



Paradise Town Advisory Board

October 29, 2019

MINUTES

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

Al Laird; 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 8, 2019 Minutes

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

Approval of Agenda for October 29, 2019

Moved by: Williams
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:**

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) **PC 11/5/19**

Held per applicant. Return to the November 12, 2019 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) **PC 11/5/19**

Held per applicant. Return to the November 12, 2019 Paradise TAB meeting

3. **UC-19-0710-LEVINE INVESTMENTS L P:**

USE PERMITS for the following: **1)** retail sales; **2)** alcohol sales (liquor – packaged only); **3)** alcohol sales (beer and wine – packaged only); and **4)** on-premises consumption of alcohol (service bar).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** driveway geometrics.

DESIGN REVIEWS for the following: **1)** commercial building consisting of a restaurant and a liquor store; and **2)** vivid hues in conjunction with a commercial development and hotel on a portion of 4.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Tropicana Avenue, 330 feet west of Koval Lane within Paradise. JG/nr/ja (For possible action) **PC 11/19/19**

MOVED BY-Philipp

APPROVE- Subject to staff conditions, with the applicant agreeing to the removal of the 2 Parking spaces on the West side of the site adjacent to the driveway

VOTE: 4-0 Unanimous

4. **UC-19-0758-ESKAY PROPERTIES, LLC:**

USE PERMIT for a vehicle (auto) repair/body shop.

WAIVER OF DEVELOPMENT STANDARDS to permit a vehicle (auto) paint/body repair shop as a primary use and not as an accessory use to vehicle sales in conjunction with an existing commercial building on a portion of 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue and the west side of Pearl Street within Paradise. TS/sd/jd (For possible action) **PC 11/19/19**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **UC-19-0769-FASHION SHOW MALL, LLC:**
USE PERMIT to allow a recreational facility (Casino Quest) in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 43.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Spring Mountain Road and the west side of Las Vegas Boulevard South within Paradise. TS/jor/jd (For possible action) **PC 11/19/19**

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

6. **UC-19-0771-KCKLG, LLC:**
USE PERMIT for a pharmacy within an existing office/warehouse complex on a portion of 5.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the northwest corner of Eastern Avenue and Pama Lane within Paradise. JG/sd/ja (For possible action) **PC 11/19/19**

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

7. **VS-19-0783-CHAMBER ASSOCIATES, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between the Elm Drive (alignment) and Sands Avenue and between Manhattan Street and Paradise Road within Paradise (description on file). TS/pb/jd (For possible action) **PC 11/19/19**

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

8. **WS-19-0765-HIGGINS, FRANCIS ARTHUR & LOUISE:**
WAIVER OF DEVELOPMENT STANDARDS to increase block wall and fence height in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the west side of Tomiyasu Lane, approximately 530 feet south of Sunset Road within Paradise. JG/sd/ja (For possible action) **PC 11/19/19**

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

9. **WS-19-0770-DESERT INN CAMBRIDGE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a place of worship in conjunction with an existing retail/office building on a portion of 1.0 acre in a C-1 (Local Business) Zone. Generally located on the west side of Sandhill Road, 500 feet north of Tropicana Avenue within Paradise. TS/sd/ja (For possible action) **PC 11/19/19**

MOVED BY-Williams
APPROVE- Subject to staff conditions
Removal of the review
VOTE: 4-0 Unanimous

10. **ZC-19-0768-CHURCH ROMAN CATHOLIC LAS VEGAS:**
ZONE CHANGE to reclassify 5.0 acres from R-1 (Single Family Residential) Zone to U-V (Urban Village - Mixed Use) Zone in the MUD-3 and MUD-4 Overlay Districts.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified driveway design standards; and **2)** reduce driveway departure distances from the intersection.
DESIGN REVIEW for a proposed mixed use development. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise (description on file).
TS/rk/jd (For possible action) **BCC 11/20/19**

MOVED BY-Wardlaw

APPROVE- Subject to IF approved 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 12, 2019
- IX. Adjournment
The meeting was adjourned at 8:24 p.m.