



Paradise Town Advisory Board

July 11, 2017

MINUTES

Board Members:	Susan Philipp—Chair- PRESENT 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

Bob Klein; Planning, Blanca Vazquez; Town Liaison,

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

II. Public Comment

None

III. Approval of June 27 , 2017 Minutes

Moved by: Williams

Action: Approve minutes as submitted

Vote: 5-0 Unanimous

Approval of Agenda for July 11, 2017

Moved by: Orgill

Action: Approve agenda as submitted

Vote: 5-0 Unanimous

IV. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.(For discussion only)

None

V. Planning & Zoning

1. **UC-0489-17 – SUNSET VENTURE PARTNERS, LLC: (3460 E Sunset Rd.)**
USE PERMIT for a proposed day spa within an existing commercial/industrial complex on 2.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road, 200 feet east of Pecos Road within Paradise. MBS/gc/ja
(For possible action) **PC 8/1/17**

MOVED BY Orgill

APPROVE- 1 year review as a public hearing, Subject to all other staff conditions

VOTE: 5-0 Unanimous

2. **UC-0494-17 – BOULEVARD VENTURES, LLC, ET AL: (3542 S. Maryland Pkwy.)**
USE PERMIT to reduce the separation between a proposed on-premises consumption of alcohol use (tavern) in conjunction with a movie theater within an existing shopping center (Boulevard Mall) on a portion of 43.1 acres in a C-2 (General Commercial) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located 750 feet east of Maryland Parkway, 1,000 feet north of Katie Avenue within Paradise. CG/rk/ja (For possible action) **PC 8/1/17**

MOVED BY Williams

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

3. **UC-0507-17 – LV PROPERTIES & INVESTMENTS, LLC, ET AL: (955 White Dr.)**
USE PERMIT to allow offices as a principal use within an existing office/warehouse building.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with an existing office/warehouse complex on 1.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the west side of Paradise Road and the south side of White Drive within Paradise. SS/gc/ml (For possible action) **PC 8/1/17**

MOVED BY Donovan

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

4. **UC-0510-17 – DUNN, DONALD J.: (7429 Picardie Ln.)**
USE PERMITS for the following: **1)** allow a proposed accessory building not architecturally compatible with the principal building; and **2)** allow alternative design standards.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks for a proposed accessory structure; and **2)** reduce the required separation between a proposed accessory structure and an existing single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Picardie Lane, 105 feet north of Puritan Avenue within Paradise. SS/pb/ml (For possible action) **PC 8/11/17**

MOVED BY Wardlaw
DENY
VOTE: 5-0 Unanimous

5. **UC-0512-17 – EAGLE INVESTMENTS 1, LLC: (4895 W. Tropicana Ave.)**
USE PERMIT for a proposed communication tower.
DESIGN REVIEW for a communication tower and associated uses (wireless communication facility) on a portion of 1.7 acres in a C-1 (Local Business) Zone in the MUD-2 Overlay District. Generally located on the south side of Tropicana Avenue and the east side of Decatur Boulevard within Paradise. SS/lm/ml (For possible action)
PC 8/1/17

MOVED BY Wardlaw
APPROVE-With added condition, design of the Monopole to be treated aesthetically as a Mono-Palm. Subject to all other staff conditions
VOTE: 5-0 Unanimous

6. **UC-0515-17 – BASCOS, LINDA L. REVOCABLE LIVING TRUST: (4978 Boulder Hwy.)**
USE PERMITS for the following: **1)** proposed vehicle (automobile) paint & body shop; and **2)** allow 3 proposed food carts in conjunction with an existing vehicle (automobile) sales facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation of a proposed vehicle (automobile) paint & body shop from a residential use; **2)** alternative design standards; and **3)** alternative landscaping.
DESIGN REVIEW for a proposed metal building in conjunction with an existing vehicle (automobile) sales facility on 0.9 acres in a C-2 (General Commercial) Zone in MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 85 feet northwest of Nellis Boulevard within Paradise. CG/pb/ml (For possible action)**PC 8/1/17**

Withdrawn without prejudice per the applicant.

7. **UC-0514-17 – MEOW, LLC: (2700 E. Sunset Rd.)**
USE PERMIT for a proposed massage establishment within an existing retail center on a portion of 5.1 acres in a C-2 (Local Business) (AE-65) (AE-70) Zone and an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the northeast corner of Sunset Road and McLeod Drive within Paradise. MBS/pb/ml (For possible action) **PC 8/1/17**

No show. Return to the July 25, 2017 TAB meeting.

8. **WS-0496-17 – WOHL, DEWEY & JULIE M.: (2461 E. Harmon Ave.)**
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with an existing place of worship on 0.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Harmon Avenue, 150 feet west of Euclid Street within Paradise. CG/gc/ja (For possible action) **BCC 8/2/17**

MOVED BY Orgill

APPROVE- with added condition, 18 month review as a public hearing, subject to all other staff conditions

VOTE: 5-0 Unanimous

9. **UC-0469-17 – JENNIFER PARK, LLC: (530 E. Pamalyn Ave.)**
USE PERMIT for a proposed major training facility (volleyball training and practice).
WAIVER OF DEVELOPMENT STANDARDS for reduced parking within an existing office/warehouse complex on 4.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Pamalyn Avenue, 600 feet east of Bermuda Road within Paradise. SS/rk/ml (For possible action)

PREVIOUS ACTION Paradise TAB June 27, 2017: No show. Return to the July 11, 2017 TAB meeting.

MOVED BY Donovan

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be July 25, 2017
- IX. Adjournment
The meeting was adjourned at 8:15 pm