BP/RD 00/30/2121 (17/20/2021)



Paradise Town Advisory Board

June 8, 2021

MINUTES

Joh Wardlaw-PRESENT

Katlyn Cunningham - PRESENT

Board Members:

John Williams - Chair-PRESENT

Susan Philipp - Vice Chair- PRESENT

Roger Haywood- 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

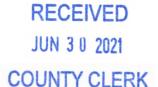
Moved by: Wardlaw

Action: Approve with the hold of item #1

Vote: 5-0 Unanimous

IV. Informational Items

None



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.

<u>WAIVERS OF DEVELOPMENT STANDARDS</u> 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:

<u>WAIVERS OF DEVELOPMENT STANDARDS</u> 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.:

<u>VACATE AND ABANDON</u> 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.

<u>DESIGN REVIEWS</u> 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.

<u>DESIGN REVIEW</u> 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.