



## Paradise Town Advisory Board

May 25, 2021

### MINUTES

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Board Members:	John Williams –Chair- <b>PRESENT</b> Susan Philipp - Vice Chair- <b>EXCUSED</b> Roger Haywood- <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

Jillee Rowland; Planning, Blanca Vazquez; Town Liaison

Meeting was called to order by Wardlaw, at 7:00 p.m.  
Chair Williams not present until item #3

II. Public Comment:  
None

III. Approval of May 11, 2021 Minutes

**Moved by: Cunningham**  
**Action: Approve as submitted**  
**Vote: 3-0 Unanimous**

Approval of Agenda for May 25, 2021

**Moved by: Wardlaw**  
**Action: Approve as submitted**  
**Vote: 3-0 Unanimous**

IV. Informational Items

**Movie in the park, Troll's World Tour at Silver Bowl Park April 28, 2021 8:00 p.m.**  
**Covid Vaccine shots available at Silver Bowl Park April 28, 2021 8:00 p.m.**

V. Planning & Zoning

1. **WS-21-0117-SG ISLAND PLAZA LLC ETAL & NAKASH SHOWCASE II LLC:**  
**HOLDOVER 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-Wardlaw**  
**APPROVE – Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

2. **UC-21-0023-PHOENIX REALTY HOLDINGS, LLC:**  
**HOLDOVER USE PERMITS** for the following: 1) restaurants; 2) retail sales and services; and 3) offices.  
**WAIVERS OF DEVELOPMENT STANDARDS** 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**

**NO show. Return to the June 8, 2021 Paradise TAB meeting**

3. **UC-21-0206-TXM REAL ESTATE HOLDINGS, LLC:**  
**USE PERMIT** to reduce the separation from a residential use to a proposed supper club in conjunction with an existing restaurant on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the north side of Warm Springs Road, 1,140 feet west of Eastern Avenue within Paradise. MN/md/jo (For possible action) **PC 6/15/21**

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

4. **WS-21-0216-CASHMAN PHOTO ENTERPRISES NEVADA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the driveway approach and departure distances from the intersection.  
**DESIGN REVIEW** for a proposed vehicle inventory storage lot on 0.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Highland Drive and the east side of Morgan Cashmans Way within Paradise. JJ/rk/jd (For possible action) **PC 6/15/21**

**MOVED BY-Wardlaw**  
**APPROVE – Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

5. **ET-21-400067 (ZC-18-0905)-SWENSON 72, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a proposed mini-warehouse facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased height; and **2)** waive the requirement for sidewalks or a buffer around the building footprint.  
**DESIGN REVIEW** for a proposed mini-warehouse facility on 1.4 acres in a C-1 (Local Business) (AE-60) Zone within the Midtown Maryland Parkway District. Generally located on the east side of University Center Drive, 1,160 feet north of Flamingo Road within Paradise. TS/md/jo (For possible action) **BCC 6/16/21**

**MOVED BY-Wardlaw**  
**APPROVE – Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

6. **DR-21-0198-SWENSON 72, LLC:**  
**DESIGN REVIEW** for finished grade in conjunction with a previously approved mini-warehouse on 1.4 acres in a C-1 (Local Business) (AE-60) Zone within the Midtown Maryland Parkway District. Generally located on the east side of University Center Drive, 1,160 feet north of Flamingo Road within Paradise. TS/md/jo (For possible action) **BCC 6/16/21**

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

7. **VS-21-0185-MARIANO, MARILOU:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Spencer Street and Bruce Street, and between Robindale Road and Sur Este Avenue (alignment) within Paradise (description on file). MN/md/jd (For possible action) **BCC 6/16/21**

**MOVED BY-Williams**  
**DENY**  
**VOTE: 3-0 Unanimous**  
**Cunningham abstained from comment and vote**

8. **UC-21-0184-MARIANO, MARILOU:**  
**USE PERMIT** for a place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** eliminate trash enclosure setback; **3)** eliminate street landscaping; **4)** eliminate parking lot landscaping; **5)** alternative landscaping adjacent to a less intensive use (single family residences); **6)** eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building entrance; **7)** reduce the setback for an accessory structure (carport); **8)** reduce drive aisle width; and **9)** allow modified driveway design standards.  
**DESIGN REVIEW** for a place of worship on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spencer Street, 440 feet north of Robindale Road within Paradise. MN/md/jd (For possible action) **BCC 6/16/21**

**MOVED BY-Williams**  
**DENY**  
**VOTE: 3-0 Unanimous**  
**Cunningham abstained from comment and vote**

9. **WS-21-0181-PALM MORTUARY, INC.:**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased building height.  
**DESIGN REVIEWS** for the following: **1)** a chapel/mausoleum; and **2)** finished grade on a portion of a 71.3 acre site in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Eastern Avenue and the north side of Robindale Road within Paradise. JG/jvm/jo  
(For possible action) **BCC 6/16/21**

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

- VI. General Business  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be June 8, 2021**
- IX. Adjournment  
**The meeting was adjourned at 8:10 p.m.**