



# Paradise Town Advisory Board

September 29, 2020

## MINUTES

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Board Members:	Jon Wardlaw –Chair- <b>PRESENT</b> John Williams —Vice Chair- <b>PRESENT</b>	Susan Philipp – <b>PRESENT</b> Bart Donovan- <b>EXCUSED</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 September 8, 2020 Minutes

**Moved by: Philipp**  
**Action: Approval as submitted**  
**Vote: 3-0 Unanimous**

Approval of Agenda for September 29, 2020

**Moved by: Williams**  
**Action: Approve as submitted**  
**Vote: 3 -0 Unanimous**

IV. Informational Items

**Applications are available until Tuesday, December 1, 2020 for appointments by the Board of County Commissioners to serve on the Paradise TAB for a two-year term beginning January 2021. Applications can be obtained from Blanca Vazquez; Town Liaison, Maureen Helm; TAB secretary or the website [clarkcounty.gov](http://clarkcounty.gov)**

V. Planning & Zoning

1. **ET-20-400101 (WS-0666-17)-GRIMM NORTON 4, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: **1)** increase building height; and **2)** alternative commercial driveway geometrics.  
**DESIGN REVIEW** for a proposed multiple family residential development on 6.1 acres in an R-5 (Apartment Residential) Zone in a MUD-2 Overlay District. Generally located on the northwest corner of University Center Drive and Royal Crest Circle within Paradise. TS/jgh/jd (For possible action) **PC 10/20/20**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

2. **NZC-20-0348-C & C LAS VEGAS, LLC:**  
**ZONE CHANGE** to reclassify 4.7 acres from R-2 (Medium Density Residential) Zone to R-3 (Multiple Family Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduce height/setback ratio; **3)** alternative screening; and **4)** alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** multiple family residential development; and **2)** increased finished grade. Generally located on the south side of Viking Road and the west side of US 95 within Paradise (description on file). TS/jt/jd (For possible action) **PC 10/20/20**

**MOVED BY-Williams**  
**APPROVE- Subject to IF approved staff conditions**  
**VOTE: 3-0 Unanimous**

3. **UC-20-0363-DINGEE, WENDY N. & DANA M. SR:**  
**USE PERMIT** to allow on-site clients in conjunction with a home occupation at a single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the west side of Rondonia Circle, 415 feet south of San Blas Drive within Paradise. JG/jt/jd (For possible action) **PC 10/20/20**

**MOVED BY-Wardlaw**  
**APPROVE- Subject to staff conditions**  
**ADDED Condition**  

- 1 year review as a public hearing

**VOTE: 3-0 Unanimous**

4. **UC-20-0383-MATE COMMERCIAL, LLC:**  
**USE PERMIT** for a major training facility within a portion of an existing office/warehouse building on 1.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Helm Drive, approximately 635 feet west of Spencer Street within Paradise. JG/md/jd (For possible action)

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

5. **WS-20-0369-HAWKINS FAMILY TRUST ETAL & HAWKINS, JUSTIN L. TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an existing addition to a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Helaman Avenue, 375 feet east of Jarom Street within Paradise. JG/al/jd (For possible action) **PC 10/20/20**

**MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

6. **WS-20-0377-C C PROPERTIES:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase fence height; **2)** allow a non-decorative fence; and **3)** reduce the gate setback in conjunction with an existing vehicle sales establishment 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Boulder Highway and Mayorga Street within Paradise. TS/jor/jd (For possible action) **PC 10/20/20**

**MOVED BY-Wardlaw**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

7. **ZC-20-0364-HARSCH INVESTMENT PROPERTIES, LLC:**  
**ZONE CHANGE** to reclassify 3.2 acres from R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate loading spaces; and **2)** alternative driveway geometrics.  
**DESIGN REVIEWS** for a warehouse development. Generally located on the west side of Pine Street, approximately 240 feet north of Sunset Road within Paradise (description on file). JG/nr/jd (For possible action) **BCC 10/21/20**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 3-0 Unanimous**

VI. General Business

FY 2020 budget request(s) were; Added lighting for Paradise Park, US and State Flags, flag poles and base for the meeting room. No public input was heard regarding suggestions for the 2022 Budget requests.

FY 2022 budget request(s) were; US and State Flags, Flag poles and base for the meeting room

VII. Public Comment  
**None**

VIII. Next Meeting Date  
**The next regular meeting will be October 13, 2020**

IX. Adjournment  
**The meeting was adjourned at 8:30 p.m.**