



Paradise Town Advisory Board

November 26, 2019

MINUTES

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

Steve DeMerritt; Planning, Stephanie Halasi; Administrative Specialist

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

II. Public Comment:
None

III. Approval of November 11, 2019 Minutes

Moved by: Williams
Action: Approve as submitted
Vote: 4-0

Approval of Agenda for November 26, 2019

Moved by: Philipp
Action: Approve with changes
Vote: 4-0 Unanimous

IV. Informational Items

Moriel Duval, Recruiting Assistant with the 2020 Census. Census data, collected every 10 years, determines representation in Congress and determines how funds are spent in each community on things roads, and schools. The 2020 Census will use a new design that incorporates Online and phone response options in addition to the traditional paper option

V. Planning & Zoning

1. **UC-19-0815-HACIENDA-ARVILLE LLC:**

USE PERMIT for a proposed major training facility within an existing office and warehouse building on 7.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Hacienda Avenue, 770 feet west of Arville Street within Paradise. MN/bb/jd (For possible action) **PC 12/3/19**

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

2. **WS-19-0831-4640 S DECATUR LLC:**

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for an addition to an existing building materials supply company on 0.9 acres in a C-2 (General Commercial) Zone. Generally located 640 feet south of Harmon Avenue and the east side of Decatur Boulevard within Paradise. MN/md/jd (For possible action) **PC 12/3/19**

MOVED BY-Philipp
DENY
VOTE: 3-1 Berg opposed

3. **UC-19-0874-BAILEY BRIAN:**

USE PERMIT to increase the size of an accessory structure in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Russell Road, 345 feet west of Sandhill Road within Paradise. JG/nr/jd (For possible action) **PC 12/17/19**

MOVED BY-Williams
APPROVE- Subject to IF approved staff condition

- **No windows to be installed on the North side of building**

VOTE: 4-0 Unanimous

4. **WS-19-0855-STEPHANIE PROPERTIES LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** pedestrian walkways; and **3)** increase light pole height.
DESIGN REVIEW for a proposed parking lot on 2.1 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Capovilla Avenue, 440 feet east of Bermuda Road within Paradise (description on file). MN/rk/jd (For possible action) **PC 12/3/19**

MOVED BY-Berg
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

5. **UC-19-0814-GIPSY, LLC:**
USE PERMITS for the following: **1)** reduce the separation from an alcohol, on-premises consumption (tavern) to a residential use; **2)** reduce the separation from an outside dining area (patio) to a residential use; and **3)** allow outside dining in conjunction with a tavern.
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEWS for the following: **1)** alcohol, on-premises consumption (tavern); **2)** an outside dining area (patio); and **3)** alternative parking lot landscaping on 0.9 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the northwest corner of Paradise Road and Naples Drive within Paradise. JG/jvm/ja (For possible action) **BCC 12/18/19**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

- **Subject to the Notice of final action conditions**

VOTE: 4-0 Unanimous

6. **UC-19-0859-MGP LESSOR, LLC:**
USE PERMITS for the following: **1)** recreational facility/events center with on-premises consumption of alcohol; **2)** allow temporary events longer than 10 days per event; and **3)** deviations to development standards per plans on file.
DEVIATIONS for the following: **1)** alternative external building materials; **2)** permit a use (show) not within a permanently enclosed building; **3)** permit access to accessory uses from the exterior of a resort hotel (Mirage); and **4)** all other deviations per plans on file.
DESIGN REVIEWS for the following: **1)** fabric membrane structures (tents); **2)** outdoor dining and drinking area; and **3)** accessory structures in conjunction with an existing resort hotel (Mirage) on 65.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,500 feet south of Spring Mountain Road within Paradise. TS/nr/jd (For possible action) **BCC 12/18/19**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

7. **WS-19-0866-GC VEGAS RETAIL, LLC & NAKASH S & W, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall sign area; and **2)** increase the number of animated signs.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; and **2)** increase animated sign area in conjunction with an existing shopping center (Showcase Mall) on a portion of 6.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 750 feet north of Tropicana Avenue within Paradise. JG/sd/jd (For possible action) **BCC 12/18/19**

MOVED BY-Berg

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be December 10, 2019

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