



Paradise Town Advisory Board

October 8, 2019

MINUTES

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

Lorna Phegley; 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 September 24, 2019 Minutes

Moved by: Philipp
Action: Approve as submitted
Vote: 4-0

Approval of Agenda for October 8, 2019

Moved by: Williams
Action: Approve with changes
Vote: 4-0 Unanimous

IV. Informational Items
None

V. Planning & Zoning

1. **UC-19-0642-AUTO GROUP, LLC:**

USE PERMIT for increased display spaces for an existing auto sales business on a 0.6 acre lot in a C-2 (Commercial General) Zone. Generally located on the north side of Tropicana Avenue and west of McLeod Drive within Paradise. TS/nr/jd (For possible action)

Held per applicant. Return to the October 29, 19 Paradise TAB meeting

2. **WC-19-400114 (ADR-18-900333)-AUTO GROUP, LLC:**

WAIVER OF CONDITIONS of an administrative design review allowing a maximum of 5 cars for display in conjunction with an auto sales/rental business on a 0.6 acre lot in a C-2 (Commercial General) Zone. Generally located on the north side of Tropicana Avenue, 100 feet west of McLeod Drive within Paradise. TS/nr/jd (For possible action)

Held per applicant. Return to the October 29, 19 Paradise TAB meeting

3. **UC-19-0702-WILCZYNSKI SHERYL & ARTHUR:**

USE PERMIT increase the area of a proposed accessory structure.

WAIVER OF DEVELOPMENT STANDARDS to increase the accessory structure height in conjunction with a single family residence located on 0.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mountain Paradise Way, 20 feet south of Skywalker Avenue within Paradise. JG/lm/jd (For possible action) **PC 10/15/19**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **UC-19-0716-HARSCH INVESTMENT PPTYS-NV, LLC:**

USE PERMIT for a judo training facility (major) within an existing commercial and industrial complex on 18.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/bb/jd (For possible action) **PC 11/5/19**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **UC-19-0717-RENHAVEN EQUITY LP:**

USE PERMIT for personal services (tanning salon) within an existing commercial and industrial complex on 4.2 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the south side of Reno Avenue and the east side of Haven Street within Paradise. JG/bb/jd (For possible action) **PC 10/15/19**

MOVED BY-Berg

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

6. **UC-19-0722-BASCOS LINDA L REVOCABLE LIV TR & BASCOS LINDA L TRS:**
USE PERMITS for the following: 1) tire sales and installation; and 2) a vehicle maintenance facility within 200 feet of a residential use.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback from a tire sales and installation facility to a residential use.
DESIGN REVIEWS for the following: 1) a tire sales and installation facility; 2) a vehicle maintenance facility; and 3) alternative parking lot landscaping on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the south side of Boulder Highway, 100 feet west of Nellis Boulevard within Paradise. TS/al/ja (For possible action) **PC 10/15/19**

MOVED BY-Williams

ADDED CONDITIONS- 2 year review as public hearing, No vibrant colors

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

7. **VS-19-0433-ITAI INVESTMENTS LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Ali Baba Lane and Hacienda Avenue and between Dean Martin Drive and Polaris Avenue; and a portion of a right-of-way being Hacienda Avenue located between Dean Martin Drive and Polaris Avenue within Paradise (description on file). MN/sv/ma (For possible action) **PC 11/5/19**

Held per applicant. Return to the December 10, 2019 Paradise TAB meeting

8. **WS-19-0713-WINKLER WARREN PUG & BILLY B:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setbacks; and 3) reduce building separation in conjunction with a single family residence on 0.5 acres in an R-1 (Single Family Residential) (RNP III) Zone. Generally located on the north side of Viking Road and the west side of Topaz Street within Paradise. TS/nr/ja (For possible action) **PC 11/5/19**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

9. **WS-19-0732-J M T A BELL INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) waive landscaping requirements.
DESIGN REVIEWS for the following: 1) trash enclosure; and 2) modifications to an existing parking lot for a shopping center on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Tropicana Avenue and Pecos Road within Paradise. JG/al/jd (For possible action) **PC 11/5/19**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

10. **AR-19-400120 (UC-0613-17)-BERMUDA ROAD PROPERTIES, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed place of worship in conjunction with an existing major training facility, convention facility, and dormitory within an existing office/warehouse complex on 6.0 acres in an M-1 (Light Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
WAIVER OF CONDITIONS of a use permit (UC-0523-11) requiring the property will not be used as a place of worship as defined by Title 30. Generally located on the east side of Bermuda Road, 350 feet south of Sunset Road within Paradise. MN/tk/jd (For possible action)
BCC 11/6/19

MOVED BY-Philipp
APPROVE- Subject to staff conditions
Removal of time limit
VOTE: 4-0 Unanimous

11. **DR-19-0726-H.R.H.H PROPCO, LLC:**
DESIGN REVIEWS for the following: **1)** exterior remodel and modifications of portions of an existing resort hotel (Hard Rock); **2)** addition to a surface parking lot; and **3)** alternative parking lot landscaping on 28.8 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the northwest corner of Paradise Road and Harmon Avenue within Paradise. JG/al/jd (For possible action)
USE PERMIT for a pharmacy within a portion of an existing warehouse/office building on 3.7 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally located on the north side of Pilot Road, 975 feet east of Bermuda Road within Paradise. MN/md/jd (For possible action)
PC 11/5/19

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

12. **WS-19-0736-HERBST FAMILY LP II:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase animated sign area; and **2)** increase maximum sign area.
DESIGN REVIEW for 2 freestanding signs on 2 parcels totaling 2.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue and the north and south sides of Russell Road within Paradise. MN/nr/jd (For possible action)
the west side of Mountain Paradise Way, 20 feet south of Skywalker Avenue within Paradise. JG/lm/jd (For possible action)
PC 10/15/19

MOVED BY-Wardlaw
DENY
VOTE: 3-0 Berg abstained

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be October 29, 2019

IX. Adjournment
The meeting was adjourned at 8:25 p.m.