



# Paradise Town Advisory Board

May 11, 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

Steve DeMerritt; 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 April 27, 2021 Minutes

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

Approval of Agenda for May 11, 2021

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

IV. Informational Items  
None

V. Planning & Zoning

1. **WS-21-0117-SG ISLAND PLAZA LLC ETAL & NAKASH SHOWCASE II LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the allowed projection from a wall for a projecting sign.

**DESIGN REVIEW** for a projecting sign in conjunction with a retail store (T-Mobile) within the Showcase Mall on 0.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 490 feet north of Tropicana Avenue within Paradise. JG/al/jo (For possible action)

**MOVED BY-Philipp**  
**DENY**  
**VOTE: 5-0 Unanimous**

2. **ET-21-400057 (UC-0888-15)-ROACHO JORGE H & ROSA:**  
**USE PERMIT THIRD EXTENSION OF TIME** to commence a place of worship.  
**DESIGN REVIEW** for the conversion of a single family residence to a place of worship and all ancillary site improvements on 1.0 acre in an R-1 (Single Family Residential) Zone. Generally located on the south side of Viking Road, 200 feet west of Pearl Street within Paradise (description on file). TS/lm/jo (For possible action) **PC 6/1/21**

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

3. **UC-21-0125-BINGHAM ROBERT:**  
**USE PERMIT** to allow agriculture-livestock, small (chickens) in conjunction with a single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Las Alturas Avenue and the east side of Via Mazarron Street within Paradise. MN/bb/jo (For possible action) **PC 6/1/21**

**MOVED BY-Wardlaw**  
**APPROVE – Subject to staff conditions**  
**ADDED CONDITIONS**

- **No more than 8 chickens at a time**
- **Time limit, no more than 10 years**

**VOTE: 5-0 Unanimous**

4. **UC-21-0165-4300 TROP, LLC:**  
**USE PERMITS** for the following: **1)** offices as a principal use; **2)** retail as a principal use; **3)** grocery store; **4)** restaurant; **5)** alcohol sales (beer and wine – packaged only); and **6)** alcohol sales (liquor – packaged only).

**WAIVER OF DEVELOPMENT STANDARDS** for reduced street landscaping.  
**DESIGN REVIEWS** for the following: **1)** site modifications; **2)** exterior modifications to an existing building; and **3)** alternative parking lot landscaping in conjunction within an existing office/warehouse and industrial development on a portion of 14.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Arville Street and the north side of Tropicana Avenue within Paradise. MN/md/jd (For possible action) **PC 6/1/21**

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

5. **UC-21-0178-P & E YLINEN GROUP, LLC:**  
**USE PERMIT** for on-premises consumption of alcohol (service bar) on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, 300 feet north of Twain Avenue within Paradise. JJ/rk/jo (For possible action) **PC 6/1/21**

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

6. **UC-21-0132-UNIVERSITY BOARD OF REGENTS:**  
**USE PERMITS** for the following: **1)** allow temporary commercial event (Boring Competition) on a property with no licensed business; and **2)** extend the time limit for set-up and operational removal for a temporary commercial event.  
**DESIGN REVIEW** for a temporary commercial event on a portion of 36.8 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the north side of Tropicana Avenue and the east side of Deckow Lane within Paradise. JB/lm/jo (For possible action) **BCC 6/2/21**

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

7. **UC-21-0160-HARMON CURTIS:**  
**USE PERMITS** for the following: **1)** allow an accessory building (storage containers) not architecturally compatible with a principal building; **2)** allow alternative design standards for accessory structures (storage containers); and **3)** waive design standards.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase block wall height.  
**DESIGN REVIEW** for finished grade in conjunction with an existing single family residence on 2.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Emerson Avenue, 300 feet west of Mojave Road within Paradise. TS/sd/jo (For possible action) **BCC 6/2/21**

**MOVED BY-Wardlaw**  
**APPROVE – Subject to IF approved staff conditions**  
**ADDED CONDITIONS**

- **Remove any construction equipment not being used for work on project**
- **Complete project in 2 years**
- **2 year review as a public hearing**
- **Limit of 2 storage containers**

**VOTE: 5-0 Unanimous**

8. **ZC-21-0174-POST INDUSTRIAL, LLC:**  
**ZONE CHANGE** to reclassify a 0.5 acre parcel from an M-D (Designed Manufacturing) (AE-65) Zone to an M-1 (Light Manufacturing) (AE-65) Zone.  
**USE PERMITS** for the following: **1)** medium manufacturing; **2)** allow accessory structures not architecturally compatible; and **3)** allow alternative design standards.  
**DESIGN REVIEW** for a metal building. Generally located on the north side of Post Road, 425 feet west of Cameron Street within Paradise (description on file). MN/sd/jo (For possible action)  
**BCC 6/2/21**

**MOVED BY-Philipp**  
**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 May 25, 2021**
- IX. Adjournment  
**The meeting was adjourned at 8:35 p.m.**