



# Paradise Town Advisory Board

June 9, 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

Steve De Merritt; Planner, Blanca Vazquez; Town Liaison

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

II. Public Comment:  
None

III. Approval of March 10, 2020 Minutes

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

Approval of Agenda for March 10, 2020

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

IV. Informational Items  
**None**

V. Planning & Zoning

1. **UC-20-0216-EASTERN PETRO LINK, LLC:**  
**USE PERMITS** for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation from a proposed convenience store to a residential use; and 4) reduce the separation from a proposed gasoline station to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow parking to be located within the front of the building where parking shall be located at the sides or rear of buildings; 2) reduced street landscaping width; 3) allow modified driveway design standards; and 4) allow modified street standards.  
**DESIGN REVIEWS** for the following: 1) convenience store; 2) gasoline station (fuel canopy); and 3) alternative parking lot landscaping on 0.7 acres in a C-1 (Local Business) (AE-60) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the east side of Eastern Avenue and the north side of Russell Road within Paradise. JG/md/jd (For possible action) **PC 7/7/20**

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

2. **AR-20-400045 (ZC-18-0234)-NAPLES ENCLAVES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** for the following: 1) reduce front setback; 2) reduce parking; 3) allow alternative street landscaping; 4) allow modified design standards; and 5) waive off-site improvements (curb, gutter, sidewalk, and streetlights).  
**DESIGN REVIEWS** for the following: 1) allow alternative parking lot landscaping; and 2) convert an existing multiple family residential use to long/short term lodging on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Naples Drive, 300 feet east of University Center Drive within Paradise (description on file). JG/tk/jd (For possible action) **BCC 7/8/20**

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

3. **UC-20-0220-USA:**  
**USE PERMIT** for senior housing.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) senior housing facility; and 2) alternative parking lot landscaping on 5.0 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the northeast corner of Pebble Road and Jeffreys Street within Paradise. MN/jt/jd (For possible action) **BCC 7/8/20**

**MOVED BY-Donovan**  
**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 June 30, 2020**

IX. Adjournment  
**The meeting was adjourned at 7:42 p.m.**