



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

Date: Tuesday February 23, 2016
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

- 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 – EXCUSED
- 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: **Chuck O’Neill; PLANNING, Blanca Vazquez; TOWN LIAISON, and Cyndi Moody; ADMINISTRATIVE SPECIALIST IN ATTENDANCE.**
- V. Regular Business
 - a. Approval of Agenda for February 23, 2016 - including any deletions or corrections
MOTION WAS MADE BY ORGILL TO APPROVE THE AGENDA, WITH ITEM #1 BEING HELD, RETURNING TO THE 3/8/16 TAB PER THE APPLICANT. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.

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- b. Approval of Minutes of February 9, 2015.

MOTION WAS MADE BY PHILIPP 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. **ZC-0029-16 – US HUI DE REAL ESTATE INVESTMENT GROUP: (Arville St. & Spring Mountain Rd.)**
ZONE CHANGE to reclassify 4.3 acres from R-E (Rural Estates Residential) Zone and M-1 (Light Manufacturing) Zone to C-2 (General Commercial) Zone for a shopping center in the Asian Design and MUD-2 Overlay Districts.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** Asian Design Overlay District standards; **2)** alternative landscaping; and **3)** allow a non-standard street improvement in the right-of-way (landscaping).
DESIGN REVIEW for a shopping center. Generally located on the north side of Spring Mountain Road, the east side of Arville Street and the south side of Pioneer Avenue within Paradise (description on file). CG/pb/ml (For possible action) **BCC 3/2/16**
ITEM HELD PER THE APPLICANT, RETURN TO THE 3/8/16 TAB.

2. **WS-0844-15 – AJ SPRING MOUNTAIN, LLC: (4240 Spring Mountain Rd.)**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with approved restaurants.
WAIVER OF CONDITIONS of a use permit (UC-0342-15) requiring 1 year to commence and review as a public hearing.
DESIGN REVIEW for site layout (parking lot and driveways) in conjunction with 2 approved restaurant businesses on 1.2 acres in an M-1 (Light Manufacturing) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the north side of Spring Mountain Road, 500 feet west of Wynn Road within Paradise. SB/mk/ml (For possible action)
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS; A REDUCTION TO THE RESTAURANT SEATING, AND AN INCREASE OF THE STORAGE AREA. VOTING WAS UNANIMOUS.

