



Paradise Town Advisory Board

May 11, 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

Steve DeMerritt; 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 April 27, 2021 Minutes

Moved by: Philipp

Action: Approve as submitted

Vote: 5-0 Unanimous

Approval of Agenda for May 11, 2021

Moved by: Wardlaw

Action: Approve as submitted

Vote: 5-0 Unanimous

IV. Informational Items

None

V. Planning & Zoning

RECEIVED

MAY 26 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. **WS-21-0117-SG ISLAND PLAZA LLC ETAL & NAKASH SHOWCASE II LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the allowed projection from a wall for a projecting sign.
DESIGN REVIEW for a projecting sign in conjunction with a retail store (T-Mobile) within the Showcase Mall on 0.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 490 feet north of Tropicana Avenue within Paradise. JG/al/jo (For possible action)

MOVED BY-Philipp
DENY
VOTE: 5-0 Unanimous

2. **ET-21-400057 (UC-0888-15)-ROACHO JORGE H & ROSA:**
USE PERMIT THIRD EXTENSION OF TIME to commence a place of worship.
DESIGN REVIEW for the conversion of a single family residence to a place of worship and all ancillary site improvements on 1.0 acre in an R-1 (Single Family Residential) Zone. Generally located on the south side of Viking Road, 200 feet west of Pearl Street within Paradise (description on file). TS/lm/jo (For possible action) **PC 6/1/21**

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

3. **UC-21-0125-BINGHAM ROBERT:**
USE PERMIT to allow agriculture-livestock, small (chickens) in conjunction with a single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Las Alturas Avenue and the east side of Via Mazarron Street within Paradise. MN/bb/jo (For possible action) **PC 6/1/21**

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

- **No more than 8 chickens at a time**
- **Time limit, no more than 10 years**

VOTE: 5-0 Unanimous

4. **UC-21-0165-4300 TROP, LLC:**
USE PERMITS for the following: 1) offices as a principal use; 2) retail as a principal use; 3) grocery store; 4) restaurant; 5) alcohol sales (beer and wine – packaged only); and 6) alcohol sales (liquor – packaged only).
WAIVER OF DEVELOPMENT STANDARDS for reduced street landscaping.
DESIGN REVIEWS for the following: 1) site modifications; 2) exterior modifications to an existing building; and 3) alternative parking lot landscaping in conjunction within an existing office/warehouse and industrial development on a portion of 14.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Arville Street and the north side of Tropicana Avenue within Paradise. MN/md/jd (For possible action) **PC 6/1/21**

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

5. **UC-21-0178-P & E YLINEN GROUP, LLC:**

USE PERMIT for on-premises consumption of alcohol (service bar) on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, 300 feet north of Twain Avenue within Paradise. JJ/rk/jo (For possible action) **PC 6/1/21**

MOVED BY-Philipp

APPROVE – Subject to staff conditions

VOTE: 5-0 Unanimous

6. **UC-21-0132-UNIVERSITY BOARD OF REGENTS:**

USE PERMITS for the following: 1) allow temporary commercial event (Boring Competition) on a property with no licensed business; and 2) extend the time limit for set-up and operational removal for a temporary commercial event.

DESIGN REVIEW for a temporary commercial event on a portion of 36.8 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the north side of Tropicana Avenue and the east side of Deckow Lane within Paradise. JB/lm/jo (For possible action) **BCC 6/2/21**

MOVED BY-Wardlaw

APPROVE – Subject to staff conditions

VOTE: 5-0 Unanimous

7. **UC-21-0160-HARMON CURTIS:**

USE PERMITS for the following: 1) allow an accessory building (storage containers) not architecturally compatible with a principal building; 2) allow alternative design standards for accessory structures (storage containers); and 3) waive design standards.

WAIVER OF DEVELOPMENT STANDARDS to increase block wall height.

DESIGN REVIEW for finished grade in conjunction with an existing single family residence on 2.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Emerson Avenue, 300 feet west of Mojave Road within Paradise. TS/sd/jo (For possible action) **BCC 6/2/21**

MOVED BY-Wardlaw

APPROVE – Subject to IF approved staff conditions

ADDED CONDITIONS

- Remove any construction equipment not being used for work on project
- Complete project in 2 years
- 2 year review as a public hearing
- Limit of 2 storage containers

VOTE: 5-0 Unanimous

8. **ZC-21-0174-POST INDUSTRIAL, LLC:**

ZONE CHANGE to reclassify a 0.5 acre parcel from an M-D (Designed Manufacturing) (AE-65) Zone to an M-1 (Light Manufacturing) (AE-65) Zone.

USE PERMITS for the following: **1)** medium manufacturing; **2)** allow accessory structures not architecturally compatible; and **3)** allow alternative design standards.

DESIGN REVIEW for a metal building. Generally located on the north side of Post Road, 425 feet west of Cameron Street within Paradise (description on file). MN/sd/jo (For possible action)

BCC 6/2/21

MOVED BY-Philipp

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 May 25, 2021

IX. Adjournment

The meeting was adjourned at 8:35 p.m.