



Paradise Town Advisory Board

February 8, 2022

MINUTES

Board Members: : John Williams –Chair-**PRESENT**
 Susan Philipp - Vice Chair- **EXCUSED**
 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, Blanca Vazquez; Town Liaison, Beatriz Martinez

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

II. Public Comment:
None

III. Approval of January 25, 2022 Minutes

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

Approval of Agenda for February 8, 2022

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

IV. Informational Items (For Discussion only)
Virtual Town Hall 2/23/22 Short Term Rentals

V. Planning & Zoning

1. **NZC-22-0005-SHARET HOLDINGS II, LLC:**
ZONE CHANGE to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) reduced street landscaping.
DESIGN REVIEW for a proposed multiple family residential development. Generally located on the east side of Pecos Road and the south side of Oquendo Road (alignment) within Paradise (description on file). JG/rk/jo (For possible action) **PC 3/1/22**

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

2. **NZC-22-0015-7405 SS, LLC ETAL & 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 and 230 feet east of Eastern Avenue within Paradise (description on file). TS/rk/jo (For possible action) **PC 3/1/22**

Held per applicant. Return to the February 22, 2022 Paradise TAB meeting

3. **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**

Held per applicant. Return to the February 22, 2022 Paradise TAB meeting

4. **UC-22-0018-EDGAR FAYE, LLC:**
USE PERMIT for a proposed food cart not within an enclosed building.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a proposed food cart in conjunction with an existing tavern on 0.3 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone within the Midtown Maryland Parkway District. Generally located on the west side of Maryland Parkway, 135 feet south of Dumont Boulevard within Paradise. TS/jgh/jo (For possible action) **PC 3/1/22**

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

5. **DR-22-0019-ELDORADO SPRINGS, LLC:**
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 6.3 acres in an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone. Generally located 200 feet east of Mcleod Drive (alignment) and 210 feet north of Eldorado Lane within Paradise. JG/md/jo (For possible action) **BCC 3/2/22**

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

6. **TM-22-500011-ELDORADO SPRINGS, LLC:**
TENTATIVE MAP consisting of 43 lots and common lots on 6.3 acres in an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone. Generally located 200 feet east of Mcleod Drive (alignment) and 210 feet north of Eldorado Lane within Paradise. JG/md/jo (For possible action) **BCC 3/2/22**

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

7. **ET-22-400004 (UC-19-0814)-GIPSY, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** reduce the separation from an alcohol, on-premises consumption (tavern) to a residential use; **2)** reduce the separation from an outside dining area (patio) to a residential use; and **3)** allow outside dining in conjunction with a tavern.
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEWS for the following: **1)** alcohol, on-premises consumption (tavern); **2)** an outside dining area (patio); and **3)** alternative parking lot landscaping on 0.9 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the northwest corner of Paradise Road and Naples Drive within Paradise. JG/jvm/ja (For possible action)
Paradise (description on file). TS/nr/jo (For possible action) **BCC 3/16/22**

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

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be February 22, 2022
- IX. Adjournment
The meeting was adjourned at 7:30 p.m.