



## Paradise Town Advisory Board

March 9, 2021

### MINUTES

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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	

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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/md/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.**