



Paradise Town Advisory Board

February 27, 2018

MINUTES

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| Board Members: | Susan Philipp—Chair- EXCUSED Robert Orgill —Vice Chair- PRESENT John Williams – PRESENT | Bart Donovan – PRESENT Jon Wardlaw – 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

Phil Blount; Planning, Blanca Vazquez; Town Liaison, Stephanie Halasi; Administrative Specialist

Meeting was called to order by Vice- Chair Orgill at 7:00 p.m.

II. Public Comment

None

III. Approval of February 13 , 2018 Minutes

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

Approval of Agenda for February 27, 2018

Moved by: Donovan
Action: Approve with the withdraw of item #7
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. **UC-17-1111-WYNDHAM VACATION RESORTS, INC.:**
HOLDOVER USE PERMITS for the following: **1)** a proposed multiple family residential development; **2)** on-premises consumption of alcohol (service bar); **3)** convenience store; **4)** restaurant; and **5)** retail sales and services.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce parking; **3)** allow tandem parking spaces where not permitted; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a proposed multiple family residential development with commercial components on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the north side of Twain Avenue and the west side of Interstate 15 within Paradise. SB/al/ja (For possible action)

PREVIOUS ACTION Paradise TAB February 13, 2018 Held per applicant. Return to the February 27, 2018 TAB

MOVED BY-Wardlaw

APPROVE- Subject to the IF approved staff conditions

VOTE: 4-0 Unanimous

2. **AR-18-400015 (UC-15-0866)-BABIN, GARY E:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** increase the area of an accessory building; and **2)** waive applicable design standards in conjunction with an existing single family residence on 0.9 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Euclid Street, 300 feet south of Harmon Avenue within Paradise. CG/tk/ma (For possible action)

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **CP-900509-17:** That the Paradise Town Advisory Board hold a public hearing for the re-examination of a portion of one site (APN 177-12-102-014) from RNP to OP, as part of an update to the Winchester/Paradise Land Use Plan, and after considering the request for change, forward a recommendation to the Clark County Planning Commission. (For possible action)

MOVED BY- Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **UC-18-0067-DIAMOND CREEK HOLDINGS, LLC SERIES 11:**
USE PERMIT for a place of worship within an existing office building on 0.8 acres in a C-P (Office and Professional) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking. Generally located on the northeast corner of Eastern Avenue and Twain Avenue within Paradise. CG/al/ma (For possible action)

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

ADDED CONDITION - Hours of operation to be set at Monday-Friday after 5:00p.m. and weekends

VOTE: 4-0 Unanimous

5. **UC-18-0079-RREF II CGM OFFICE, LLC, ET AL:**
USE PERMIT for a proposed major training facility within an existing retail and office complex on a portion of 9.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 and MUD-2 Overlay Districts. Generally located on the east side of Paradise Road, and 670 feet south of Twain Avenue within Paradise. CG/md/ma (For possible action)

MOVED BY- Orgill

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

6. **UC-18-0102-ASHFORD, LLC:**
USE PERMIT for a place of worship within an existing office building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; **2)** waive bicycle parking; **3)** alternative parking lot design and layout; **4)** reduced driveway throat depth; and **5)** permit existing nonstandard improvements to remain within a right-of-way.
DESIGN REVIEW for modifications to an existing commercial development for a place of worship within an existing office building on 0.5 acres in a C-P (Office and Professional) (AE-60) Zone within the Russell Road Transitional Corridor Overlay District. Generally located on the northeast corner of Russell Road and Horseshoe Drive within Paradise. JG/al/ja (For possible action)

MOVED BY- Donovan

APPROVE- Subject to staff conditions

Applicant withdraw Waiver #2; and remove Public Works condition #1, related to applicant applying to vacate Horseshoe Drive

VOTE: 4-0 Unanimous

7. **UC-18-0103-TIBERTI R & I, LLC:**
USE PERMIT for a proposed sporting goods (firearms) establishment within a portion of an existing office/warehouse building.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a proposed sporting goods (firearms) establishment within a portion of an existing office/warehouse building on 2.0 acres in a M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Valley View Boulevard and the north side of Tompkins Avenue within Paradise. SS/md/ja (For possible action)

Withdrawn without prejudice per the applicant

8. **VS-18-0074-HRHH HOTEL CASINO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Harmon Avenue, and between Paradise Road and Koval Lane within Paradise (description on file). JG/co/ja (For possible action)

