

BP/RD 8/13/20 (9/1/20)
JC



Paradise Town Advisory Board

July 28, 2020

MINUTES

Board Members:	Jon Wardlaw –Chair- PRESENT John Williams —Vice Chair- PRESENT	Susan Philipp – PRESENT Bart Donovan- PRESENT
Secretary:	Maureen Helm 702-606-0747 mhelmstab@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

Al Laird; Planner, Blanca Vazquez; Town Liaison

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

II. Public Comment:
None

III. Approval of July 14, 2020 Minutes

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

Approval of Agenda for July 28, 2020

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

IV. Informational Items
None

V. Planning & Zoning

COUNTY CLERK
RECEIVED
AUG 13 2020

1. **DR-20-0272-MANDALAY PROPCO LLC:**
DESIGN REVIEWS for the following: 1) amend a comprehensive sign plan for a resort hotel (Mandalay Bay); and 2) increase wall sign area on 124.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the west side of Las Vegas Boulevard South and the north and south sides of Mandalay Bay Road within Paradise. MN/md/jd (For possible action) **BCC 8/19/20**

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

2. **ET-20-40067 (UC-19-0312)-CHURCH BAPTIST PARADISE BIBLE:**
USE PERMIT FIRST EXTENSION OF TIME to waive design standards for accessory modular buildings.
DESIGN REVIEW for modular buildings (classrooms and restrooms) 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/jd (For possible action) **PC 8/18/20**

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

3. **WC-20-40068 (UC-19-0312)-CHURCH BAPTIST PARADISE BIBLE:**
WAIVER OF CONDITIONS of a use permit limiting the maximum number of students not to exceed 450 for entire school 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/jd (For possible action) **PC 8/18/20**

MOVED BY-Philipp
DENY
VOTE: 4-0 Unanimous

4. **UC-20-0299-FWID, LLC:**
USE PERMITS for the following: 1) a theater; and 2) on-premises consumption of alcohol.
DESIGN REVIEW for a theater in conjunction with an existing office/warehouse building on 2.3 acres in an M-1 (Light Manufacturing) (Adult Use Overlay District) Zone. Generally located on the south side of Diablo Drive, approximately 300 feet west of Valley View Boulevard within Paradise. MN/sd/jd (For possible action) **PC 8/18/20**

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

5. **UC-20-0300-815 TWAIN, LLC:**
USE PERMIT to reduce the separation from an on-premises consumption of alcohol establishment (tavern) and a residential use.
DESIGN REVIEW for a tavern expansion in conjunction with an existing commercial retail center on 2.8 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the southeast corner of University Center Drive and Twain Avenue within Paradise. TS/sd/jd (For possible action) **PC 8/18/20**

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

6. **UC-20-0305-4275 W. BELL DRIVE, LLC:**
USE PERMIT for a minor training facility in conjunction with other commercial and manufacturing uses on 2.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Bell Drive and Schirlls Street within Paradise. MN/bb/jd (For possible action) **PC 8/18/20**

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

7. **DR-20-0303-IMI MIRACLE MALL, LLC:**
DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Miracle Mile Shops) in an existing resort hotel (Planet Hollywood) on a portion of 37.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/pb/jd (For possible action) **BCC 8/19/20**

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

8. **ET-20-400065 (UC-18-0406) -NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**
USE PERMIT FIRST EXTENSION OF TIME to commence a quasi-public facility (youth referral service).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) trash enclosure; 3) reduce height setback; 4) reduce parking; and 5) alternative driveway geometrics and design.
DESIGN REVIEW for a youth referral service on a 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/jgh/jd (For possible action) **BCC 8/19/20**

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

9. **UC-20-0292-SINO-SCIENCE NORTH AMERICA PHOTOBIOTECH, INC:**
USE PERMIT for a proposed marijuana establishment (cultivation).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a marijuana establishment (cultivation) to a residential use within a portion of an existing warehouse/office building on 12.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Annie Oakley Drive and the north side of Post Road within Paradise. JG/rk/xx
(For possible action) **BCC 8/19/20**

MOVED BY-Williams
DENY
VOTE: 4-0 Unanimous

10. **UC-20-0293-SINO-SCIENCE NORTH AMERICA PHOTOBIOTECH, INC:**
USE PERMIT for a proposed marijuana establishment (production).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a marijuana establishment (production) to a residential use within a portion of an existing warehouse/office building on 12.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Annie Oakley Drive and the north side of Post Road within Paradise. JG/rk/xx
(For possible action) **BCC 8/19/20**

MOVED BY-Williams
DENY
VOTE: 4-0 Unanimous

11. **VS-20-0271-BPS HARMON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rochelle Avenue (alignment) and Harmon Avenue, and between Audrie Street and Las Vegas Boulevard South, and a portion of a right-of-way being Harmon Avenue located between Audrie Street and Las Vegas Boulevard South, and a portion of right-of-way being Las Vegas Boulevard South located between Rochelle Avenue (alignment) and Harmon Avenue within Paradise (description on file). JG/jt/jd (For possible action) **BCC 8/19/20**

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

12. **WS-20-0294-HERBST FAMILY LP, II:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) driveway width; and 2) throat depth.
DESIGN REVIEW for a parking garage in conjunction with an existing convenience store with gasoline station and warehouse on 4.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the west side of Polaris Avenue and the north side of Russell Road within Paradise. MN/nr/xx (For possible action) **BCC 8/19/20**

MOVED BY-Wardlaw
APPROVE- DESIGN REVIEW- Subject to staff conditions
DENY- WAIVERS OF STANDARDS #1 and #2
VOTE: 4-0 Unanimous

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be August 11, 2020
- IX. Adjournment
The meeting was adjourned at 8:20 p.m.