



# Paradise Town Advisory Board

November 14, 2017

## MINUTES

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Board Members:	Susan Philipp—Chair- <b>PRESENT</b> Robert Orgill —Vice Chair- <b>PRESENT</b> John Williams – <b>PRESENT</b>	Bart Donovan – <b>EXCUSED</b> Jon Wardlaw – <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

Al Laird; 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 October 31 , 2017 Minutes

**Moved by: Williams**

**Action: Approve as submitted**

**Vote: 4-0 Unanimous**

Approval of Agenda for November 14, 2017

**Moved by: Orgill**

**Action: Approve with change's**

**Vote: 4-0 Unanimous**

- IV. Informational Items  
Announcements of upcoming neighborhood meetings and County or community meetings and events.(For discussion only)

None

- V. Planning & Zoning

1. **UC-0785-17 – SERIES C OF EGG WORKS HOLDING COMPANY, LLC, ET AL:(5363 Cameron St)**

**USE PERMITS** for the following: 1) banquet facility; 2) supper club; 3) live entertainment; and 4) outside uses for a banquet facility.

**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.

**DESIGN REVIEW** for exterior modifications to an existing office/warehouse building within an existing office/warehouse complex on a portion of 3.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. SS/gc/ml (For possible action) **PC 11/7/17**

**Held per applicant. Return to the December 12, 2017 TAB meeting.**

2. **ZC-0633-17 – BENATAR FLORENCE TRUST: ( No address )**

**AMENDED HOLDOVER ZONE CHANGE** to reclassify 3.8 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a proposed commercial/retail center.

**WAIVER OF DEVELOPMENT STANDARDS** for modified street improvement standards (previously not notified).

**DESIGN REVIEW** for a proposed bank building and 5 pad sites in a proposed commercial/retail center on 3.8 acres in a C-1 (Local Business) Zone (previously not notified). Generally located on the northeast corner of Silverado Ranch Boulevard and Maryland Parkway within Paradise (description on file). SS/mk/ja (For possible action) **BCC 11/21/17**

**PREVIOUS ACTION, Paradise TAB October 31, 2017. No show, return to the November 14, 2017 TAB meeting.**

**MOVED BY- Philipp**

**DENY –Waiver of standards 1a and 1b**

**APPROVE- Zone Change and Design Review; Subject to staff conditions**

**VOTE: 4-0 Unanimous**

3. **UC-0800-14 (AR-0138-17) – HARMAN UNLIMITED, INC.: (3315 S. Valley View Blvd. )**

**USE PERMIT SECOND APPLICATION FOR REVIEW** of a food cart (frozen desserts) not located within an enclosed building.

**DESIGN REVIEW** for a food cart (frozen desserts) in conjunction with an existing convenience store and gasoline station on 0.7 acres in an M-1 (Light Manufacturing) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the southwest corner of Desert Inn Road and Valley View Boulevard within Paradise. SB/co/ml (For possible action) **PC 12/5/17**

**MOVED BY- Wardlaw**

**APPROVE- Subject to the removal of the time limit, and staff conditions**

**VOTE: 4-0 Unanimous**

4. **UC-0861-17 – HARSCH INVESTMENT PROPERTIES – NEVADA, LLC: (3811 Spring Mountain Rd. )**  
**USE PERMIT** for a proposed on-premises consumption of alcohol establishment (supper club) within an existing office/warehouse and shopping center complex on 18.4 acres in an M-1 (Light Manufacturing) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. SB/gc/ml (For possible action) **PC 12/5/17**

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

5. **UC-0863-17 – C V PROPCO, LLC: (4740 Polaris Ave. )**  
**USE PERMIT** for a proposed medical clinic (hair restoration) on an existing 1.1 acre portion of a 19.0 acre commercial/industrial complex in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Dean Martin Drive and Palms Center Drive within Paradise. SS/mk/ml (For possible action) **PC 12/5/17**

