



Paradise Town Advisory Board

January 14, 2020

MINUTES

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

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 December 10, 2019 Minutes

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

Approval of Agenda for January 14, 2020

Moved by: Wardlaw
Action: Approve with changes
Vote: 5-0 Unanimous

IV. Informational Items
**Meet and Greet with Commissioners 1/28/20 6:00pm at the Paradise Community Center
4775 McLeod Dr. Las Vegas, NV. 89121**

V. Planning & Zoning

1. **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 Action

2. **AR-19-400162 (UC-18-0706) -5 STAR DEVELOPMENT 3, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) banquet facility; 2) nightclub; 3) recreational facility; and 4) live entertainment within an existing office/warehouse building.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking on 0.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the north side of Cavaretta Court and the west side of Polaris Avenue within Paradise. (description on file). MN/tk/jd (For possible action) **PC 1/21/20**

MOVED BY-Donovan

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

3. **DR-19-0942-FLAMINGO PALMS VILLAS:**
DESIGN REVIEW for a guard house with landscaping on a portion of 9.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Valley View Boulevard, 550 feet south of Flamingo Road within Paradise. MN/nr/ja (For possible action) **PC 1/21/20**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

4. **SC-19-0902-COUNTY OF CLARK (PUBLIC WORKS):**
STREET NAME CHANGE to name a new public street Harmon Cove Court. Generally located on the north side of Harmon Avenue and the west side of Valley View Boulevard (alignment) within Paradise. MN/dm/jd (For possible action) **PC 1/21/20**

No Action

5. **UC-19-0900-CHURCH BAPTIST MOUNT SINAI INC:**
USE PERMIT to allow a recreational facility (soccer field).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscaping; and 2) reduced parking lot landscaping.
DESIGN REVIEWS for a recreational facility (soccer field) on 2.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Tamarus Street, 500 feet north of Rawhide Street within Paradise. JG/bb/jd (For possible action) **PC 1/21/20**

Withdrawn Per applicant

6. **UC-19-0910-NASDAQ 5, LLC:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** reduced separation from a supper club to a residential use in conjunction with a commercial center on a portion of 1.2 acres on a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road, 310 feet west of Arville Street within Paradise. JJ/nr/jd (For possible action) **PC 1/21/20**

MOVED BY-Berg
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

7. **UC-19-0948-WOMACK ROBERT:**
USE PERMIT to allow accessory structures (storage buildings) that are not architecturally compatible with the principal building
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** allow non-decorative metal siding where not permitted; **3)** permit vertical metal siding where not permitted; and **4)** reduce parking.
DESIGN REVIEW for proposed accessory structures (storage buildings) in conjunction with and existing office building on 0.5 acres in a C-P (Office and Professional) Zone within the Russell Road Transition Corridor Overlay District. Generally located on the north side of Russell Road, 150 feet west of Birchwood Circle within Paradise. JG/al/jd (For possible action) **PC 1/21/20**

MOVED BY-Philipp
APPROVE- Subject to staff conditions

- Use Permit
- Waivers of Development Standards #2 #3 #4
- Design Review
- Deny Waiver of Development Standards #1

VOTE: 5-0 Unanimous

8. **VS-19-0925-NEVADA BEVERAGE COMPANY:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Wynn Road and between Tompkins Avenue (alignment) and Tropicana Avenue within Paradise (description on file). MN/nr/jd (For possible action) **PC 1/21/20**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

9. **WS-19-0840-NEVADA BEVERAGE COMPANY:**
WAIVERS OF DEVELOPMENT STANDARDS for the following; **1)** reduced setbacks for a wall; **2)** elimination of street landscaping; and **3)** attached sidewalk.
DESIGN REVIEW for alternative screening along a street frontage on 2.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Valley View Boulevard, 340 feet north of Tropicana Avenue within Paradise. MN/nr/jd (For possible action) **PC 1/21/20**

MOVED BY-Donovan
APPROVE- Subject to IF approved staff conditions
VOTE: 5-0 Unanimous

10. **WS-19-0939-RUSSELL III, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate trash enclosure.

DESIGN REVIEWS for the following: 1) existing modular office buildings in conjunction with an outside storage yard; and 2) alternative parking lot landscaping on 0.6 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the West side of Wynn Road, 190 feet north of Russell Road within Paradise. MN/al/jd (For possible action) **PC 1/21/20**

MOVED BY-Williams
DENY
VOTE: 5-0 Unanimous

11. **AR-19-400159 (DR-18-0619)-LOVITZ, JON:**
DESIGN REVIEWS FIRST APPLICATION FOR REVIEW for the following: 1) modifications to an approved comprehensive sign package; 2) increased wall sign area; and 3) increased animated sign area in conjunction with an existing resort hotel (Palms) and existing resort condominiums (Palms Place) on 27.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Flamingo Road and the west side of Hugh Hefner Drive within Paradise. MN/tk/jd (For possible action)

