



Paradise Town Advisory Board

July 30, 2024

MINUTES

Board Members: Susan Philipp-Chair-**PRESENT**
Katlyn Cunningham- Vice-Chair -**EXCUSED**
John Williams – **PRESENT**
Kimberly Swartzlander- **PRESENT**
Angelo Carvalho- **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

Tyler Delorenzo; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of July 9, 2024 Minutes

Moved by: Swartzlander
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for July 30, 2024

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

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **AR-24-400066 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:**
DESIGN REVIEW THIRD APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/nai/syp (For possible action) **PC 8/20/24**

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

2. **ET-24-400078 (WS-23-0499)-SEC 1910, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) a loading bay within the side yard of an industrial complex; and 2) reduce drive aisle width.
DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.08 acres in an IP (Industrial Park) Zone and within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/tpd/syp (For possible action) **PC 8/20/24**

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

3. **WS-24-0292-KAIRO, KRISTJAN:**
WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Neighborhood Overlay. Generally located on the east side of Spencer Street, approximately 125 feet south of Ottawa Drive within Paradise. TS/nai/syp (For possible action) **PC 8/20/24**

Applicant no show. Return to the August 13, 2024 Paradise TAB meeting

4. **SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC**
SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action) **BCC 8/21/24**

Held per applicant, return to the October 29, 2024 Paradise TAB meeting

5. **DR-24-0335-BCORE PARADISE, LLC:**
DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action) **BCC 8/21/24**

Held per applicant, return to the October 29, 2024 Paradise TAB meeting

6. **VS-24-0321-SPENCER RA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Rochelle Avenue, and between Spencer Street and Bruce Street within Paradise (description on file). TS/bb/syp (For possible action) **BCC 8/21/24**

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

7. **WS-24-0320-SPENCER RA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; and **2)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** lighting plan; and **2)** retail building and gas station on a 1.43 acre portion of a 4.12 acre site within an existing commercial development in a CG (Commercial General) Zone. Generally located on the south side of Flamingo Road and the east side of Spencer Street within Paradise. TS/bb/syp (For possible action) **BCC 8/21/24**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
DENY- Waiver #2
VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be August 13, 2024
- IX. Adjournment

The meeting was adjourned at 7:30 p.m.