



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**Date:** Tuesday March 31, 2015  
**Time:** 7:00 P. M.  
**Location:** Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

**POSTING LOCATIONS:**

Paradise Community Center; 4775 S. McLeod  
Clark County Library – 1401 E. Flamingo Road  
Sunset Park - 2601 E. Sunset Road  
Fire Station 38 - 1755 Silver Hawk Ave  
Maureen Helm - Secretary – (702) 606-0747

**BOARD MEMBERS:**

John S. Williams - Chair  
Robert Orgill- Vice Chair  
Susan Philipp  
Bart Donovan  
Roger Smith

Internet Address: [WWW.CLARKCOUNTYNV.GOV](http://WWW.CLARKCOUNTYNV.GOV)

- I. Call to Order **Meeting was called to order by Chair Williams at 7:00pm**
- II. Pledge of Allegiance **The Pledge of Allegiance was recited.**
- III. Roll Call  
  - John S. Williams – Chair – PRESENT**
  - Robert Orgill – Vice Chair – PRESENT**
  - Susan Philipp - PRESENT**
  - Bart Donovan - PRESENT**
  - Roger Smith – PRESENT**
- IV. Procedures & Conduct
  - a. Conformance with the Open Meeting Law **Chairman Williams noted that this meeting has been property noticed and that a quorum is present.**
  - b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
  - c. Meeting Guidelines
  - d. County Staff Introductions, Announcements & Presentations: **Al Laird – PLANNING; Blanca Vazquez – TOWN LIAISON, IN ATTENDANCE.**
- V. Regular Business
  - a. Approval of Agenda for March 31, 2015 - including any deletions or corrections  
**MOTION WAS MADE BY PHILIPP TO APPROVE THE AGENDA ,A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**

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DON BURNETTE, County Manager

- b. Approval of Minutes of March 10, 2015.

