



Paradise Town Advisory Board

March 14, 2017

MINUTES

Board Members:	Susan Philipp—Chair- EXCUSED Robert Orgill —Vice Chair- PRESENT John Williams – PRESENT	Bart Donovan – PRESENT Jon Wardlaw – 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

Bob Kline; Planning, Blanca Vazquez; Town Liaison ,Cyndi Moody; Administrative Specialist

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

II. Public Comment

None

III. Approval of February 28 , 2017 Minutes

Moved by: Williams

Action: Approved minutes as submitted

Vote: 4-0 Unanimous

Approval of Agenda for March 14, 2017

Moved by: Wardlaw

Action: Approve agenda with the following changes

Item #1 withdrawn per the applicant

Vote: 4-0 Unanimous

- IV. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events.(For discussion only)
None

V. Planning & Zoning

1. **UC-0026-17 – KABOLI, RAMON S.: (3710 S. Sandhill Rd.)**
USE PERMIT for a proposed place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; **2)** waive trash enclosure requirements; **3)** allow existing pan driveways to remain; and **4)** reduce the separation between driveways and intersections.
DESIGN REVIEW for a parking lot in conjunction with place of worship on 0.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Sandhill Road and the south side of Twain Avenue within Paradise. CG/pb/ml (For possible action)

PREVIOUS ACTION Paradise TAB February 14, 2017: Held per Commissioner. Return to the March 14, 2017 TAB meeting to give applicant time to hold a neighborhood meeting.

Withdrawn per the applicant.

2. **UC-0014-17 – RASHID, JAMAL: (4311 Oquendo Rd.)**
USE PERMIT for exotic animals (1 capuchin monkey, 1 serval cat, 1 African Caracal, and 1 Albino python) in conjunction with a single family residence on 2.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Oquendo Road, 620 feet east of Lamb Boulevard within Paradise. MBS/pb/ma (For possible action)

PREVIOUS ACTION Paradise TAB February 14, 2017: Held per agreement with the applicant, return to the March 14, 2017 TAB meeting with paperwork to show they are in compliance with Animal Control and Code Enforcement.

MOVED BY- Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
3 neighbors in attendance in support of project

3. **UC-0866-15 (ET-0012-17) (previously notified as AR-0012-17) – BABIN, GARY E.:(4564 Euclid St.)**
USE PERMITS FIRST EXTENSION OF TIME (previously notified as FIRST APPLICATION FOR REVIEW) of the following: **1)** increase the area of an accessory building; and **2)** waive applicable design standards per Table 30.56 in conjunction with an existing single family residence on 0.9 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Euclid Street, 300 feet south of Harmon Avenue within Paradise. CG/co/ml (For possible action) **PC 3/21/17**

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

4. **DR-0017-17 – BASCOS, LINDA L. REVOCABLE LIVING TRUST: (4978 Boulder Highway)**
DESIGN REVIEW for 2 proposed modular office buildings in conjunction with an approved vehicle (automobile) sales facility on 0.9 acres in a C-2 (General Commercial) Zone in MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 85 feet northwest of Nellis Boulevard within Paradise. CG/pb/ma (For possible action) **PC 4/4/17**

MOVED BY-Williams

APPROVE-Subject to staff conditions

- **1 year review as a public hearing**

VOTE: 4-0 Unanimous

5. **TA-0113-17 – TENAYA LOFTS, LLC:**
TEXT AMENDMENT to amend Chapter 30.44, Table 30.44-1 to modify the conditions for a Manager's Unit. (For possible action) **PC 4/4/17**

MOVED BY- Orgill

APPROVE- subject to staff conditions

VOTE: 4-0 Unanimous

6. **UC-0106-17 – KRIESE, BRUCE D.: (5965 Pearl St.)**
USE PERMITS for the following: **1)** increase the area of a proposed accessory structure; and **2)** increase the area of all accessory buildings to exceed the footprint of the principal dwelling (residence).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a single family residence and a detached accessory structure on 1.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Pearl Street and 185 feet north of Callahan Avenue within Paradise. MBS/lm/ma (For possible action) **PC 4/4/17**

