



Paradise Town Advisory Board

April 26, 2022

MINUTES

Board Members: : John Williams –Chair-**PRESENT**
 Susan Philipp - Vice Chair- **PRESTEN**
 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

Lorna Phegley; Planning, Alvaro Lozano; Community Services Specialist

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

II. Public Comment:
None

III. Approval of April 12, 2022 Minutes

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

Approval of Agenda for April 26, 2022

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

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **ET-22-400038 (UC-19-0990)-EAGLE PARADISE LLC & THAYERACK LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increase animated sign area; and 2) increase freestanding sign area.
DESIGN REVIEW for a freestanding sign with increased animated sign area in conjunction with a shopping center on 5.3 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Harmon Avenue and the east side of Paradise Road within Paradise. JG/sd/syp (For possible action) **PC 5/17/22**

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

2. **ET-22-400042 (UC-19-0312)-CHURCH BAPTIST PARADISE BIBLE:**
USE PERMIT THIRD 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/sd/syp (For possible action) **PC 5/17/22**

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

3. **UC-22-0164-WILLY BUG & BUBBY LLC:**
USE PERMIT for a proposed personal services use (non-invasive beauty) in conjunction with an existing commercial building located in a commercial/industrial complex (Park 2000) on 1.1 acres in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located approximately 200 feet north of Sunset Road, and approximately 800 feet east of Eastern Avenue within Paradise. JG/bb/syp (For possible action) **PC 5/17/22**

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

4. **UC-22-0169-BEATH ANDREW & CARE HOLDINGS, LLC:**
USE PERMIT for a hookah lounge within an existing commercial center on a portion of 1.1 acres in a C-1 (Local Business) Zone. Generally located on the west side of Pecos Road and the north side of Russell Road within Paradise. JG/nr/syp (For possible action) **PC 5/17/22**

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

5. **UC-22-0174-4175 LLC:**
USE PERMITS for the following: 1) recreational facility (go-cart track); and 2) service bar.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) eliminate bicycle parking requirement.
DESIGN REVIEW for a recreational facility on 3.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Arville Street and Nevso Drive within Paradise MN/sd/syp (For possible action) **PC 5/17/22**

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

6. **UC-22-0178-LEGACY FUNERAL HOLDINGS NV, LLC:**
USE PERMIT for a funeral home.
DESIGN REVIEW for a funeral home with modifications to an existing parking lot in conjunction with an existing cemetery on a portion of 21.6 acres in a P-F (Public Facility) (AE-65, AE-70, and AE-RPZ) Zone. Generally located on the south side of Patrick Lane, 285 feet east of Eastern Avenue within Paradise. JG/md/jo (For possible action) **PC 5/17/22**

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

7. **UC-22-0180-MATE COMMERCIAL, LLC:**
USE PERMIT to reduce the separation between a tire installation and repair facility and a residential use within a portion of an existing office/warehouse building on 1.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Helm Drive, approximately 635 feet west of Spencer Street within Paradise. JG/sd/syp (For possible action) **PC 5/17/22**

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

8. **UC-22-0184-NOSREDNA REAL ESTATE HOLDINGS CORPORATION:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a redesigned communication tower on a 0.9 acre parcel in a C-P (Office and Professional) Zone. Generally located on the west side of the Pecos McLeod Interconnect and the north side of Twain Avenue within Paradise. TS/nr/syp (For possible action) **PC 5/17/22**

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

9. **VS-22-0182-HERBST FAMILY LIMITED PARTNERSHIP II:**
VACATE AND ABANDON easements of interest to Clark County located between Dewey Drive and Russell Road and between Polaris Avenue and Procyon Street within Paradise (description on file). MN/jor/jo (For possible action) **PC 5/17/22**

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

10. **DR-22-0177-PARBALL NEWCO, LLC:**
DESIGN REVIEW for a comprehensive sign package for a resort hotel (Horseshoe) on 30.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/md/syp (For possible action) **BCC 5/18/22**

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

11. **ET-22-400036 (WS-19-0680)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduce side setback; and **2)** reduce height setback.
DESIGN REVIEW for design modifications to a previously approved youth referral service on a 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/syp (For possible action) **PC 5/17/22**

MOVED BY-Philipp
APPROVE-Subject to staff conditions
ADDED Condition
• **Until 10-16-2024 to commence**
VOTE: 5-0 Unanimous

12. **ZC-22-0154-KNG, LLC:**
ZONE CHANGE to reclassify 3.5 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: **1)** vehicle (recreational vehicles and watercraft) sales; **2)** vehicle (recreational vehicles and watercraft) repair; **3)** vehicle (recreational vehicles and watercraft) wash; and **4)** vehicle (recreational vehicles and watercraft) storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation for a vehicle (recreational vehicle and watercraft) wash from a residential use; and **2)** allow a fence where not permitted.
DESIGN REVIEW for a recreational vehicle and watercraft services center. Generally located on the southwest side of Boulder Highway, 900 feet southeast of Desert Inn Road within Paradise (description on file). TS/jt/jo (For possible action) **PC 5/17/22**

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

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be May 10, 2022
- IX. Adjournment
The meeting was adjourned at 7:45 p.m.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center- 4775 McLeod Dr.
<https://notice.nv.gov>

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YOLANDA KING, County Manager

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