



Paradise Town Advisory Board

February 11, 2020

MINUTES

Board Members:	Jon Wardlaw –Chair- PRESENT John Williams —Vice Chair- PRESENT Raymond Berg – EXCUSED	Susan Philipp – PRESENT Bart Donovan- 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

Al Laird; Planning, Blanca Vazquez; Town Liaison

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

II. Public Comment:
None

III. Approval of January 28, 2020 Minutes

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

Approval of Agenda for February 11, 2020

Moved by: Williams
Action: Approve with changes
Vote: 4-0 Unanimous

IV. Informational Items

None

V. Planning & Zoning

1. **WS-19-0975-AMERICA FIRST FEDERAL CREDIT UNION:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed financial services building (America First Credit Union) in conjunction with an approved retail center on 3.8 acres in the C-1 (Local Business) Zone. Generally located on the northeast corner of Maryland Parkway and Silverado Ranch Boulevard within Paradise. MN/sd/jd (For possible action) **PC 2/18/20**

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions and per site plan submitted at the Paradise TAB on 2/11/20

- **DESIGN review as public hearing for all future development on the proposed pad sites**
- **DENIAL-Design Review**

VOTE: 3-0 Williams abstained from comment and vote

2. **UC-20-0026-BUTLER FRANK JAMES & EDRAINE:**
USE PERMIT to allow a proposed accessory structure (detached garage) to exceed one half the footprint of the principal dwelling in conjunction with a proposed single family residence on 1.1 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the southwest corner of Lamb Boulevard and Callahan Avenue (alignment) within Paradise. JG/sd/jd (For possible action) **PC 3/3/20**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Philipp abstained from comment and vote

3. **UC-20-0041-BIG KAHUNA PROPERTIES, LLC:**
USE PERMIT for a proposed experimental laboratory (industrial hygiene) on a portion of 5.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Pama Lane, approximately 265 feet west of Eastern Avenue within Paradise. JG/sd/jd (For possible action) **PC 3/3/20**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **UC-20-0045-PATRON INVESTMENTS, LLC:**
USE PERMITS for the following: 1) restaurant; and 2) outside dining.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce driveway departure distances from the intersection; and 3) modified driveway design standards.
DESIGN REVIEW for a proposed restaurant building on 0.9 acres in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the north side of Sunset Road and the east side of Windy Road within Paradise. MN/rk/jd (For possible action) **PC 3/3/20**

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

- **Reduce 3 parking spaces on the East side of Sunset driveway to allow 25 foot throat depth, which reduces total number of parking spaces to 65**

VOTE: 4-0 Unanimous

5. **VS-20-0013-ROHANI PARVEZ & NAJMI RUHIYEH:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Pebble Cove, and between I 215 and Spencer Street within Paradise (description on file). MN/tk/jd (For possible action) **PC 3/3/20**

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

6. **WC-20-400004 (WS-0048-10) -WINDMILL PARTNERS, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring a sign to be black faced with 12 inch to 24 inch backlit letters. Generally located on the north side of Windmill Lane, 290 feet east of Bermuda Road within Paradise. MN/bb/jd (For possible action) **PC 3/3/20**

Held per applicant to have time to work with neighbor. Return to the Paradise February 25, 2020 TAB meeting

7. **WS-20-0020-LEVINE INVESTMENTS, LP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the distance between freestanding and monument signs along a street frontage; and **2)** increase the number of monument signs.
DESIGN REVIEWS for the following: **1)** freestanding sign; and **2)** monument signs in conjunction with a commercial development and hotel on a 4.7 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the south side of Tropicana Avenue, 330 feet west of Koval Lane within Paradise. JG/nr//jd (For possible action) **PC 3/3/20**

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

8. **WS-20-0046-JENKINS NEVADA TRUST & JENKINS CARRIE L TRS:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of La Mirada Avenue, 200 feet east of Mira Vista Street within Paradise. JG/rk/jd (For possible action) **PC 3/3/20**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-1 Donovan opposed

9. **AR-20-400006 (UC-1050-17)-CHINA TOWN RETAIL, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** a massage establishment; and **2)** retail uses.
DESIGN REVIEW for an exterior and interior remodel of a portion of an existing building within an existing shopping center on 1.2 acres in an H-1 (Limited Resort and Apartment) Zone in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road, 570 feet west of Valley View Boulevard within Paradise. JJ/tk/jd (For possible action) **BCC 3/4/20**

MOVED BY-Donovan
APPROVE- Subject to staff conditions
• 1 year review as public hearing
VOTE: 4-0 Unanimous

10. **UC-20-0016-3450 S. MARYLAND PARKWAY, LLC:**
USE PERMIT for a major training facility (vocational training).
DESIGN REVIEW for a proposed major training facility on a portion of 57 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Maryland Parkway and the south side of Desert Inn Road within Paradise. TS/sd/jd (For possible action)
BCC 3/4/20

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

11. **UC-20-0029-EASTSIDE CONVENTION CENTER, LLC:**
USE PERMIT for deviations as depicted per plans on file.
DEVIATIONS for the following: **1)** reduced separation between freestanding signs; **2)** allow freestanding signs that are not located in landscaped or rockscaped areas; **3)** increase the number of directional signs; and **4)** all other deviations as depicted per plans on file.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign plan (LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); **2)** increase the overall freestanding sign area; **3)** increase the number of wall signs; **4)** increase overall wall sign area; and **5)** increase overall hanging sign area on a portion of 28.1 acres for the Caesars Forum Convention Center in conjunction with existing resort hotels (The LINQ, Harrah's, & Flamingo) and commercial/retail/dining and entertainment center (LINQ Promenade) on approximately 29.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. TS/pb/jd (For possible action)
BCC 3/4/20

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 3-0 Philipp abstained from comment and vote

12. **ZC-20-0025-SCHOOL BOARD OF TRUSTEES:**
ZONE CHANGE to reclassify 1.2 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced driveway separation; and **2)** alternative driveway geometrics.
DESIGN REVIEW for an elementary school on 9.8 acres. Generally located on the south side of Hacienda Avenue and the west side of Tamarus Street within Paradise (description on file). JG/pb/ja (For possible action)
BCC 3/4/20

MOVED BY-Philipp
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be February 25, 2020
- IX. Adjournment
The meeting was adjourned at 9:10 p.m.