



Paradise Town Advisory Board

October 27, 2020

MINUTES

Board Members:	Jon Wardlaw –Chair- PRESENT John Williams —Vice Chair- PRESENT	Susan Philipp – PRESENT Bart Donovan- 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

Greg Cervan; 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 13, 2020 Minutes

Moved by: Philipp
Action: Approval as submitted
Vote: 4-0 Unanimous

Approval of Agenda for October 27, 2020

Moved by: Williams
Action: Approve as submitted
Vote: 4 -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

V. Planning & Zoning

1. **UC-20-0436-HARSCH INVESTMENT PROPERTIES, LLC:**

USE PERMITS for the following: **1)** a health club; and **2)** a medical office in conjunction with an existing office/warehouse building on a portion of 4.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Patrick Lane and the west side of McLeod Drive within Paradise. JG/jor/jd (For possible action) **PC 11/17/20**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **UC-20-0439-ADS INVESTMENTS, LLC:**

USE PERMIT for a pharmacy within an existing office warehouse building on a portion of 7.9 acres in an M-D (Designed Manufacturing) (AE-70) Zone and an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the northwest corner of Post Road and Dean Martin Drive within Paradise. MN/al/jd (For possible action) **PC 11/17/20**

MOVED BY-Donovan

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **UC-20-0446-ROCK RIDGE BUSINESS PARK II, LLC:**

USE PERMITS for the following: **1)** recreational facility (indoor shooting range); **2)** sporting goods with firearms; and **3)** a minor training facility (shooting and safety classes).

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for a proposed recreational facility (indoor shooting range) with sporting goods sales with firearms in conjunction with an existing office/warehouse complex on 2.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Hacienda Avenue and the east side of Cameron Street within Paradise. MN/lm/jd (For possible action)

PC 11/17/20

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **VS-20-0447-FLAMINGO PALMS VILLAS:**

VACATE AND ABANDON a portion of a right-of-way being Valley View Boulevard located between Flamingo Road and Harmon Avenue within Paradise (description on file). MN/lm/jd (For possible action)

PC 11/17/20

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **WS-20-0393-BARESE HERBERT HARRY & PEGGY G:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback for accessory structures; and 2) to reduce the required separation between structures and an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Harmon Avenue and El Pastor Lane within Paradise. TS/sd/jd (For possible action) **PC 11/17/20**

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

6. **WS-20-0438-REGENCY COVE 2.47 TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setbacks; and 2) increase wall height.
DESIGN REVIEW for a single family residential development on 2.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pacific Street, approximately 700 feet south of Emerson Avenue within Paradise. TS/bb/jd (For possible action) **PC 11/17/20**

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

7. **TM-20-500150-REGENCY COVE 2.47 TRUST:**
TENTATIVE MAP consisting of 16 lots and common lots on 2.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pacific Street, approximately 700 feet south of Emerson Avenue within Paradise. TS/bb/jd (For possible action) **PC 11/17/20**

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

8. **UC-20-0395-KCSL, LLC:**
USE PERMIT for personal services (beauty salon) on a portion of 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, approximately 400 feet south of Spring Mountain Road within Paradise. JJ/bb/jd (For possible action) **PC 11/3/20**

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

9. **AR-20-400097 (UC-18-0004) -DESERT INN PARTNERS LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW to increase the number of vehicles (automobiles) displayed outside for an existing vehicle sales facility when the business has common parking with other businesses within an existing shopping center on a portion of 4.1 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/jd (For possible action)

BCC 11/4/20

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

- VI. General Business
a. Review and approve 2021 TAB calendar
APPROVED as submitted
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be November 10, 2020
- IX. Adjournment
The meeting was adjourned at 7:55 p.m.