MOVED BY- Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

9. **WS-18-0087-CRPF II ARVILLE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the number of proposed monument signs.
DESIGN REVIEW for proposed monument signs in conjunction with an existing warehouse/office complex on 9.5 acres in a M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Arville Street and the south side of Rochelle Avenue within Paradise. SS/md/ja (For possible action)

MOVED BY- Orgill

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

10. **WS-18-0089 – JORASZ, KRZYSZTOF:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce separation for a partially built carport in conjunction with an existing single family residence on 0.2 acres in a R-1 (Single Family Residential) Zone. Generally located on the south side of Autumn Moon Drive and 230 feet west of Rye Canyon Drive within Paradise. SS/bk/ma (For possible action)

MOVED BY- Wardlaw

APPROVE- Subject to IF approved staff conditions

VOTE: 3-1 Donovan against

11. **WS-18-0097-DLC HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a proposed animated sign (electronic message unit) and an existing residential use.
DESIGN REVIEW for a proposed freestanding sign with animation (electronic message unit) in conjunction with an existing industrial building on 4.2 acres in a M-1 (Light Manufacturing) Zone. Generally located on the east side of Decatur Boulevard, and 325 feet south of Reno Avenue within Paradise. SS/md/ma (For possible action)
- MOVED BY- Wardlaw**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
12. **AR-18-400012 (UC-0973-14)-SAINT GABRIEL LAS VEGAS CHARITABLE TRUST:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a school.
DESIGN REVIEW for a school in conjunction with an existing place of worship on 2.3 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Maule Avenue, 750 feet west of Eastern Avenue within Paradise. JG/co/ma (For possible action)
- MOVED BY- Donovan**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
13. **AR-18-400013 (DR-0112-15)-SAINT GABRIEL LAS VEGAS CHARITABLE TRUST:**
DESIGN REVIEW FIRST APPLICATION FOR REVIEW for a modular building for a school in conjunction with an existing place of worship on 2.3 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Maule Avenue, 750 feet west of Eastern Avenue within Paradise. JG/co/ma (For possible action)
- MOVED BY- Donovan**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
14. **DR-18-0053-JENNIFER PARK, LLC:**
DESIGN REVIEW for the expansion to an existing retail marijuana cultivation and production facility on 1.7 acres in an M-D (Designed Manufacturing) Zone. Generally located on the northwest corner of Pamalyn Avenue and Caballo Street within Paradise. SS/bk/ma (For possible action)
- MOVED BY- Williams**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
15. **ET-18-400014 (NZC-0741-16)-SHERWOOD PLACE, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME on a condition of a zone change that required the applicant to obtain building permits 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 complex in an MUD-3 Overlay District.
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. Generally located on the north side of Elizabeth Avenue, 325 feet east of Maryland Parkway within Paradise (description on file). JG/bk/ma (For possible action)

MOVED BY- Donovan
APPROVE- Subject to staff conditons
VOTE: 4-0 Unanimous
1 neighbor spoke against project

16. **ET-18-400016 (NZN-0038-15)-BOYER LAS VEGAS II SNFLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.2 acres from R-1 (Single Family Residential) Zone to R-3 (Multiple Family Residential) Zone for a senior housing project.
USE PERMIT for a senior housing project.
WAIVER OF DEVELOPMENT STANDARDS to permit alternative landscaping and screening.
DESIGN REVIEW for a senior housing project with associated structures and uses. Generally located on the west side of the Pecos-McLeod Interconnect and the north side of Emerson Avenue within Paradise (description on file). CG/tk/ma (For possible action)

MOVED BY- Williams
APPROVE- Subject to staff conditions
ADDED CONDITION- 3 years to complete
VOTE: 4-0 Unanimous

17. **ET-18-400017 (UC-0061-16)-BOYER LAS VEGAS II SNFLC:**
USE PERMIT FIRST EXTENSION OF TIME for a proposed congregate care facility and accessory commercial uses.
DESIGN REVIEW for a congregate care facility on 4.9 acres in a R-3 (Multiple Family Residential) Zone. Generally located on the west side of the Pecos-McLeod Interconnect and the north side of Emerson Avenue within Paradise. CG/tk/ma (For possible action)

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

18. **WS-18-0084-N & G SHOWCASE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall sign area; and 2) increase the number of animated signs.
DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign package; and 2) increase animated sign area in conjunction with an existing shopping center (Showcase Mall) on 6.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 750 feet north of Tropicana Avenue within Paradise. JG/al/ja (For possible action)

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 March 13, 2018

IX. Adjournment
The meeting was adjourned at 8:45 pm