**MOTION WAS MADE BY ORGILL TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**

VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **NONE HEARD**

VII. PLANNING & ZONING Action to be taken on the following applications:

1. **UC-0538-14 – SWENSON DE, LLC: ( 4055 Swenson St.)**  
**USE PERMIT** for a communication tower and associated equipment.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEW** for a communication tower and associated equipment in conjunction with a proposed lodging/short term development on 6.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) (AE-65) Zone in the MUD-2 Overlay District. Generally located on the west side of Swenson Street, 120 feet north of Flamingo Road within Paradise. CG/mk/ml (For possible action)  
**ITEM NOT HEARD, NO SHOW. RETURN TO THE 4/14/15 TAB.**
2. **VS-0090-15 – LEGACY CARE, LLC: ( South of E. Desert Inn Rd. / East of Pecos-McLeod Dr. )**  
**VACATE AND ABANDON** easements of interest to Clark County located between Desert Inn Road and Emerson Avenue and between the Pecos-McLeod Interconnect and Flamingo Wash, and a portion of right-of-way being the Pecos-McLeod Interconnect located between Desert Inn Road and Emerson Avenue within Paradise (description no file).CG/co/ml (For possible action) **PC 4/7/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
3. **DR-0112-15 – BYZANTINE CATHOLIC CHURCH BISHOP: ( 2250 E. Maule Ave. )**  
**DESIGN REVIEW** for a modular building for a school in conjunction with an existing place of worship on 2.3 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Maule Avenue, 750 feet west of Eastern Avenue within Paradise. MBS/gc/ml (For possible action) **PC 4/21/15**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
4. **DR-0126-15 – FAULKNER, DALE & LINDA: ( 6720 S. Surrey St. )**  
**DESIGN REVIEW** for a storage building on 0.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Surrey Street, 150 feet south of Helm Drive (alignment) within Paradise. MBS/gc/ml (For possible action) **PC 4/21/15**  
**MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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5. **DR-0136-15 – RAMPAUL, KATHLEEN: ( Kingston and Oleta Ave. )**  
**DESIGN REVIEW** for a single family subdivision on 5.0 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the southeast corner of McLeod Drive and Oleta Avenue within Paradise. MBS/jt/ml (For possible action) **PC 4/21/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 3 NEIGHBORS WITH QUESTIONS IN ATTENDANCE.**
6. **TM-0042-15 – RAMPAUL, KATHLEEN: ( Kingston and Oleta Ave. )**  
**TENTATIVE MAP** consisting of 15 single family residential lots on 5.0 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the southeast corner of McLeod Drive and Oleta Avenue within Paradise. MBS/jt/ml (For possible action) **PC 4/21/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 3 NEIGHBORS WITH QUESTIONS IN ATTENDANCE.**
7. **VS-0138-15 - RAMPAUL, KATHLEEN: ( Kingston and Oleta Ave. )**  
**VACATE AND ABANDON** easements of interest to Clark County located between Oleta Avenue and Serene Avenue and between Kingston Road and McLeod Drive, and a portion of a right-of-way being McLeod Drive located between Oleta Avenue and Serene Avenue within Paradise (description on file). MBS/jt/ml (For possible action) **PC 4/21/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 3 NEIGHBORS WITH QUESTIONS IN ATTENDANCE.**
8. **UC-0134-15 – ISLAMIC FOUNDATION OF NEVADA: ( El Dorado Lane and Battista Lane. )**  
**USE PERMITS** for the following: 1) expand an existing place of worship; and 2) expand an existing school.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the perimeter landscape buffer.  
**DESIGN REVIEW** for the expansion of the parking lot for an existing place of worship and school  
On a portion of 6.8 acres in a R-E (Rural Estates Residential) Zone. Generally located south of Eldorado Lane and on the east and west side of Battista Lane within Paradise. SS/jt/ml (For possible action) **PC 4/21/15**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH CONDITION TO HAVE LOWER LEVEL LIGHTING, WALL NOT REQUIRED AROUND THE SOUTHERN SIDE . SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS. 6 NEIGHBORS WITH QUESTIONS IN ATTENDANCE.**
9. **UC-0164-15 – KTR LV IV, LLC: ( 6275 S. Pearl St. )**  
**USE PERMIT** for office (call center) as a principle use on a portion of 5.1 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Post Road, 620 feet east of Pecos Road within Paradise. MBS/jvm/ml (For possible action) **PC 4/21/15**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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10. **WS-0113-15 – SKID HOLDINGS, LLC: ( 4901 S. Eastern Ave. )**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation between an intersection and a driveway approach.  
**DESIGN REVIEWS** for the following: **1)** demolition of an existing building; and **2)** a proposed bank building in conjunction with an existing shopping center on 0.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Tropicana Avenue and Eastern Avenue within Paradise. MBS/mk/ml (For possible action) **PC 4/21/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
11. **WS-0119-15 – RIFLE, LLC: ( 6175 Stevenson Way )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** parking lot landscaping; and **3)** reduced setback of an existing gate.  
**DESIGN REVIEW** for a revised parking and outside storage area in conjunction with an existing warehouse building on 1.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Stevenson Way, 500 feet south of Patrick Lane within Paradise. MBS/gc/ml (For possible action) **PC 4/21/15**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH ADDED CONDITION OF A 1 YEAR REVIEW AS A PUBLIC HEARING, SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
12. **WS-0339-11 (ET-0012-15) WESTERN DEVELOPMENT, LLC: ( 4895 E. Tropicana Ave. )**  
**DESIGN REVIEW SECOND EXTENSION OF TIME** to complete a retail building (Family Dollar Store) on 1.0 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Tropicana Avenue and San Anselmo Street within Paradise. MBS/co/ml (For possible action) **BCC 4/22/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
- VIII. Correspondence: **NONE**
- IX. General Business: Items for discussion: **NONE**
- X. Public Input – Community Concerns (Issues or concerns within the community) Comments by the General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself as been specifically included on an agenda. Comments will be limited to 3 minutes. **NONE HEARD**
- XI. NEXT MEETING: April 14, 2015. **NEXT MEETING WAS SET FOR 4/14/15**
- XII. ADJOURNMENT: **CHAIR WILLIAMS ADJOURNED THE MEETING AT 8:02 P.M.**

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