



Paradise Town Advisory Board

June 9, 2020

MINUTES

Board Members:	Jon Wardlaw –Chair- PRESENT John Williams –Vice Chair- PRESENT Raymond Berg – 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

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

RECEIVED

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COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TUCK SEGERBLUM
YOLANDA KING, County Manager

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.