



Paradise Town Advisory Board

April 27, 2021

MINUTES

Board Members:	John Williams –Chair- PRESENT Susan Philipp - Vice Chair- PRESENT Roger Haywood- PRESENT	Joh Wardlaw– PRESENT Katlyn Cunningham – 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

Greg Cerven; 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 13, 2021 Minutes

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

Approval of Agenda for April 27, 2021

Moved by: Philipp
Action: Approve with changes
Vote: 5-0 Unanimous

IV. Informational Items

Covid-19 Pop-Up Vaccination Clinic May 6, 2021 2:00PM-6:00PM @ Whitney Recreation Center
Pickleball Tournament May 8, 2021 8:00AM-2:00PM @ Sunset Park

V. Planning & Zoning

1. **AG-21-900157:** Receive a report on the Clark County Stadium District Plan. (For possible action) **PC 6/1/21**

MOVED BY-Wardlaw
APPROVE –
VOTE: 5-0 Unanimous

2. **UC-21-0107-M M OQUENDO, LLC:**
USE PERMIT for a cannabis establishment (production facility) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District. Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action) **BCC 4/21/21**

MOVED BY-Williams
APPROVE
VOTE: 5-0 Unanimous

3. **UC-21-0108-M M OQUENDO, LLC:**
USE PERMIT for a cannabis establishment (distributor) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District. Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action) **BCC 4/21/21**

MOVED BY-Williams
APPROVE
VOTE: 5-0 Unanimous

4. **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 5/4/21**

Held for 30 days per applicant

5. **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) **BCC 5/5/21**

No show. Return to the Paradise May 11, 2021 TAB meeting

6. **DR-21-0144-AMERICA FIRST FEDERAL CREDIT UNION:**
DESIGN REVIEWS for the following: 1) signage; and 2) lighting for a proposed financial services building (America First Credit Union) in conjunction with an approved retail center on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Maryland Parkway and Silverado Ranch Boulevard within Paradise. MN/sd/ja (For possible action)

PC 5/18/21

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

7. **VS-21-0154-SERENE, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between Bermuda Road and Pollock Drive, and between Serene Avenue and Silverado Ranch Boulevard within Paradise (description on file). MN/bb/jd (For possible action)

PC 5/18/21

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

8. **WS-21-0112-SERENE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a new gym building in conjunction with a multiple family development on 27.9 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jvm/jo (For possible action)

PC 5/18/21

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

9. **TM-20-500187-SERENE, LLC:**
HOLDOVER TENTATIVE MAP consisting of 386 condominium units and common lots on 19.4 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jt/jd (For possible action)

PC 5/18/21

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

10. **TM-20-500188-SERENE, LLC:**
HOLDOVER TENTATIVE MAP consisting of 293 condominium units and common lots on 8.5 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jt/jd (For possible action)

PC 5/18/21

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

11. **UC-21-0139-NASSIRI LIVING TRUST & NASSIRI FRED TRS:**
USE PERMITS for the following: **1)** place of worship; **2)** daycare facility; and **3)** school (pre-school).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and
2) landscaping.
DESIGN REVIEWS for the following: **1)** place of worship with a daycare facility and pre-school; **2)** alternative parking lot landscaping; and **3)** finished grade on 3.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spencer Street, 330 feet south of Eldorado Lane within Paradise. MN/al/jd (For possible action) **BCC 5/19/21**

MOVED BY-Philipp

APPROVE – Use Permit #1-Subject to staff conditions

APPROVE- Waivers-Subject to staff conditions

APPROVE- Design Review- Subject to staff conditions

DENY- Use Permit #2 and #3

ADDED Conditions

- **1 year review as public hearing from date of occupancy issue**
- **Monitored and controlled parking services**
- **No street parking**

VOTE: 4-0 Unanimous

Cunningham abstained from comment and vote

- VI. General Business
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be May 11, 2021
- IX. Adjournment
The meeting was adjourned at 10:20 p.m.