



# Paradise Town Advisory Board

January 28, 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>EXCUSED</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

Jared Tasko; Planning, Blanca Vazquez; Town Liaison

Meeting was called to order by Chair Wardlaw at 7:07 p.m.

II. Public Comment:  
None

III. Approval of December 10, 2020 Minutes

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

Approval of Agenda for January 28, 2020

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

IV. Informational Items

**None**

V. Planning & Zoning

1. **TM-19-500263-PILGER FAMILY HOLDINGS LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 2.6 acres in an H-1 (Limited Resort and Apartment) (AE-70 & AE-75) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Post Road (alignment) within Paradise. MN/jt/jd (For possible action) **PC 2/4/20**

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

2. **UC-19-1006-HACIENDA AVENUE PROPERTIES, LLC:**  
**USE PERMIT** for a major training facility (welding) on a portion of 4.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Hacienda Avenue and the east side of Wynn Road within Paradise. MN/bb/jd (For possible action) **PC 2/18/20**

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

3. **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**

**Applicant NO SHOW. Return to the February 11, 2020 Paradise town board meeting**

4. **WS-19-0990-EAGLE PARADISE, LLC & THAYERACK, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase animated sign area; and 2) increase freestanding sign area.  
**DESIGN REVIEW** for a freestanding sign with increased animated sign area in conjunction with a shopping center on 5.3 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Harmon Avenue and the east side of Paradise Road within Paradise. JG/bb/jd (For possible action) **PC 2/18/20**

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

5. **AR-19-400167 (UC-1037-17)-2640 E. TROPICANA, LLC:**  
**USE PERMIT SECOND 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/tk/jd (For possible action) **BCC 2/19/20**

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

6. **DR-19-0999-CORNER INVESTMENT COMPANY, LLC:**  
**DESIGN REVIEWS** for the following: **1)** modifications to an approved comprehensive sign package; **2)** increase animated sign area; and **3)** increase the number of animated signs in conjunction with an existing resort hotel (The Cromwell) on 4.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Flamingo Road within Paradise. TS/al/ja (For possible action) **BCC 2/19/20**

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

7. **ET-19-400171 (NZN-0741-16)-SHERWOOD PLACE, LLC:**  
**ZONE CHANGE SECOND EXTENSION OF TIME** on a condition of a zone change to reclassify 0.5 acres from R-4 (Multiple Family Residential - High Density) Zone to R-5 (Apartment Residential) Zone to correct density issues for an existing apartment.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** alternative automobile parking layout; **3)** waive landscaping; and **4)** trash enclosure setbacks.  
**DESIGN REVIEW** for an existing apartment complex in Midtown Maryland Parkway Overlay District. Generally located on the north side of Elizabeth Avenue, 325 feet east of Maryland Parkway within Paradise (description on file). JG/lm/jd (For possible action) **BCC 2/19/20**

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

8. **UC-19-0922-FX LUXURY LAS VEGAS I, LLC:**  
**USE PERMITS** for the following: **1)** tourist club; **2)** restaurants; **3)** on-premises consumption of alcohol (service bar, supper club, tavern); **4)** retail sales and services; and **5)** offices.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; and **2)** alternative landscaping.  
**DESIGN REVIEW** for modifications to an existing commercial building and parking garage on 1.0 acre in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/al/jd (For possible action) **BCC 2/19/20**

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

9. **UC-19-0959-EAGLE INVESTMENTS 1, LLC:**  
**USE PERMIT** to allow a financial services, specified (high interest loan) establishment.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the size of a financial services establishment within an existing commercial building on a portion of 1.8 acres in a C-1 (Local Business) Zone. Generally located on the southeast corner of Tropicana Avenue and Decatur Boulevard within Paradise. MN/sd/jd (For possible action) **BCC 2/19/20**

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

10. **UC-19-0974-ELVI ASSOCIATES, LLC:**  
**USE PERMIT** for a proposed school (K through 6<sup>th</sup> grade) in conjunction with an existing office complex on 3.3 acres in a C-1 (Local Business) (AE-65) Zone. Generally located on the east side of Maryland Parkway, approximately 235 north of Rochelle Avenue within Paradise. TS/sd/jd (For possible action) **BCC 2/19/20**

**Withdrawn without prejudice per applicant**

11. **UC-19-0997-HARSCH INVESTMENT PPTYS-NV LLC:**  
**USE PERMIT** for outside dining.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setback to a shade structure.  
**DESIGN REVIEW** for outside dining and new shade structure on a portion of 18.3 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road and the east side of Wynn Road within Paradise. JJ/bb/jd (For possible action) **BCC 2/19/20**

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

12. **UC-19-1004-GRIMM NORTON 2, LLC:**  
**USE PERMIT** to allow long/short term lodging in conjunction with a hotel currently under construction on 2.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Sierra Vista Drive and University Center Drive within Paradise. TS/al/jd (For possible action) **BCC 2/19/20**

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

13. **UC-20-0003-VAUSE FAMILY TRUST & VAUSE GARY & LINDA M. TRS:**  
**USE PERMIT** for day care.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative street landscaping; **2)** reduced setbacks for a shed; **3)** modify trash enclosure standards; **4)** tandem parking; and **5)** local street access.  
**DESIGN REVIEW** for a day care facility on 0.3 acres in an R-1 (Single-Family Residential) Zone. Generally located on the west side of Nellis Boulevard and the north side of Powell Avenue within Paradise. TS/bb/jd (For possible action) **BCC 2/19/20**

**MOVED BY-Donovan**

- **Deny Waivers of standards #3**

**APPROVE- Subject to IF approved staff conditions**  
**VOTE: 4-0 Unanimous**

14. **WS-19-0993-SHERWOOD PLACE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to waive screening of mechanical equipment.  
**DESIGN REVIEW** for an existing apartment complex on 0.5 acres in an R-5 (Apartment Residential) Zone in the Midtown Maryland Parkway Overlay District. Generally located on the north side of Elizabeth Avenue, 325 feet east of Maryland Parkway within Paradise. JG/lm/jd  
(For possible action) **BCC 2/19/20**

**MOVED BY-Wardlaw**  
**APPROVE- Subject to 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 11, 2020**
- IX. Adjournment  
**The meeting was adjourned at 7:54 p.m.**