



Paradise Town Advisory Board

February 22, 2022

MINUTES

Board Members: : John Williams –Chair-**PRESENT**
 Susan Philipp - Vice Chair- **PRESENT**
 Jon Wardlaw– **PRESENT**
 Katlyn Cunningham – **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

Jillee Rowland; Planning, Blanca Vazquez; Town Liaison, Beatriz Martinez, Vivian Kalarski;
Planning Commissioner

Meeting was called to order by Chair Williams, at 7:00 p.m.

II. Public Comment:
None

III. Approval of February 8, 2022 Minutes

Moved by: Wardlaw
Action: Approve as submitted
Vote: 5-0 Unanimous

Approval of Agenda for February 22, 2022

Moved by: Wardlaw
Action: Approve as submitted
Vote: 5-0 Unanimous

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **NZC-22-0015-7405 SS, LLC ET AL & DCL REVOCABLE LIVING TRUST:**
ZONE CHANGE to reclassify 3.9 acres from a C-P (Office & Professional) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** establish alternative yards; and **2)** increase wall height.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located 150 feet north of Twain Avenue, 230 feet east of Eastern Avenue within Paradise (description on file). TS/rk/jo (For possible action) **PC 3/1/22**

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

2. **TM-22-500009-SIGNATURE LAND HOLDINGS, LLC:**
TENTATIVE MAP consisting of 30 single family residential lots and common lots on 3.9 acres in an R-2 (Medium Density Residential) Zone. Generally located 150 feet north of Twain Avenue and 230 feet east of Eastern Avenue within Paradise. TS/rk/jo (For possible action) **PC 3/1/22**

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

3. **WC-22-400015 (NZC-2181-04)-MCCOMBS, NICHOLAS & SHORT, WHITNEY & BILL:**
WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** subject to revised plans; **2)** the development being “residential in character” as shown on the revised plans; **3)** mature landscaping of pine trees to screen the residential properties to the north and northwest of the subject property will be installed and maintained by the owner of the development; **4)** the trash enclosure not being moved from the location shown on the revised plans; **5)** the parking area subject to the current zone change for professional use will be limited to parking only for the adjacent office building; **6)** applicant constructing a private gate for Gateway Street its agreed to by the neighbors; **7)** no access to the private cul-de-sac on the east property line; and **8)** access controls on the private drive on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 490 feet east of Annie Oakley Drive within Paradise. JG/rk/ja (For possible action) **PC 3/15/22**

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

- **Class size limited to 25**
- **Applicant to maintain private easement from north side of commercial egress to north side of Patrick**

VOTE: 4-0 Unanimous
Philipp abstained from comment and vote

4. **WC-22-400016 (ZC-1624-98)-MCCOMBS, NICHOLAS & SHORT, WHITNEY & BILL:**
WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** residential character to be maintained; and **2)** B-2 landscaping along Patrick Lane frontage on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 490 feet east of Annie Oakley Drive within Paradise. JG/rk/ja (For possible action) **PC 3/15/22**

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

ADDED conditions

- **Class size limited to 25**
- **Applicant to maintain private easement from north side of commercial egress to north side of Patrick**

VOTE: 4-0 Unanimous

Philipp abstained from comment and vote

5. **UC-21-0631-MCCOMBS, NICHOLAS & SHORT, WHITNEY & BILL:**

AMENDED HOLDOVER USE PERMIT for a minor training facility.

WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway departure and approach distance (previously not notified) from the intersection.

DESIGN REVIEW for a proposed fitness training facility on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 490 feet east of Annie Oakley Drive within Paradise. JG/rk/jo (For possible action) **BCC 3/2/22**

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

ADDED conditions

- **Class size limited to 25**
- **Applicant to maintain private easement from north side of commercial egress to north side of Patrick**

VOTE: 4-0 Unanimous

Philipp abstained from comment and vote

6. **NZC-22-0023-JOSEPHS FAMILY LAND, LP:**

ZONE CHANGE to reclassify 7.2 acres from an R-E (Rural Estates Residential) Zone, an R-2 (Medium Density Residential) Zone, and a C-1 (Local Business) Zone to an R-5 (Apartment Residential) Zone.

DESIGN REVIEWS for the following: 1) proposed multiple family residential development; and 2) alternative parking lot landscaping in the Midtown Maryland Parkway District. Generally located on the south side of Tropicana Avenue, 330 feet east of Tamarus Street within Paradise (description on file). JG/rk/jo (For possible action) **PC 3/15/22**

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

7. **VS-22-0024-JOSEPHS FAMILY LAND, LP:**

VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Tamarus Street and Spencer Street within Paradise (description on file). JG/rk/jo (For possible action) **PC 3/15/22**

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

8. **UC-21-0752-525 E TWAIN, LLC:**
AMENDED HOLDOVER USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); **2)** reduce the separation from an on-premises consumption of alcohol use and a residential use; and **3)** hookah lounge (previously not notified) in conjunction with a shopping center on a portion of 2.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Palos Verdes Street and Twain Avenue within Paradise. TS/jvm/jo (For possible action) **PC 3/15/22**

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

9. **UC-22-0031-LAS VEGAS UNIVERSITY GARDENS LLC:**
USE PERMIT to reduce the separation of a supper club from a residential use within an existing shopping center (University Gardens) on a portion of 3.2 acres in a C-2 (Commercial General) (AE-60) Zone within the Maryland Parkway Overlay District. Generally located on the east side of Maryland Parkway and the south side of Del Mar Street within Paradise. JG/nr/jo (For possible action) **PC 3/15/22**

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

10. **UC-22-0032-TIBERTI R & I, LLC:**
USE PERMIT for retail sales (floor covering products) in conjunction with an existing office/warehouse complex on a portion of 3.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Decatur Boulevard, 500 feet north of Hacienda Avenue within Paradise. MN/md/jo (For possible action) **PC 3/15/22**

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

11. **WS-22-0037-ARLIN ARIEL & HERNANDEZ CARLOS MIGUEL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** building separation; and **2)** setbacks 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 Hazelcrest Circle, 160 feet west of Hazelcrest Drive within Paradise. TS/nr/jo (For possible action) **PC 3/15/22**

MOVED BY-Wardlaw
DENY
VOTE: 5-0 Unanimous

12. **UC-22-0040-ATHARI REZA & FATANEH FAMILY TR & ATHARI G. REZA & FATANEH TRS:**
USE PERMIT to allow a cannabis establishment (cultivation).
DESIGN REVIEW for an addition to an existing office/warehouse building on 0.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/sd/jo (For possible action) **BCC 3/16/22**

Held per applicant to work with Staff. Return to the March 8, 2022 Paradise TAB meeting

VI. General Business (for possible action)

None

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be March 8, 2022

IX. Adjournment

The meeting was adjourned at 9:10 p.m.