



Paradise Town Advisory Board

February 12, 2019

MINUTES

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

Mark Donohue ; Planning, Blanca Vazquez; Town Liaison, Stephanie Halasi; Administrative Specialist

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

II. Public Comment:
None

III. Approval of January 29 , 2019 Minutes

Moved by: Williams
Action: Approve as submitted
Vote: 4-0

Approval of Agenda for February 12, 2019

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

IV. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.(For discussion only)

V. Planning & Zoning

1. **AR-18-400266 (UC-1037-17)-2640 E. TROPICANA, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a taco cart (trailer) not located within an enclosed building in conjunction with an existing tire sales and installation facility on 1.0 acre in a C-2 (General Commercial) zone. Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise. TS/sv/ma (For possible action)

PC 3/5/19

MOVED BY- Williams

ADDED CONDITION- Applicant to have all required permits from Southern Nevada Health District

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **WC-19-400012 (UC-1037-17)-2640 E. TROPICANA, LLC:**
WAIVER OF CONDITIONS of a use permit for a taco cart (trailer) limiting the hours of operation to Tuesday, Friday, and Saturday from 10:00 a.m. to 7:00 p.m. in conjunction with an existing tire sales and installation facility on 1.0 acre in a C-2 (General Commercial) zone. Generally located on northeast corner of Tropicana Avenue and Topaz Street within Paradise. TS/sv/ja (For possible action)

PC 3/5/19

MOVED BY- Williams

ADDED CONDITION- Applicant to have all required permits from Southern Nevada Health District

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **TM-19-500019-G2-UG, LLC:**
TENTATIVE MAP for a mixed use project consisting of residential, commercial, and open space on 2.4 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-2 and Midtown Maryland Overlay Districts within Paradise. Generally located on the northeast corner of Maryland Parkway and Dorothy Avenue within Paradise. JG/rk/ja (For possible action)

PC 3/5/19

MOVED BY-Orgill

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **UC-19-0024-LANDI, LINDA M.:**
USE PERMITS for the following: **1)** allow a proposed accessory building (storage container) not architecturally compatible with the principal building; and **2)** allow alternative design standards in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the south side of Emerald Avenue and the west side of Evaline Lane within Paradise. JG/sd/ma (For possible action)

PC 3/5/19

MOVED BY- Wardlaw

ADDED CONDITION- Storage Container to be painted white or off white

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

5. **UC-19-0057-N N LV ONE, LLC:**
USE PERMIT to allow existing accessory buildings not architecturally compatible with the principal structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce parking.
DESIGN REVIEW for accessory buildings in conjunction with an existing office/warehouse on 0.5 acres in a M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Desert Point Drive and Business Center Way within Paradise. MN/jor/ja (For possible action) **PC 3/5/19**

MOVED BY- Berg

DENY

VOTE: 3-1 Orgill in favor

6. **WS-19-0021-GREEN LEAF LOTUS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign.
DESIGN REVIEW for a roof sign in conjunction with a proposed restaurant within an existing commercial building and multiple family residential development on 6.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Valley View Boulevard and the north side of Spring Mountain Road within Paradise. JJ/sd/ma (For possible action) **PC 3/5/19**

MOVED BY- Orgill

APPROVE-Subject to staff conditions

VOTE: 4-0 Unanimous

7. **WS-19-0029-DIAMOND CREEK HOLDINGS SERIES 15, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping in conjunction with a retail complex on 3.7 acres in a C-1 (Local Business) (AE-60) Zone in the MUD-2 and Midtown Maryland Parkway Overlay Districts. Generally located on the south side of Flamingo Road, 325 feet east of Tamarus Street within Paradise. TS/rk/ma (For possible action) **PC 3/5/19**

NO SHOW. Return to the February 26, 2019 TAB meeting

8. **WS-19-0056-FAP, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the number of freestanding signs; **2)** reduced separation between freestanding signs; **3)** reduce the separation between an animated sign (electronic message unit) and existing residential development; and **4)** increase animation area for a freestanding sign.
DESIGN REVIEW for a freestanding sign in conjunction with a shopping center on 4.3 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Flamingo Road, 375 feet west of Arville Street within Paradise. MN/rk/ma (For possible action) **PC 3/5/19**

