



## Paradise Town Advisory Board

June 8, 2021

### MINUTES

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

Jazmine Harris; 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 May 25, 2021 Minutes

**Moved by: Philipp**

**Action: Approve with changes**

**Vote: 5-0 Unanimous**

Approval of Agenda for June 8, 2021

**Moved by: Wardlaw**

**Action: Approve with the hold of item #1**

**Vote: 5-0 Unanimous**

IV. Informational Items  
None

V. Planning & Zoning

1. **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**

**HELD per applicant. Return to the July 13, 2021 Paradise TAB**

2. **WS-21-0232-BRAVO EDWARD & ROXANNE XIPE-TOTED:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow an existing solid screen wall in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the east side of McLeod Drive, 175 feet south of Twain Avenue within Paradise. TS/jor/jo (For possible action) **PC 7/6/21**

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

3. **WS-21-0242-OR BAMIDBAR CORPORATION:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setback; and 2) reduced building separation.  
**DESIGN REVIEW** for a dormitory in conjunction with an existing place of worship (synagogue) on 0.9 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Emerson Avenue, 1,100 feet east of Topaz Street within Paradise. TS/jor/jo (For possible action) **PC 7/6/21**

**MOVED BY-Wardlaw**  
**APPROVE-Subject to staff conditions**  
**ADDED CONDITION**  
• **Structure to remain a religious residence**  
**VOTE: 5-0 Unanimous**

4. **VS-21-0247-BARAJAS, JAVIER G. & CLAUDIA R.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Twain Avenue and Viking Road, and between McLeod Drive and Topaz Street and a portion of a right-of-way being McLeod Drive located between Twain Avenue and Viking Road within Paradise (description on file). TS/jvm/jd (For possible action) **BCC 7/7/21**

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

5. **WS-21-0248-BARAJAS, JAVIER G. & CLAUDIA R.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow lots to front a collector street (McLeod Drive); **2)** allow attached sidewalk; and **3)** increased wall height.  
**DESIGN REVIEWS** for the following: **1)** single family residential; and **2)** finished grade on 3.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/jvm/jd (For possible action) **BCC 7/7/21**

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

6. **TM-21-500064-BARAJAS, JAVIER G. & CLAUDIA R.:**  
**TENTATIVE MAP** consisting of 12 lots and common lots on 3.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/jvm/jd (For possible action) **BCC 7/7/21**

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

- Southern 4 lots #9-12 to be single story homes only

**VOTE: 5-0 Unanimous**

7. **WS-21-0251-VIKING ROAD, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for intersection off-set.  
**DESIGN REVIEWS** for the following: **1)** for a single family residential subdivision; and **2)** finished grade on 5.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the north side Viking Road, 300 feet east of Topaz Street within Paradise. TS/sd/jd (For possible action) **BCC 7/7/21**

**HELD to conduct a neighborhood meeting. Return to the June 29, 2021 Paradise TAB**

8. **TM-21-500066-VIKING ROAD, LLC:**  
**TENTATIVE MAP** consisting of 21 residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the north side Viking Road, 300 feet east of Topaz Street within Paradise. TS/sd/jd (For possible action) **BCC 7/7/21**

**HELD to conduct a neighborhood meeting. Return to the June 29, 2021 Paradise TAB**

9. **WS-21-0231-SG ISLAND PLAZA LLC, ET AL & NAKASH SHOWCASE II, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased wall sign area.  
**DESIGN REVIEW** for modification to an approved comprehensive sign package on a 0.7 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/jor/jo (For possible action) **BCC 7/7/21**

**MOVED BY-Williams**  
**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 June 29, 2021**
- IX. Adjournment  
**The meeting was adjourned at 9:12 p.m.**