



Paradise Town Advisory Board

June 28, 2022

MINUTES

Board Members: : John Williams –Chair-**PRESENT**
Susan Philipp - Vice Chair- **PRESTEN**
Jon Wardlaw- **EXCUSED**
Katlyn Cunningham – **PRESENT**
Roger Haywood- **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

Mark Donohue; Planning, Blanca Vazquez; Town Liaison

Meeting was called to order by Chair Williams, at 7:00 p.m.

II. Public Comment:
None

III. Approval of June 14, 2022 Minutes

Moved by: Cunningham
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for June 28, 2022

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

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **UC-22-0328-SHF INTERNATIONAL, LLC:**
USE PERMITS for the following: 1) allow an accessory structure to exceed one half the footprint of the principal dwelling; and 2) increase the area of an accessory apartment in conjunction with a proposed single family residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) allow a proposed block wall in the front yard where a decorative fence is permitted in conjunction with a proposed single family residence on 1.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Tobias Lane and the east side of Pecos Road within Paradise. JG/bb/syp (For possible action) **PC 7/19/22**

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

2. **WS-22-0186-SOBB INDUSTRIAL LLC:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) landscaping; 3) on-site loading (no longer needed); and 4) driveway geometrics.
DESIGN REVIEW for an office/warehouse on 1.3 acres in an M-1(Light Manufacturing) (AE-65) Zone. Generally located on the south side of Sobb Avenue, 1,015 feet west of Hinson Street within Paradise. MN/nr/jo (For possible action) **PC 7/19/22**

MOVED BY-Philipp
APPROVE-Subject to IF approved staff conditions
Applicant withdrew Waivers 3a, 3b, 4b without prejudice
VOTE: 4-0 Unanimous

3. **AR-22-400076 (UC-20-0087)-5000 BOULDER HWY, LLC:**
USE PERMIT THIRD APPLICATION FOR REVIEW for an existing vehicle maintenance (automobile) facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from an automobile maintenance facility to a residential use; 2) alternative design standards; 3) increase fence height; and 4) allow temporary signs (banner) to be permanent.
DESIGN REVIEWS for the following: 1) vehicle maintenance (automobile) facility; and 2) signage on 0.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/tk (For possible action) **BCC 7/20/22**

MOVED BY-Williams
APPROVE-Subject to staff conditions
ADDED Condition
• 6 month review as a public hearing with a date of February 14, 2023
VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be July 12, 2022
- IX. Adjournment
The meeting was adjourned at 7:30 p.m.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center- 4775 McLeod Dr.
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA KING, County Manager