



Paradise Town Advisory Board

December 12, 2023

MINUTES

Board Members: Susan Philipp-Chair-**PRESENT**
Katlyn Cunningham- Vice-Chair -**PRESENT**
John Williams – **PRESENT**
Kimberly Swartzlander- **EXCUSED**
Angelo Carvalho- **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

Brady Bernhart; Planning, Blanca Vazquez; Community Liaison, Vivian Kilarski

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

II. Public Comment:
None

III. Approval of November 28, 2023 Minutes

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

Approval of Agenda for December 12, 2023

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

V. Informational Items (For Discussion only)
None

VI. Planning & Zoning

1. **ET-23-400133 (VS-21-0452)-CAMPUS VILLAGE GROUP, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of right-of-way being Maryland Parkway located between University Avenue and Harmon Avenue within Paradise (description on file). TS/dd/syp (For possible action)

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

2. **UC-23-0751-PATRON INVESTMENTS, LLC:**
USE PERMIT to allow accessory structures (shade structures) not architecturally compatible.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for proposed accessory structures (shade structures).
DESIGN REVIEW for accessory structures (shade structures) in conjunction with an existing restaurant on 0.9 acres in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the north side of Sunset Road and the east side of Windy Road within Paradise. MN/sd/syp (For possible action) **PC 1/4/24**

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

3. **VS-23-0762-TROPICANA HEALTH CENTER, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Bell Drive, and between Decatur Boulevard and Cameron Street; and a portion of right-of-way being Tropicana Avenue located between Decatur Boulevard and Cameron Street within Paradise (description on file). MN/rr/syp (For possible action) **BCC 1/3/24**

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

4. **UC-23-0761-TROPICANA HEALTH CENTER, INC:**
USE PERMITS for the following: **1)** office; and **2)** pharmacy.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow modified driveway standards; and **2)** allow reduced landscaping and attached sidewalk.
DESIGN REVIEWS for the following: **1)** office building with pharmacy; **2)** alternative parking lot landscaping; and **3)** finished grade on 10.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Tropicana Avenue and the west side of Cameron Street within Paradise. MN/rr/syp (For possible action) **BCC 1/3/24**

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

5. **ZC-23-0754-3526 PATRICK LANE, LLC:**
ZONE CHANGE to reclassify 0.5 acres from an RS20 (Residential Single Family 20) (AE-60) Zone to a CG (Commercial General) (AE-60) Zone. Generally located on the north side of Patrick Lane, 570 feet east of Pecos Road within Paradise (description on file). JG/md (For possible action) **BCC 1/3/24**

MOVED BY-Philipp
DENY
VOTE: 4-0 Unanimous

6. **WS-23-0755-3526 PATRICK LANE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** buffering and screening standards; **3)** increase fence height; **4)** allow modified driveway design standards; and **5)** allow commercial pan driveways where commercial curb return driveways are required.
DESIGN REVIEWS for the following: **1)** alternative landscape plan; **2)** alternative trash enclosure design; **3)** allow an accessory structure (storage/shipping container) not architecturally compatible with the principle building; and **4)** plant nursery on 0.5 acres in a CG (Commercial General) (AE-60) Zone. Generally located on the north side of Patrick Lane, 570 feet east of Pecos Road within Paradise. JG/md/syp (For possible action) **BCC 1/3/24**

MOVED BY-Philipp
DENY
VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
Vivian Kilarski thanked board members for their service, and wished them all Happy Holiday's
- VIII. Next Meeting Date
The next regular meeting will be January 9, 2024
- IX. Adjournment
The meeting was adjourned at 7:43 p.m.