



# Paradise Town Advisory Board

August 13, 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> Robert Orgill – <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

Steve DeMerritt; 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 July30, 2019 Minutes

**Moved by: Williams**  
**Action: Approve as submitted**  
**Vote: 5-0**

Approval of Agenda for July 30, 2019

**Moved by: Orgill**  
**Action: Approve as submitted**  
**Vote: 5-0 Unanimous**

IV. Informational Items

1. Blanca announced the Coffee and Conversation with Commissioner Jim Gibson, Wednesday August 28 9:00-10:30AM Sunrise Coffee House 3130 E. Sunset Rd.

V. Planning & Zoning

1. **AR-19-400082 (UC-0682-12)-LIN TERRY P & JEANNE S:**  
**USE PERMIT THIRD APPLICATION FOR REVIEW** of a daycare facility in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Silver Rain Avenue, 75 feet west of Silver View Street within Paradise. MN/sr/ja (For possible action)

**MOVED BY-Orgill**

**Added condition of a 2 year review as a public hearing**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

2. **NZC-18-0449-MILAN T TRUST & TIBERTI RENALDO M TRS:**  
**ZONE CHANGE** to reclassify 1.1 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-2 (General Commercial) (AE-60) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow modified driveway design standards; and **2)** reduce driveway distances from the intersection.  
**DESIGN REVIEWS** for the following: **1)** convenience store; **2)** gasoline station; and **3)** vehicle (automobile) wash in conjunction with an existing tavern on 2.6 acres. Generally located on the east side of Decatur Boulevard and the south side of Russell Road within Paradise (description on file). MN/rk/ja (For possible action) **PC 9/3/19**

**MOVED BY-Williams**

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

**VOTE: 5-0 Unanimous**

3. **TM-18-500007-DANTANA, LLC:**  
**HOLDOVER TENTATIVE MAP** consisting of 1 lot on 2.6 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the south side of Russell Road within Paradise. MN/lm/ja (For possible action) **PC 9/3/19**

**MOVED BY-Williams**

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

**VOTE: 5-0 Unanimous**

4. **UC-19-0560-FRANTZ CONSULTING, LLC:**  
**USE PERMIT** for a supper club.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce front setback; **2)** reduce parking; **3)** reduce parking lot landscaping; and **4)** alternative driveway geometrics.  
**DESIGN REVIEW** for a supper club in conjunction with an existing office/warehouse complex on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the northwest corner of Russell Road and Wynn Road within Paradise. MN/jt/ja (For possible action) **PC 9/3/19**

**MOVED BY-Philipp**

**Added Condition- Locked chain to be placed at the front setback**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

5. **WS-19-0551-3400 WESTERN AVENUE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow an electronic or animated sign where not permitted; 2) increase sign area; and 3) allow a projecting sign.  
**DESIGN REVIEWS** for the following: 1) freestanding sign; and 2) projection sign in conjunction with an approved marijuana establishment (retail store) on 6.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southeast corner of Highland Drive and Western Avenue within Paradise. TS/sd/ma (For possible action ) **PC 9/3/19**

**MOVED BY-Wardlaw**

**APPROVE- Subject to staff conditions**

**VOTE: 4-1 Philipp opposed**

6. **UC-19-0574-KOVAL LAND, LLC:**  
**USE PERMITS** for the following: 1) high impact project; 2) multiple family residential development; 3) increase density; 4) alcohol, on-premises consumption; 5) arcade; and 6) health club.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase height; 2) reduce parking; 3) reduce parking lot landscaping; and 4) encroachment into air space.  
**DESIGN REVIEW** for multiple family residential development on a portion of 10.5 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Rochelle Avenue and the east side of Koval Lane within Paradise. JG/jt/xx (For possible action) **BCC 9/4/19**

**MOVED BY-Orgill**

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

**VOTE: 5-0 Unanimous**

7. **VS-19-0575-KOVAL LAND, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Rochelle Avenue located between Koval Lane and Debbie Way, and a portion of right-of-way being Koval Lane located between Rochelle Avenue and Harmon Avenue within Paradise (description on file). JG/jt/xx (For possible action) **BCC 9/4/19**

**MOVED BY-Orgill**

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

**VOTE: 5-0 Unanimous**

8. **WS-19-0514-SCHOOL BOARD OF TRUSTEES:**  
**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) a replacement school; and 2) increased finished grade in conjunction with an existing school (Harley Harmon Elementary School) on 8.3 acres in a P-F (Public Facility) Zone. Generally located on the south side of Hacienda Avenue and the west side of Hillsboro Lane within Paradise. JG/bb/ja (For possible action) **BCC 9/4/19**

**MOVED BY-Philipp**

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

**VOTE: 5-0 Unanimous**

9. **WS-19-0515-SCHOOL BOARD OF TRUSTEES:**  
**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** a replacement school; and **2)** increased finished grade in conjunction with an existing school (George Harris Elementary School) on 8.7 acres in a P-F (Public Facility) Zone. Generally located on the north side of Twain Avenue and the east side of Sandhill Road within Paradise. TS/bb/ma (For possible action) **BCC 9/4/19**

**MOVED BY-Philipp**

**Added conditions- 1way in 1 way out driveway, close off school parking lot with crash gate during after school hours, School zone lights, Signage for 1 way as needed**

**APPROVE- Subject to staff conditions**

**VOTE: 4-1 Philipp opposed**

10. **WS-19-0516-SCHOOL BOARD OF TRUSTEES:**  
**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway geometrics.  
**DESIGN REVIEW** for a replacement school in conjunction with an existing school (William Ferron Elementary School) on 8 acres in a P-F (Public Facility) Zone. Generally located on the east side of Mountain Vista Street and the south side of Monterrey Avenue within Paradise. TS/bb/ja (For possible action) **BCC 9/4/19**

**MOVED BY-Wardlaw**

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

**VOTE: 5-0 Unanimous**

11. **ZC-19-0542-H.P.L.P, LLC:**  
**ZONE CHANGE** to reclassify 9.5 acres from R-E (Rural Estates Residential) (AE-65)(AE-70) Zone and M-1 (Light Manufacturing) (AE-65) (AE-70) Zone to M-D (Designed Manufacturing) (AE-65) (AE-70) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** permit encroachment into airspace; and **2)** allow a modified driveway design.  
**DESIGN REVIEWS** for the following: **1)** a proposed distribution center; and **2)** increased finished grade. Generally located on the south side of Sunset Road and the east side of Bruce Street within Paradise (description on file). JG/rk/ma (For possible action) **BCC 9/4/19**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

- VI. General Business  
1. Orgill motion to appoint Philipp as the representative to serve on the Technical Advisory Committee, vote was unanimous.
- VII. Public Comment  
None
- VIII. Next Meeting Date  
**The next regular meeting will be August 27, 2019**
- IX. Adjournment  
**The meeting was adjourned at 9:27 p.m.**