MOVED BY-Philipp
APPROVE- Subject to staff conditions

- **Remove Review date**

VOTE: 5-0 Unanimous

12. **DR-19-0934-TECO, LLC:**
DESIGN REVIEW for a vehicle maintenance garage on 1.3 acres in an M-1 (Light Manufacturing) (AE-65 & AE-70) Zone. Generally located on the north side of Teco Avenue, 270 feet west of Dean Martin Drive within Paradise. MN/nr/jd (For possible action) **BCC 1/22/20**

MOVED BY-Donovan
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

13. **DR-19-0937-VENETIAN CASINO RESORT, LLC:**
DESIGN REVIEWS for the following: 1) exterior modifications to an existing resort hotel (Venetian/Palazzo); and 2) modifications to a previously approved comprehensive sign plan on 43.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within Paradise. TS/pb/jd (For possible action) **BCC 1/22/20**

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

14. **ZC-19-0897-DI PIONEER, LLC ETAL & MENDOZA, VALERIE:**
ZONE CHANGE to reclassify 2.1 acres from H-1 (Limited Resort and Apartment) Zone to U-V (Urban Village Mixed-Use) Zone.
USE PERMITS for the following: **1)** mixed-use development; **2)** establish density; and **3)** establish height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** Asian Design Overlay District standards; **2)** reduce parking; **3)** reduce height/setback ratio; **4)** allow modified street standards; **5)** allow modified driveway design standards; **6)** allow modified bus stop placement standards; and **7)** allow non-standard improvements (brick pavers) within the right-of-way.
DESIGN REVIEW for a mixed use development in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise (description on file). JJ/md/ja (For possible action) **BCC 1/22/20**

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

15. **ZC-19-0945-HARSCH INVESTMENT PROPERTIES, LLC:**
ZONE CHANGE to reclassify 6.0 acres from R-E (Rural Estates Residential) (AE-65 & AE-70) Zone and C-2 (General Commercial) (AE-65 & AE-70) Zone to M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** a warehouse complex; and **2)** alternative parking lot landscaping on 14.7 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the northeast corner of Sunset Road and Pine Street within Paradise (description on file). JG/al/ja (For possible action) **BCC 1/22/20**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Donovan abstained

16. **UC-19-0973-GUERO & GUERA HOLDINGS, LLC:**
USE PERMIT for a proposed communication tower.
DESIGN REVIEW for a proposed communication tower and associated ground mounted equipment on a portion of 0.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Desert Inn Road, 200 feet east of Wynn Road within Paradise. JJ/sd/jd (For possible action) **PC 2/4/20**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Berg abstained

17. **WS-19-0965-MASS E Q-SPENCER & SERENE L, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a commercial center consisting of retail building and restaurant uses on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Serene Avenue and the west side of Spencer Street within Paradise. MN/sd/jd **PC 2/4/20**

MOVED BY-Wardlaw

APPROVE- Subject to IF approved staff conditions

- **Delete Current Planning condition #1**
- **Work with Staff to come up with landscaping or pony wall plan to help keep glare of headlights in the queuing drive-thru**

VOTE: 5-0 Unanimous

18. **AR-19-400166 (UC-18-0800)-STATE OF ZERO, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for the following: 1) banquet facility; and 2) outside dining in conjunction with an existing office/warehouse complex on 1.0 acre in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Spencer Street, 280 feet south of Sunset Road within Paradise. JG/nr/jd (For possible action)
BCC 2/5/20

MOVED BY-Williams

APPROVE- Subject to staff conditions

- **Remove time period for review**

VOTE: 5-0 Unanimous

19. **UC-19-0979-TYEB, LLC:**
USE PERMIT for a proposed food cart/trailer not located within an enclosed building.
DESIGN REVIEW for a proposed food cart (hot dog cart) in conjunction with an existing industrial complex on 2.5 acres in an M-1 (Light Manufacturing) Zone within the Adult Use Overlay District. Generally located on the northwest corner of Sammy Davis Jr. Drive and Mel Torme Way within Paradise. TS/sd/jd (For possible action)
BCC 2/5/20

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

20. **WS-19-0963-SID 52, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) permit encroachment into airspace.
DESIGN REVIEW for a hotel on 5.5 acres in H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located 550 feet north of Tropicana Avenue, west of Kelch Drive within Paradise. JG/jt/jd (For possible action)
BCC 2/5/20

MOVED BY-Donovan

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

VI. General Business

1. **Motion was made by Wardlaw to appoint Williams to serve on the Maryland Parkway Transit Oriented Development Stakeholder Advisory Work group VOTE: 5-0**
2. **Motion was made by Wardlaw to approve the 2020 TAB calendar VOTE: 5-0**
3. **TAB member training to be held February 8, 2020 @ 9: 00 am**

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be January 28, 2020

IX. Adjournment
The meeting was adjourned at 9:21 p.m.