



# Paradise Town Advisory Board

November 12, 2019

## MINUTES

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Board Members:	Jon Wardlaw –Chair- <b>PRESENT</b> John Williams —Vice Chair- <b>PRESENT</b> Raymond Berg – <b>PRESENT</b>	Susan Philipp – <b>PRESENT</b>
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

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I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Mark Donohue; 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 October 29, 2019 Minutes

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

Approval of Agenda for November 12, 2019

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

IV. Informational Items

**With the passing of Robert Orgill, there is a vacancy on the Paradise town board. Applications will be accepted until November 24, 2019. Applications available from TAB secretary or on the Clark County web site.**

V. Planning & Zoning

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

**MOVED BY-Philipp**

**APPROVE- Subject to IF approved staff conditions, With following changes**

- **Changing Current Planning bullet #1 Maximum of 25 vehicle display spaces**
- **Change Current Planning #2 Parking and vehicle display in front limit 5, 20 display vehicles in the back**

**VOTE: 4-0 Unanimous**

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

**MOVED BY-Philipp**

**APPROVE- Subject to IF approved staff conditions**

**VOTE: 4-0 Unanimous**

3. **AR-19-400145 (UC-19-0170) -MCBEATH HOLDINGS LLC & SUNTECH AIR CENTER LTD:**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) place of worship; and 2) day care.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking for a place of worship and day care in conjunction with an existing office/warehouse building on a portion of 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Sandhill Road and the south side of Patrick Lane within Paradise. JG/tk/jd (For possible action)

**PC 12/3/19**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

4. **ET-19-400136 (VS-0758-17) - SUNRISE HEALTHCARE, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** of a portion of right-of-way being Eastern Avenue located between Rochelle Avenue and Harmon Avenue within Paradise (description on file). TS/jor/jd (For possible action)

**PC 12/3/19**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

5. **UC-19-0810-P F C SUNSET, LLC:**  
**USE PERMIT** for proposed retail sales in conjunction with an office warehouse development on a portion of 3.8 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the north side of Sunset Road, 700 feet east of McLeod Drive within Paradise. JG/bb/jd (For possible action)

**PC 12/3/19**

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

6. **UC-19-0815-HACIENDA-ARVILLE LLC:**  
**USE PERMIT** for a proposed major training facility within an existing office and warehouse building on 7.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Hacienda Avenue, 770 feet west of Arville Street within Paradise. MN/bb/jd (For possible action) **PC 12/3/19**

**No Show. Return to the 11/26/19 Paradise TAB meeting**

7. **UC-19-0824-ATRIUM HOLDINGS, LLC:**  
**USE PERMIT** for long term/short term lodging.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce parking; 3) reduce number of loading spaces; 4) alternative landscaping; 5) nonstandard off-site improvements; and 6) alternative commercial driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) a long term/short term lodging facility; and 2) alternative parking lot landscaping on 3.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the west side of Paradise Road, 700 feet south of Flamingo Road within Paradise. JG/al/jd (For possible action) **PC 12/3/19**

**MOVED BY-Williams**  
**APPROVED – Subject to modifying Public Works Condition– Development Review bullet point number four (4) to the following: Southern most commercial driveway is to be a right in and right out only and coordinate with Public Works to extend median on Paradise Road; and all other IF Approved staff conditions**  
**VOTE: 4-0 Unanimous**

8. **UC-19-0833-ADS INVESTMENTS LLC:**  
**USE PERMIT** for a proposed minor training facility within an existing office warehouse building on a portion of 7.9 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the northwest corner of Dean Martin Drive and Post Road within Paradise. MN/bb/jd (For possible action) **PC 12/3/19**

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

9. **WS-19-0798-SMITH STEVEN & KELLY REVOCABLE TRUST & SMITH STEVEN WAYNE & KELLY CHRISTINE TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced side street setback on 0.5 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Wigwam Avenue and the west side of Via De Bellasidra Court within Paradise. MN/bb/jd (For possible action) **PC 12/3/19**

**MOVED BY-Berg**  
**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

10. **WS-19-0800-COUNTY OF CLARK (AVIATION) & SIGNATURE FLIGHT SUPPORT OF NEVADA INC LEASE:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEW** for modifications to a portion of McCarran International Airport, to construct a new helicopter hanger on a 5.0 acre portion of 31.6 acres in a P-F (Public Facility) (AE-65 & AE-70) Zone. Generally located on the north side of Russell Road (alignment), 700 feet east of Las Vegas Boulevard South within Paradise. JG/bb/jd (For possible action)  
**PC 12/3/19**

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

11. **WS-19-0808-GREAT BUNS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setback; and 2) deviate from design standards per Table 30.56-2 for an accessory storage building.  
**DESIGN REVIEW** for existing accessory buildings and structures in conjunction with an existing bakery on 1.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located 500 feet north of Tropicana Avenue, 850 feet west of Pecos Road within Paradise. TS/al/jd (For possible action)  
**PC 12/3/19**

**Held by applicant. Return to the 12/10/19 Paradise TAB. Applicant to meet with neighbors**

12. **WS-19-0831-4640 S DECATUR LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for an addition to an existing building materials supply company on 0.9 acres in a C-2 (General Commercial) Zone. Generally located 640 feet south of Harmon Avenue and the east side of Decatur Boulevard within Paradise. MN/md/jd (For possible action)  
**PC 12/3/19**

**Held by applicant. Return to the Paradise 11/26/19 TAB meeting. Applicant to work with staff regarding the parking.**

13. **WS-19-0837-GC VEGAS RETAIL, LLC & NAKASH, S. & W. LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase projecting sign area; and 2) increase the number of animated signs.  
**DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign package; 2) increase projecting sign area; and 3) 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/lm/jd (For possible action) **BCC 12/4/19**

**MOVED BY-Philipp**  
**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 November 26, 2019**
- IX. Adjournment  
**The meeting was adjourned at 9:20 p.m.**