



Paradise Town Advisory Board

December 10, 2019

MINUTES

| | | |
|----------------|---|--------------------------------|
| Board Members: | Jon Wardlaw –Chair- PRESENT John Williams —Vice Chair- PRESENT Raymond Berg – ABSENT | 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

Jared Tasko; 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 November 26, 2019 Minutes

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

Approval of Agenda for December 10, 2019

Moved by: Philipp
Action: Approve with changes
Vote: 3-0 Unanimous

IV. Informational Items
None

V. Planning & Zoning

1. **WS-19-0808-GREAT BUNS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback; and **2)** deviate from design standards for an accessory storage building.
DESIGN REVIEW for existing accessory buildings and structures in conjunction with an existing bakery on 1.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located 500 feet north of Tropicana Avenue, 850 feet west of Pecos Road within Paradise. TS/al/jd (For possible action) **PC 12/3/19**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

- **Applicant to address nuisance lighting & make change to not negatively impact neighbors**
- **24 hour control**
- **Rollup doors to be kept closed during loading and unloading**
- **No exterior HVAC**
- **Adjust ventilation to reduce noise**

VOTE: 3-0 Unanimous

2. **UC-19-0865-NEW DEWEY STRIP HOLDINGS, LLC:**
USE PERMIT to allow a convention/exposition hall with on-premises consumption of alcohol.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a use (convention/exposition hall) not within a permanently enclosed building; **2)** alternative external building materials; **3)** trash enclosures; **4)** alternative parking lot design; **5)** loading spaces; and **6)** alternative landscaping.
DESIGN REVIEW for fabric structures (tent) in conjunction with a convention/exposition hall on 15.9 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65). Generally located on the east side of Las Vegas Boulevard South and the north side of Dewey Drive within Paradise. JG/pb/ja (For possible action) **BCC 12/18/19**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

3. **DR-19-0880-CHURCH ROMAN CATHOLIC LAS VEGAS:**
DESIGN REVIEW for a library building in conjunction with an existing school on a portion of 4.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the northeast corner of Eastern Avenue and Rochelle Avenue within Paradise. TS/jor/jd (For possible action) **PC 1/7/20**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

4. **ET-19-400152 (UC-0507-17) -LV PROPERTIES & INVESTMENTS LLC WHITE SERIES:**
USE PERMIT FIRST EXTENSION OF TIME to allow offices as a principal use within an existing office/warehouse building.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with an existing office/warehouse complex on 1.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the west side of Paradise Road and the south side of White Drive within Paradise. MN/tk/jd (For possible action) **PC 1/7/20**

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

5. **UC-19-0899-JENNIFER PARK LLC:**
USE PERMIT for an existing major training facility (volleyball training and practice).
WAIVER OF DEVELOPMENT STANDARDS for reduced parking within an existing office/warehouse complex on 4.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Pamalyn Avenue, 600 feet east of Bermuda Road within Paradise. MN/lm/jd (For possible action) **PC 1/7/20**

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

6. **VS-19-0433-ITAI INVESTMENTS LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Ali Baba Lane and Hacienda Avenue and between Dean Martin Drive and Polaris Avenue; and a portion of a right-of-way being Hacienda Avenue located between Dean Martin Drive and Polaris Avenue within Paradise (description on file). MN/sv/ma (For possible action)

Held per applicant, No return date

7. **AR-19-400154 (UC-18-0784)-WESTWYNN, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a temporary lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) alternative parking lot design and layout.
DESIGN REVIEW for a temporary parking lot on a 7.3 acre portion of 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Fashion Show Drive, 850 feet west of Las Vegas Boulevard South within Winchester and Paradise. JJ/sd/jd (For possible action) **BCC 1/8/20**

No show. Return to the January 14, 2020 Paradise TAB meeting

8. **ET-19-400155 (VS-0634-17)-AMERICA FIRST FEDERAL CREDIT UNION:**
VACATION AND ABANDONMENT FIRST EXTENSION OF TIME for easements of interests to Clark County located between Maryland Parkway and Gray Cap Street and between Gary Avenue and Silverado Ranch Boulevard within Paradise (description on file). MN/sd/jd (For possible action) **BCC 1/8/20**

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

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be January 14, 2020

IX. Adjournment
The meeting was adjourned at 7:55 p.m.