MOVED BY- Wardlaw

APPROVE- With the removal of the denial of the Waiver of Development Standards

VOTE: 4-0 Unanimous

6 letters in support of project

7. **UC-0112-17 – VADAGIGS, LLC, ET AL: (2130 E. Maule Ave.)**
USE PERMIT for a school.
DESIGN REVIEW for a proposed school building in conjunction with an existing school on 3.1 acres in a C-P (Office & Professional) (AE-60) Zone and an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Maule Avenue, 1,000 feet west of Eastern Avenue within Paradise. MBS/gc/mcb (For possible action) **PC 4/4/17**

MOVED BY – Donovan

APPROVE – Subject to staff conditions

Added conditions

- **3 24 inch box trees along Mall Ave.**
- **Add shrubs along school property**

VOTE: 4-0 Unanimous

8. **UC-0122-17 – NASDAQ 5, LLC: (4480 Spring Mountain Rd.)**
USE PERMIT to reduce the separation for an on-premises consumption of alcohol establishment (supper club) in conjunction with a proposed restaurant to a residential use on a portion of 1.1 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road and 310 feet west of Arville Street within Paradise. SB/lm/ma(For possible action) **PC 4/4/17**

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

9. **VS-0098-17 – MARY BARTSAS 15, LLC: (4575 E. Tropicana Ave.)**
VACATE AND ABANDON a portion of a right-of-way being Tropicana Avenue located between Merrill Avenue and Mountain Vista Street and a portion of a right-of-way being Merrill Avenue located between Tropicana Avenue and Sunflower Avenue and a portion of a right-of-way being Mountain Vista Street located between Tropicana Avenue and Sunflower Avenue within Paradise (description on file). MBS/co/mcb (For possible action) **PC 4/4/17**

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

10. **VS-0103-17 – CLARK COUNTY: (1215 Matthew Ave.)**
VACATE AND ABANDON a portion of a right-of-way being Matthew Avenue located between Donley Circle and Polonaise Avenue and a portion of right-of-way being Donley Circle located between Matthew Avenue and I-215 within Paradise (description on file). SS/jvm/mcb (For possible action) **PC 4/4/17**

Held per applicant, return to the March 28, 2017 TAB meeting

11. **VS-0116-17 – PECOS 206 TRUST, ET AL: (3777 Pecos-McLeod)**
VACATE AND ABANDON a portion of a right-of-way being Pecos-McLeod Interconnect located between Mojave Road and Viking Road and a portion of a right-of-way being Mojave Road located between Katie Avenue (alignment) and Pecos-McLeod Interconnect within Paradise (description on file). CG/co/mcb (For possible action) **PC 4/4/17**

Held per the applicant, return to the April 4, 2017 TAB meeting

12. **WS-0111-17 – LOVERIN, DAVID M. & RYAN, DIANA R.: (1170 Dana Maple Ct.)**
WAIVER OF DEVELOPMENT STANDARDS for increased wall height in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Dana Maple Court, 170 feet east of Sparkling Star Street within Paradise. SS/pb/ma (For possible action) **PC 4/4/17**

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

13. **UC-0849-14 (AR-0023-17) – MGM GRAND HOTEL, LLC: (MGM Grand)**
USE PERMIT FIRST APPLICATION FOR REVIEW for live entertainment for a recreational facility (Topgolf) with accessory retail, eating and drinking facilities and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on an 8.5 acre portion of 102.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. MBS/al/ml (For possible action) **PC 4/5/17**

Held per applicant, return to the March 28, 2017 TAB meeting

14. **UC-1721-06 (ET-0021-17) – VENETIAN CASINO RESORT, LLC, ET AL: (Venetian)**
USE PERMITS FIFTH EXTENSION OF TIME to commence the following: **1)** resort condominiums with kitchens in rooms in conjunction with an existing resort hotel (Venetian/Palazzo); **2)** increased building height; **3)** associated accessory and incidental commercial uses, buildings, and structures; and **4)** deviations from development standards.
DEVIATIONS for the following: **1)** reduced on-site parking requirements; **2)** reduce the height setback ratio from an arterial street; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** a 632 foot high, high-rise resort condominium tower including kitchens in rooms; **2)** all associated accessory uses, retail areas, and amenity areas (Venetian/Palazzo); and **3)** revisions to an existing retail component associated with the Venetian/Palazzo Resort Hotel and Walgreens on a portion of 63.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within Paradise. CG/co/ml (For possible action) **PC 4/4/17**

MOVED BY-Orgill
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 March 28, 2017
- IX. Adjournment
The meeting was adjourned at 8:34p.m.