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

6. **UC-0880-17 – ETHL REAL PROPERTY CORPORATION: (2490 E. Sunset Rd. )**  
**USE PERMIT** to allow a proposed major training facility (children’s cooking, music, dance, tutoring, art, public speaking, speech, acting, S.T.E.M, and coding) within an existing office/warehouse complex on a portion of 2.7 acres in a C-2 (General Commercial) (AE-70 & AE-75) Zone. Generally located on the north side of Sunset Road, 300 feet east of Eastern Avenue within Paradise. JG/lm/ja (For possible action) **PC 12/5/17**

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

7. **UC-0881-17 – COUNTY OF CLARK (AVIATION): (1421 E. Sunset Rd. )**  
**USE PERMIT** for a proposed banquet facility (children’s birthday parties) within an existing office/warehouse facility on 5.9 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the south side of Sunset Road, 720 feet east of Escondido Street within Paradise. JG/lm/ja (For possible action) **PC 12/5/17**

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

8. **UC-0916-17 – STEPHANIE DEVELOPMENT, LLC: (6630 Surrey St. )**  
**USE PERMIT** for an office as a principal use in conjunction with an existing office/warehouse building on 1.2 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Surrey Street, 200 feet north of Helm Drive within Paradise. Jg/pb/ja (For possible action) **PC 12/5/17**

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

9. **VS-0918-17 – MARY BARTSAS 19, LLC: (980 E. Warm Springs Rd. )**  
**VACATE AND ABANDON** easements of interest to Clark County located between Warm Springs Road and White Drive, and between the 215 Beltway and Pollock Drive within Paradise (description on file). SS/co/ja (For possible action) **PC 12/5/17**

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

10. **DR-0892-17 – 3400 WESTERN AVENUE, LLC: (3400 Western Ave. )**  
**DESIGN REVIEW** for a proposed building to allow the expansion to an existing marijuana establishment (retail marijuana store, cultivation facility, and production facility) within an existing office/warehouse building on 5.4 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Highland Drive and Western Avenue within Paradise. CG/pb/ja (For possible action) **BCC 12/6/17**

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

11. **DR-0893-17 – 3400 WESTERN AVENUE, LLC: (3400 Western Ave. )**  
**DESIGN REVIEW** for a parking lot on 0.7 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Desert Inn Road and Western Avenue within Paradise. cg/pb/ja (For possible action) **BCC 12/6/17**

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

12. **UC-0900-17 – PATRICK LANE HOLDINGS, LLC & AUSTRALIA TRADING, LLC:(4110 E Patrick)**  
**USE PERMIT** for a proposed assisted living facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a proposed assisted living facility to not be adjacent to and accessed from a collector or arterial street or a commercial complex; and **2)** allow access to a residential local street.  
**WAIVERS OF CONDITIONS** of a zone change (ZC-1007-97) requiring the following: **1)** rear parking areas to be gated and locked during non-office hours; and **2)** driveway on Gateway Road to be removed; and a waiver of conditions of a zone change (ZC-1624-98) requiring: **3)** rear parking areas to be gated and locked during non-office hours; and waivers of conditions of a zone change (Nzc-2181-04) requiring the following: **4)** subject to revised plans; **5)** the development being limited to single story for a maximum height as shown on revised plans; **6)** the trash enclosure not being moved from the location shown on the revised plans; **7)** the parking area subject to the current zone change for professional use will be limited to parking only for the adjacent office building; and **8)** no access to the private cul-de-sac on the east property line.  
**DESIGN REVIEW** for a proposed assisted living facility on 2.3 acres in a C-P (Office & Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 500 feet west of Lamb Boulevard within Paradise. JG/gc/ja (For possible action) **BCC 12/6/17**

**Held 30 days per the applicant.**

VI. General Business  
None

VII. Public Comment  
None

VIII. Next Meeting Date  
**The next regular meeting will be November 28, 2017**

IX. Adjournment  
**The meeting was adjourned at 8:05 pm**