



Paradise Town Advisory Board

May 28, 2019

MINUTES

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|----------------|--|--|
| Board Members: | Jon Wardlaw –Chair- PRESENT John Williams —Vice Chair- PRESENT Raymond Berg – PRESENT | Susan Philipp – PRESENT Robert Orgill – 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

Steve De Merritt; 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 May 14, 2019 Minutes

Moved by: Williams
Action: Approve as submitted
Vote: 5-0

Approval of Agenda for May 28, 2019

Moved by: Orgill
Action: Approve with changes. Item #1 hold return 6 11, 2019 Paradise TAB
Vote: 5-0 Unanimous

IV. Informational Items
None

V. Planning & Zoning

1. **UC-19-0293-ESCONDIDO PARTNERS II, LLC:**
USE PERMIT for a proposed communication facility with a cell tower.
DESIGN REVIEW for a proposed communication tower and ground mounted equipment on a portion of 1.6 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southwest corner of Escondido Street (alignment) and Pama Lane (alignment) within Paradise. JB/sd/ja (For possible action) **PC 6/4/19**

Held per applicant. Return to the June 11, 2019 Paradise TAB meeting

2. **UC-19-0312-CHURCH BAPTIST PARADISE BIBLE:**
USE PERMIT to waive design standards for proposed accessory modular buildings.
DESIGN REVIEW for modular buildings (classrooms and portable toilets) in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. TS/sd/ja (For possible action) **PC 6/4/19**

MOVED BY-Williams

ADDED Conditions School zone sign, request West curb cut, Limit enrollment to 350 students, 1 year review as a public hearing. Subject to all other staff conditions

VOTE: 5-0 Unanimous

6 neighbors in attendance 4 spoke in favor 2 spoke against

3. **VS-19-0304-TREASURE ISLAND, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between Spring Mountain Road and Flamingo Road, and between Las Vegas Boulevard South and Sammy Davis Jr Drive within Paradise (description on file). TS/tk/ja (For possible action) **PC 6/4/19**

MOVED BY- Williams

ADDED condition Maximum of 70 foot high

APPROVE- Subject to all other staff conditions

VOTE: 5-0 Unanimous

4. **WS-19-0345-F C INCOME PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a restaurant expansion within a retail center on 4.0 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone in the MUD-2 Overlay District. Generally located on the northwest corner of Flamingo Road and Swenson Street within Paradise. TS/jt/ja (For possible action)**PC 6/4/19**

MOVED BY- Orgill

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

5. **UC-19-0323-COLLEGE TOWN PLAZA I & II, LLC:**
USE PERMIT for a hookah lounge within in an existing shopping center on 0.7 acres in a C-2 (General Commercial) Zone in a MUD-2 Overlay District and Midtown Maryland Parkway District. Generally located on the south side of Dorothy Avenue, 200 feet east of Maryland Parkway within Paradise. JG/nr/ja (For possible action) **PC 6/18/19**

MOVED BY- Philipp

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

6. **DR-19-0336-MGP LESSOR, LLC:**
DESIGN REVIEW to amend an approved comprehensive sign plan to add wall signs in conjunction with a resort hotel (The Park MGM) on 20.8 acres in an H-1 (Limited Resort and Apartment) Zone and H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. JG/al/ja (For possible action)**BCC 6/19/19**

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

7. **DR-19-0352-DIAMOND PM, LLC:**
DESIGN REVIEW for a multiple family residential development (condominiums) and associated accessory structures on 1.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Pecos-McLeod Interconnect, 650 south of Desert Inn Road within Paradise. TS/md/ja (For possible action) **BCC 6/19/19**

Held per applicant, hold a neighborhood meeting. Return to the June 11, 2019 TAB meeting

8. **WC-19-400059 (ZC-1382-06)-DIAMOND PM, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** design review as a public hearing to address deceleration lane and amenities; **2)** reduce density from 40 units (24.8 units per acre) to 24 units (15 units per acre); **3)** reduce 15 units to 2 story units with only 9, three story units remaining; **4)** 3 point turning analysis to be approved by traffic prior to tentative map approval; **5)** relocate entrances farther to the north; and **6)** right-in/right-out only ingress and egress to the site in conjunction with a multiple family residential development (condominiums) and associated accessory structures on 1.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Pecos-McLeod Interconnect, 650 feet south of Desert Inn Road within Paradise. TS/md/ja (For possible action) **BCC 6/19/19**

Held per applicant, hold a neighborhood meeting. Return to the June 11, 2019 TAB meeting

9. **UC-19-0241-TEN15 SUNSET GRIER, LLC:**
USE PERMITS to allow the following: **1)** office as a principal use; and **2)** restaurants (food court).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow encroachment into airspace; **2)** increased building height; **3)** reduced parking; and **4)** reduced throat depth.
DESIGN REVIEW for a proposed office building with a parking garage on 3.0 acres in M-D (Design Manufacturing) and M-1 (Light Manufacturing) (AE-65) (AE-70) Zones. Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise. JG/jor/ja (For possible action) **BCC 6/19/19**

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

10. **UC-19-0328-RICHEY, JACQULYN & CHARLES A.:**
USE PERMIT to allow additional household pets (dogs) in conjunction with a single family residence on approximately 0.2 acres in an R-1 (Single-Family residential) Zone. Generally located on the south side of Green Leaf Drive, 232 feet west of Cedarvale Drive within Paradise. JG/nr/ja (For possible action) **BCC 6/19/19**

MOVED BY- Williams
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous
8 neighbors spoke against

11. **UC-19-0335-ATAMIAN, HAIGAZ A & NORA G.:**
USE PERMIT for a proposed marijuana establishment (production) within an existing office warehouse complex on 0.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located 560 feet north of Sunset Road, 225 feet west of Pine Street within Paradise. JG/al/ja (For possible action) **BCC 6/19/19**

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

12. **ZC-19-0331-BOULDER CROSSROADS RE, LLC:**
ZONE CHANGE to reclassify 1.0 acre from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) alternative off-site development standards.
DESIGN REVIEW for a medical office building. Generally located on the southwest side of Boulder Highway, 390 feet northwest of Nellis Boulevard within Paradise (description on file). TS/jt/ja (For possible action) **BCC 6/19/19**

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

13. **ZC-19-0348-3624 RUSSELL ROAD, LLC:**
ZONE CHANGE to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transition) Zone in the Russell Road Transition Corridor Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) mechanical equipment screening; 2) reduce parking lot landscaping; 3) reduce setbacks for a trash enclosure; 4) allow parking to be located within the front of the building where parking shall be located at the sides or rear of buildings; 5) eliminate the required intense landscape buffer; and 6) permit existing residential pan driveways where commercial curb return driveways are required.
DESIGN REVIEWS for the following: 1) convert an existing single family residence to an office building; and 2) proposed accessory structure (storage building) on 0.5 acres. Generally located on the north side of Russell Road, 1,445 feet east of Pecos Road within Paradise (description on file). JG/md/ja (For possible action) **BCC 6/19/19**

No show return to the June 11, 2019 TAB meeting
6 neighbors in attendance

- VI. General Business
(None)
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be June 11, 2019
- IX. Adjournment
The meeting was adjourned at 9:06 p.m.