MOVED BY- Williams

APPLICANT removed wavier of standards #4

APPROVE-Subject to staff conditions

VOTE: 4-0 Unanimous

9. **AR-19-400004 (UC-0729-06)-R & G HOLDINGS, LLC:**
USE PERMIT NINTH APPLICATION FOR REVIEW of a massage business in conjunction with an existing shopping center on 0.6 acres in a C-2 (General Commercial) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located 275 feet north of Spring Mountain Road and 215 feet east of Arville Street within Paradise. JJ/jvm/ma (For possible action)

BCC 3/6/19

MOVED BY- Orgill

Added Condition- Hours of operation from 8:00AM-9:00PM, which are standard hours of operation for a massage establishment

APPROVE-Subject to staff conditions

VOTE: 4-0 Unanimous

10. **DR-19-0070-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:**

DESIGN REVIEW for additional classroom buildings, administration buildings, gymnasium, signage, athletic courts, and parking in conjunction with an existing high school (Southeast Career and Technical Academy) on a portion of 198.2 acres in a P-F (Public Facility) Zone and a P-F (Public Facility) (AE-60) Zone. Generally located on the west side of Mountain Vista Street and the northeast corner of Mountain Vista Street and Whitney Mesa Drive within Paradise. JG/pb/ma (For possible action)

BCC 3/6/19

MOVED BY-Williams

APPROVE-Subject to staff conditions

VOTE: 4-0 Unanimous

2 neighbors with questions in attendance

11. **UC-19-0072-BIG DADDY'S OIL, LLC:**
USE PERMIT for a vehicle (automobile) wash.
WAIVER OF DEVELOPMENT STANDARDS to waive the Asian Design Overlay District standards.

DESIGN REVIEW for a proposed automated vehicle (automobile) wash addition to an existing convenience store with gasoline pumps on 0.6 acres in a C-1 (Local Business) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the north side of Spring Mountain Road and the east side of Arville Street within Paradise. JJ/rk/ja (For possible action)

MOVED BY- Orgill

APPROVE-Subject to staff conditions

Continue to work with Staff regarding the driveway

VOTE: 4-0 Unanimous

12. **TM-19-500020-MONTERREY VILLAS, LLC:**
TENTATIVE MAP consisting of 16 single family residential lots and common lots on 4.1 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Viking Road, 480 feet east of Mojave Road within Paradise. TS/pb/ja (For possible action)

BCC 3/6/19

MOVED BY- Orgill

APPROVE-Subject to staff conditions

VOTE: 3-1 Berg opposed

13. **VS-19-0069-MONTERREY VILLAS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Mojave Road and Pecos Road, and between Viking Road and Saddle Avenue (alignment) and a portion of a right-of-way being Saddle Avenue (alignment) located between Mojave Road and Pecos Road within Paradise (description on file). TS/pb/ja (For possible action) **BCC 3/6/19**
MOVED BY- Orgill
APPROVE-Subject to staff conditions
VOTE: 3-1 Berg opposed

14. **WS-19-0068-MONTERREY VILLAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard private street and cul-de-sac designs.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** increase finished grade on 4.1 acres in an in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Viking Road, 480 feet east of Mojave Road within Paradise. TS/pb/ja (For possible action) **BCC 3/6/19**
MOVED BY- Orgill
APPROVE-Subject to staff conditions
VOTE: 3-1 Berg opposed

15. **WS-19-0041-WHITTLE, THOMAS D. & OLIVIA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** full off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving); and **2)** drainage study on 2.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Aquarena Way and the north side of Eldorado Lane within Paradise. JG/jor/ja (For possible action) **BCC 3/6/19**
MOVED BY- Berg
DENY
VOTE: 3-1 Wardlaw opposed
1 neighbor with questions in attendance

VI. General Business
(None)

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be February 26, 2019

IX. Adjournment
The meeting was adjourned at 9:15 p.m.