



# Paradise Town Advisory Board

February 25, 2020

## MINUTES

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Board Members:	Jon Wardlaw –Chair- <b>PRESENT</b> John Williams —Vice Chair- <b>PRESENT</b> Raymond Berg – <b>PRESENT</b>	Susan Philipp – <b>PRESENT</b> Bart Donovan- <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

Jillie Rowland; 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 February 11, 2020 Minutes

**Moved by: Philipp**

**Action: Approval with correction**

- **Removal of the DENIAL of Design Review on item #1**

**Vote: 5-0 Unanimous**

Approval of Agenda for February 25, 2020

**Moved by: Williams**

**Action: Approve with changes**

**Vote: 5-0 Unanimous**

IV. Informational Items

**None**

V. Planning & Zoning

1. **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**

**MOVED BY-Philipp**

**APPROVE- Subject to IF approved staff conditions**

- **Applicant to install signage lighting with dimmer switch**
- **Trees to be replaced per original landscape plan adjacent to residential development**

**VOTE: 5-0 Unanimous**

2. **AR-20-400012 (WS-0447-16) -NOYCORP 3546, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS APPLICATION FOR REVIEW** to review eliminating parking lot landscaping.  
**DESIGN REVIEW** for a building addition and expansion of a parking lot in conjunction with an existing office/warehouse building on 2.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Procyon Street, 200 feet south of Spring Mountain Road within Paradise. JJ/sd/ja  
**PC 3/17/20**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

3. **NZC-20-0102-WAGNER ROBERT E & HILDA D:**  
**ZONE CHANGE** to reclassify 1.1 acres from C-P (Office and Professional) Zone to R-E (Rural Estates Residential) Zone.  
**USE PERMITS** for the following: **1)** allow existing accessory structures not architecturally compatible with the principal building (single family residence); and **2)** waive all applicable design standards for existing accessory structures.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** reduce separation between buildings. Generally located on the south side of Oquendo Road, 290 feet west of Pecos Road within Paradise (description on file). JG/md/jd (For possible action)  
**PC 3/17/20**

**MOVED BY-Donovan**

**APPROVE- Subject to IF approved staff conditions**

**VOTE: 5-0 Unanimous**

4. **SC-20-0093-TWAIN DE, LLC:**  
**STREET NAME CHANGE:** to change the name of Twain Avenue between Paradise Road and Maryland Parkway to Siegel Cares Avenue. Generally located east of Paradise Road and west of Maryland Parkway within Paradise. TS/dm/ja (For possible action)  
**PC 3/17/20**

**MOVED BY-Wardlaw**

**DENY**

**VOTE: 5-0 Unanimous**

5. **UC-20-0067-TROPICANA Z HOLDINGS, LLC:**  
**USE PERMIT** to allow a proposed food cart (taco cart/trailer) not located within an enclosed building.  
**DESIGN REVIEW** for a food cart (taco cart/trailer) in conjunction with an existing tire sales and installation facility on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, approximately 120 feet east of Maryland Parkway within Paradise. JG/lm/jd (For possible action) **PC 3/17/20**

**MOVED BY-Philipp**  
**DENY**  
**VOTE: 3-2**

6. **UC-20-0087-ROBERTS NINA K REVOCABLE TRUST & ROBERTS NINA K TRS:**  
**USE PERMIT** for an existing vehicle maintenance (automobile) facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation from an automobile maintenance facility to a residential use; **2)** alternative design standards; **3)** increase fence height; and **4)** allow temporary signs (banner) to be permanent.  
**DESIGN REVIEW** for the following: **1)** vehicle maintenance (automobile) facility; and **2)** signage on 0.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/jd (For possible action) **PC 3/17/20**

**No show. Return to the March 10, 2020 Paradise TAB meeting**

7. **VS-20-0070-PATRON INVESTMENTS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Teco Avenue (alignment) between Las Vegas Boulevard South and Windy Road and a portion of right-of-way being Sunset Road between Windy Road and Las Vegas Boulevard South within Paradise (description on file). MN/sd/jd (For possible action) **PC 3/17/20**

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

8. **WS-20-0100-NEWPORT MEAT NEVADA INC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce front setback; **2)** alternative mechanical equipment screening; **3)** alternative landscaping; and **4)** reduce parking.  
**DESIGN REVIEW** for the addition of mechanical equipment to an existing office warehouse building on 2.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Valley View Boulevard and the south side of Mesa Vista Avenue (alignment) within Paradise. MN/lm/jd (For possible action) **PC 3/17/20**

**MOVED BY-Donovan**  
**DENY**  
**VOTE: 3-2**

9. **DR-19-0906-M G P LESSOR, LLC:**  
**DESIGN REVIEWS** for the following: **1)** amend a comprehensive sign plan for a resort hotel (Mandalay Bay); **2)** increase wall sign area; and **3)** increase animated sign area on 124.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the north and south sides of Mandalay Bay Road on the west side of Las Vegas Boulevard South within Paradise. MN/al/ja (For possible action)  
**BCC 3/18/20**

**MOVED BY-Williams**  
**APPROVE- Subject to IF approved staff conditions**  
**VOTE: 3-2**

10. **DR-20-0061-M G P LESSOR, LLC:**  
**DESIGN REVIEWS** for the following: **1)** amend a comprehensive sign plan for a resort hotel (Mandalay Bay); **2)** increase the overall animated sign area in conjunction with an existing resort hotel (Mandalay Bay) on 124.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the south side of Mandalay Bay Road and the west side of Las Vegas Boulevard South within Paradise. MN/jor/jd (For possible action)  
**BCC 3/18/20**

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

11. **WC-20-400020 (VS-0387-11) -M G P LESSOR, LLC:**  
**WAIVERS OF CONDITIONS** of a vacation and abandonment of a portion of Mandalay Bay Road requiring: **1)** Advertising visible from the public right-of-way will not be permitted within the vacated area; and **2)** Even though outside of the public right-of-way, signage within the vacated area and visible from the public right-of-way must be in accordance with federal, state, and local laws, ordinances, and codes that apply to public rights-of-way. Generally located on the north and south sides of Mandalay Bay Road on the west side of Las Vegas Boulevard South within Paradise. MN/al/ja (For possible action)  
**BCC 3/18/20**

**MOVED BY-Williams**  
**APPROVE- Subject to IF approved staff conditions**  
**VOTE: 3-2**

- VI. General Business  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be March 10, 2020**
- IX. Adjournment  
**The meeting was adjourned at 8:47 p.m.**