



Paradise Town Advisory Board

March 12, 2024

MINUTES

Board Members: Susan Philipp-Chair-**PRESENT**
Katlyn Cunningham- Vice-Chair -**PRESENT**
John Williams – **PRESENT**
Kimberly Swartzlander- **PRESENT**
Angelo Carvalho- **EXCUSED**

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

Brady Bernhart; Planning, Alvaro Lozano; Commission Analyst

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

II. Public Comment:
None

III. Approval of February 27, 2024 Minutes

Moved by: Cunningham
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for March 12, 2024

Moved by: Williams
Action: Approve with changes
Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)
None

VI. Planning & Zoning

1. **AR-24-400016 (UC-22-0688)-CENTER FOR SPIRITUAL LIVING:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a place of worship in conjunction with an office complex on a portion of 4.1 acres in a CP (Commercial Professional) Zone. Generally located on the north side of Russell Road and the west side of Gateway Road within Paradise. JG/my/ng (For possible action) **PC 4/2/24**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

2. **AR-24-400019 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:**
DESIGN REVIEW SECOND APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an RS20 (Residential Single Family 20) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/jm/ng (For possible action) **PC 4/2/24**

MOVED BY-Cunningham
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

3. **TM-24-500010-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP for a 1 lot commercial subdivision on a portion of 12.7 acres in a PF (Public Facility) Zone in the AE-60, AE-65, & AE-70 Overlay Districts. Generally located on the south side of Reno Avenue, 280 feet east of Haven Street within Paradise. JG/dd/ng (For possible action) **PC 4/2/24**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

4. **UC-23-0867-PHALEN, MONIQUE C.:**
USE PERMIT for architectural compatibility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** reduce setbacks for an existing accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Ottawa Drive and the east side of Spencer Street within Paradise. TS/jm/ng (For possible action) **PC 4/2/24**

MOVED BY-Philipp
DENY
VOTE: 4-0 Unanimous

5. **WS-23-0920-PF 4090, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** wall height; **2)** alternative landscaping; **3)** loading spaces; **4)** gate access; and **5)** reduce height setback.
DESIGN REVIEW for a mini-warehouse on 1.5 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise. TS/bb/ng (For possible action) **PC 4/2/24**

Held per applicant. No return date given

6. **WS-24-0026-VELAZQUEZ, RODOLFO & PEREZ, ARELYS ARJONA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following **1)** reduced setbacks; and **2)** exterior colors.

DESIGN REVIEWS for the following **1)** an attached addition; and **2)** an accessory structure in conjunction with a single family residence on 0.2 acres in a RS5.2 (Single Family Residential 5.2) Zone. Generally located on the north side of Desmond Avenue, 120 feet west of Skyland Drive within Paradise. JG/tpd/ng (For possible action) **PC 4/2/24**

MOVED BY-Cunningham

APPROVE- Waiver #2 Subject to IF approved staff conditions

APPROVE- Design Review #2 Subject to IF approved staff conditions

DENY- Waiver #1

DENY- Design Review #1

VOTE: 4-0 Unanimous

7. **WS-24-0040-CHURCH ROMAN CATHOLIC LAS VEGAS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase decorative fence and wall height; **2)** street landscaping; **3)** reduce access gate setback; **4)** finished grade; and **5)** buffering and screening standards.

DESIGN REVIEWS for the following: **1)** modular classroom building; and **2)** site improvements and modifications in conjunction with an existing place of worship and school on 13.1 acres in an RS5.2 (Residential Single Family 5.2) Zone. Generally located on the east side of Eastern Avenue and the south side of Flamingo Road within Paradise. TS/md/ng (For possible action) **PC 4/2/24**

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

8. **UC-23-0801-RK VEGAS CIRCLE, LLC:**
HOLDOVER USE PERMITS for the following: **1)** place of worship; **2)** on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking; **3)** allow outside dining and drinking in conjunction with a tavern; **4)** alcohol sales (beer and wine - packaged only); **5)** alcohol sales (liquor - packaged only); **6)** restaurants with outside dining and drinking; **7)** day spa; **8)** banquet facility with outside uses; **9)** retail sales and service; and **10)** convention facilities/exposition halls.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** permit encroachment into airspace; **3)** reduced setbacks; **4)** reduced parking; **5)** reduced loading spaces; **6)** allow alternative street landscaping; **7)** allow modified street standards; **8)** allow modified driveway design standards; and **9)** allow non-standard improvements within the right-of-way.

DESIGN REVIEWS for the following: **1)** hotel; **2)** place of worship; **3)** day spa; **4)** retail sales and service; **5)** restaurants and tavern with outside dining and drinking; **6)** on-premises consumption of alcohol (service bars, supper clubs, and tavern); **7)** convention facilities/exposition halls; **8)** parking garage with subterranean levels; and **9)** outdoor deck with pool area on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action) **BCC 4/3/24**

Held per applicant. Return to the May 14, 2024 Paradise TAB meeting

- VI. General Business (for possible action)
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be March 26, 2024
- IX. Adjournment
The meeting was adjourned at 8:05 p.m.