
DESIGN REVIEW for a dormitory in conjunction with an existing place of worship (synagogue) on 0.9 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Emerson Avenue, 1,100 feet east of Topaz Street within Paradise. TS/jor/jo (For possible action) **PC 7/6/21**

MOVED BY-Wardlaw
APPROVE-Subject to staff conditions
ADDED CONDITION
• **Structure to remain a religious residence**
VOTE: 5-0 Unanimous

4. **VS-21-0247-BARAJAS, JAVIER G. & CLAUDIA R.:**
VACATE AND ABANDON easements of interest to Clark County located between Twain Avenue and Viking Road, and between McLeod Drive and Topaz Street and a portion of a right-of-way being McLeod Drive located between Twain Avenue and Viking Road within Paradise (description on file). TS/jvm/jd (For possible action) **BCC 7/7/21**

MOVED BY-Wardlaw
APPROVE – Subject to staff conditions
VOTE: 5-0 Unanimous

5. **WS-21-0248-BARAJAS, JAVIER G. & CLAUDIA R.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow lots to front a collector street (McLeod Drive); **2)** allow attached sidewalk; and **3)** increased wall height.
DESIGN REVIEWS for the following: **1)** single family residential; and **2)** finished grade on 3.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/jvm/jd (For possible action) **BCC 7/7/21**

MOVED BY-Wardlaw
APPROVE – Subject to staff conditions
VOTE: 5-0 Unanimous

6. **TM-21-500064-BARAJAS, JAVIER G. & CLAUDIA R.:**
TENTATIVE MAP consisting of 12 lots and common lots on 3.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/jvm/jd (For possible action) **BCC 7/7/21**

MOVED BY-Wardlaw
APPROVE – Subject to staff conditions
ADDED CONDITION

- Southern 4 lots #9-12 to be single story homes only

VOTE: 5-0 Unanimous

7. **WS-21-0251-VIKING ROAD, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for intersection off-set.
DESIGN REVIEWS for the following: **1)** for a single family residential subdivision; and **2)** finished grade on 5.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the north side Viking Road, 300 feet east of Topaz Street within Paradise. TS/sd/jd (For possible action) **BCC 7/7/21**

HELD to conduct a neighborhood meeting. Return to the June 29, 2021 Paradise TAB

8. **TM-21-500066-VIKING ROAD, LLC:**
TENTATIVE MAP consisting of 21 residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the north side Viking Road, 300 feet east of Topaz Street within Paradise. TS/sd/jd (For possible action) **BCC 7/7/21**

HELD to conduct a neighborhood meeting. Return to the June 29, 2021 Paradise TAB

9. **WS-21-0231-SG ISLAND PLAZA LLC, ET AL & NAKASH SHOWCASE II, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall sign area.
DESIGN REVIEW for modification to an approved comprehensive sign package on a 0.7 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/jor/jo (For possible action) **BCC 7/7/21**

MOVED BY-Williams
APPROVE – Subject to staff conditions
VOTE: 5-0 Unanimous

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be June 29, 2021
- IX. Adjournment
The meeting was adjourned at 9:12 p.m.