3. **TM-0009-16 – DEAN, JUDY, ET AL: (4880 W. Russell Rd.)**
TENTATIVE MAP for an industrial subdivision on 5.6 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the northeast corner of Russell Road and Decatur Boulevard within Paradise. SS/gc/ml (For possible action) **PC 3/1/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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4. **UC-0037-16 – CENTERPOINT MANAGEMENT, LLC: (3991 Dean Martin Dr.)**
USE PERMITS for the following: 1) retail use (cigar lounge); and 2) alcohol, on-premises consumption (beer and wine) within an existing office/warehouse complex on 6.3 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Dean Martin Drive, 1,050 feet north of Flamingo Road within Paradise. SB/rk/ml (For possible action) **PC 3/15/16**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
5. **UC-0045-16 – ALON LAS VEGAS LANDCO, LLC, ET AL: (3120 S. Las Vegas Blvd.)**
USE PERMIT to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. CG/al/ml (For possible action) **PC 3/15/16**
MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
6. **UC-0047-16 – 2640 E. TROPICANA, LLC: (2640 E. Tropicana Ave.)**
USE PERMIT for a tire sales and installation facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a use not within a permanent enclosed building; and 2) allow exterior colors to display vivid hues.
DESIGN REVIEW for a tire sales and installation facility on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise. CG/gc/ml (For possible action) **PC 3/15/16**
MOTION WAS MADE BY PHILIPP FOR APPROVAL ON USE PERMIT, APPROVAL OF THE DESIGN REVIEW, DENIAL OF WAIVERS #1 AND #2. WITH ADDED CONDITIONS: REMOVE PUBLIC WORKS DRIVEWAY REPLACEMENT CONDITION; 90 DAYS TO PAINT BUILDING WITH SUBDUE TONES; MUST COMPLY WITH ALL REQUIREMENTS OF BUSINESS LICENSES; APPLICANT TO LOSE BUSINESS LICENSE IF ALL CONDITIONS ARE NOT MET WITHIN THE 1 YEAR REVIEW. SUBJECT TO ALL OTHER IF APPROVED STAFF CONDITIONS. VOTING WAS 3-1, WILLIAMS AGAINST. 14 NEIGHBORS IN ATTENDANCE. 3 NEIGHBORS FOR PROJECT, 11 AGAINST.
7. **UC-0041-16 – NEW CASTLE CORP, RAMPARTS, INC., MANDALAY PLACE, & MANDALAY CORP:**
USE PERMITS for the following: 1) increase height; and 2) deviations to development standards as shown per plans on file.
DEVIATIONS for the following: 1) reduced setback; 2) reduce/allow alternative landscaping; 3) reduced height setback; and 4) all other deviations as shown per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback to a street (Reno Avenue).
DESIGN REVIEW for a proposed parking garage in conjunction with an existing resort hotel (Excalibur) on 232.5 acres in an H-1 (Limited Resort and Apartment) (AE-60 & 65) Zone and an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Frank Sinatra Drive and Tropicana Avenue within Paradise. SS/jt/ml (For possible action) **BCC 3/16/16**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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8. **UC-0042-16 – ARENA LAND HOLDINGS, LLC: (Frank Sinatra Dr. & Tropicana Ave.)**
USE PERMIT for deviations to development standards as shown on plans on file.
DEVIATIONS for the following: **1)** alternative street landscaping; and **2)** all other deviations as shown per plans on file.
DESIGN REVIEW for a pedestrian walkway for a recreational facility (Las Vegas Arena/Events Center) in conjunction with existing resort hotels (New York-New York, Monte Carlo, and CityCenter) on 16.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone and an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Frank Sinatra Drive and Tropicana Avenue within Paradise. MBS/jt/ml (For possible action) **BCC 3/16/16**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
9. **WS-0050-16 – N&G SHOWCASE, LLC, ET AL: (3785 S. Las Vegas Blvd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping along an arterial street; and **2)** non-standard improvements within a right-of-way (Las Vegas Boulevard South).
DESIGN REVIEW for a proposed remodel of an existing shopping center (Showcase Mall) on 4.2 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Tropicana Avenue within Paradise. MBS/gc/xx (For possible action) **BCC 3/16/16**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS.
10. **VS-0032-16 – DESERT PASSAGE JV, LLC: (3663 S. Las Vegas Blvd.)**
VACATE AND ABANDON an easement of interest to Clark County located between Flamingo Road and Harmon Avenue, and between Las Vegas Boulevard South and Audrie Street within Paradise (description on file). MBS/co/ml (For possible action) **PC 3/15/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
11. **VS-0034-16 – PARIS LAS VEGAS OPERATING COMPANY, LLC: (3655 S. Las Vegas Blvd.)**
VACATE AND ABANDON of an easement of interest to Clark County located between Flamingo Road and Harmon Avenue, and between Las Vegas Boulevard South and Koval Lane within Paradise (description on file). MBS/co/ml (For possible action) **PC 3/15/16**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
12. **VS-0055-16 – HAND PROPERTY HOLDING COMPANY: (4315 Boulder Highway)**
VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Comanche Avenue, and between Mountain Vista Street and Boulder Highway within Paradise (description on file). CG/jvm/ml (For possible action) **PC 3/15/16**
MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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13. **DR-0054-16 – COUNTY OF CLARK (AVIATION): (1845 E. Russell Rd.)**
DESIGN REVIEW for a proposed office/warehouse and distribution center complex on 12.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the southwest corner of Russell Road and Surrey Street within Paradise. MBS/jt/ml (For possible action) **BCC 3/16/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR IN ATTENDANCE ASKED QUESTIONS.
14. **UC-0061-16 – SUMMERLIN ASSET MANAGEMENT, LLC: (3455 Pecos McLeod)**
USE PERMIT for a proposed congregate care facility and accessory commercial uses.
DESIGN REVIEW for a congregate care facility use on 4.9 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the west side of the Pecos-McLeod Interconnect and the north side of Emerson Avenue within Paradise. CG/mk/ml (For possible action) **BCC 3/16/16**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 6 NEIGHBORS IN ATTENDANCE FOR PROJECT, 2 NEIGHBORS ASKED QUESTIONS.
15. **WS-0049-16 – PARADISE CENTER, LLC: (4640 Paradise Rd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow roof signs where not permitted; **2)** increased wall sign area; **3)** increased logo sign area; and **4)** allow cabinet signs where not permitted in conjunction with an approved medical marijuana establishment (dispensary).
DESIGN REVIEW for signs in conjunction with an approved medical marijuana establishment (dispensary) in an existing commercial building on 1.0 acre in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the southeast corner of Paradise Road and Naples Drive within Paradise. MBS/pb/ml (For possible action) **BCC 3/16/16**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH CONDITION TO REDUCE THE ROOF SIGN TO BELOW THE ROOF. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.
16. **UC-0868-15 – XIA, YUE Q., ET AL: (3737 Pecos McLeod)**
USE PERMIT for a day care facility in conjunction with an existing office building on 0.5 acres in a C-P (Office & Professional) Zone. Generally located on the southwest corner of the Pecos-McLeod Interconnect and Mojave Road within Paradise. CG/pb/ml (For possible action)
MOTION WAS MADE BY ORGILL FOR DENIAL, VOTING WAS UNANIMOUS.

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- VIII. Correspondence:
None heard.
- IX. General Business: Items for discussion:
None heard.
- 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: March 8, 2016. **NEXT MEETING WAS SET FOR 3/8/16**
- XII. ADJOURNMENT: **CHAIR WILLIAMS ADJOURNED THE MEETING AT 8:59 P.M.**

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