



Paradise Town Advisory Board

September 8, 2020

MINUTES

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

Jillee Opiniano-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 August 25, 2020 Minutes

Moved by: Williams
Action: Approval as submitted
Vote: 3-0 Unanimous

Approval of Agenda for September 8, 2020

Moved by: Williams
Action: Approve as submitted
Vote: 3 -0 Unanimous

IV. Informational Items

Applications are available until Tuesday, December 1, 2020 for appointments by the Board of County Commissioners to serve on the Paradise TAB for a two-year term beginning January 2021. Applications can be obtained from Blanca Vazquez; Town Liaison, Maureen Helm; TAB secretary or the website clarkcounty.gov

V. Planning & Zoning

1. **WS-20-0336-3900 PARADISE RETAIL OWNER SPE, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** allow alternative parking lot design standards; **3)** reduce parking; and **4)** allow alternative sign standards.

DESIGN REVIEWS for the following: **1)** modifications to an existing shopping center; **2)** alternative parking lot landscaping; and **3)** signage in conjunction with an existing shopping center on 4.0 acres in a H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Paradise Road, 640 feet south of Twain Avenue within Paradise. TS/jt/jd (For possible action) **PC 9/15/20**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

2. **ET-20-400083 (ZC-18-0666)-BOMBARD ELECTRIC, LLC and POST ROAD CAPTIAL REAL ESTATE FUND LP:**

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 0.5 acre portion of 2.5 acres from R-E (Rural Estates Residential) Zone and M-1 (Light Manufacturing) Zone to M-1 (Light Manufacturing) Zone.

USE PERMIT to allow an office as a principal use in an M-1 (Light Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; and **2)** allow modified commercial driveway geometrics.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** a proposed office warehouse building on 4.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Post Road and the east and west sides of Arville Street (alignment) within Paradise (description on file). MN/jgh/jd (For possible action) **BCC 9/15/20**

MOVED BY-Donovan

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

3. **UC-20-0344-NEEDHAM, HOWARD J. & CHRISTINE S.:**

USE PERMIT for a day care facility in conjunction with an existing office complex on 1.9 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Eastern Avenue, approximately 500 feet south of Hacienda Avenue within Paradise. JG/nr/jd (For possible action) **PC 10/6/20**

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

4. **UC-20-0361-NOVAL, LP:**

USE PERMITS for the following: **1)** reduce separation from a proposed supper club to a residential use; **2)** reduce the separation from an outside dining/drinking area to a residential use; and **3)** eliminate the pedestrian access around the outside dining/drinking area in conjunction with a supper club within an existing shopping center on a portion of 11.0 acres in a C-2 (General Commercial) Zone with a portion in the Russell Road Transition Corridor Overlay District. Generally located on the south side of Russell Road, 770 feet west of Pecos Road within Paradise. JG/jt/jd (For possible action) **PC 10/6/20**

MOVED BY-Donovan
APPROVE- Subject to staff conditions
ADDED Condition

- No outside amplified music during hours of operation

VOTE: 3-0 Unanimous

5. **VS-20-0351-OZ OPTICS HOLDINGS, INC:**
VACATE AND ABANDON a portion of right-of-way being Decatur Boulevard located between Patrick Lane and Oquendo Road within Paradise (description on file). MN/sd/jd (For possible action) **PC 10/6/20**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

6. **WS-20-0347-TUCKER CALI TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with a single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Greencrest Drive, approximately 135 feet west of Farmcrest Drive, and 550 feet northwest of the intersection of Harmon Avenue and Sandhill Road within Paradise. TS/nr/jd (For possible action) **PC 10/6/20**

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
ADDED condition

- Allow removal and replacement of the wind blocks and add 2 courses of solid blocks on top for a total maximum of 24 inches of solid new block height

VOTE: 3-0 Unanimous

7. **AR-20-400089 (UC-0849-14) -MGM GRAND PROPCO, LLC:**
USE PERMIT FOURTH APPLICATION FOR REVIEW of a recreational facility (Topgolf) with accessory retail, eating and drinking facilities and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on an 8.5 acre portion of 102.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/jgh/jd (For possible action) **BCC 10/7/20**

MOVED BY-Donovan
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be September 29, 2020

IX. Adjournment
The meeting was adjourned at 8:45 p.m.