



Paradise Town Advisory Board

March 28, 2017

MINUTES

Board Members:	Susan Philipp—Chair- PRESENT 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 Chair Philipp at 7:00 p.m.

II. Public Comment

None

III. Approval of March 14 , 2017 Minutes

Moved by: Williams

Action: Approved minutes as submitted

Vote: 5-0 Unanimous

Approval of Agenda for March 28, 2017

Moved by: Orgill

Action: Approve agenda with the following change

Item #2 Held per the applicant, return to the April 11, 2017 TAB meeting

Vote: 5-0 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. **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**

PREVIOUS ACTION Paradise TAB March 14, 2017: Held per applicant. Return to the March 28, 2017 TAB meeting.

MOVED BY- Orgill

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

2. **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

PREVIOUS ACTION Paradise TAB March 14, 2017: Held per applicant. Return to the March 28, 2017 TAB meeting. March 28, 2017: Held per applicant. Return to the April 11, 2017 TAB meeting.

3. **TM-0023-17 – FJM VALLEY VIEW ASSOCIATES, LLC: (3921 W. Oquendo Rd.)**

TENTATIVE MAP for an industrial subdivision on 7.1 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the south side of Oquendo Road and the west side of Valley View Boulevard within Paradise. SS/gc/mcb (For possible action) **PC 4/4/17**

MOVED BY- Wardlaw

APPROVE – subject to staff conditions

VOTE: 5-0 Unanimous

4. **DR-0168-17 – MGM GRAND HOTEL, LLC: (MGM Grand)**
DESIGN REVIEW to expand an existing convention center in conjunction with a resort hotel (MGM Grand) on 102.7 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in an MUD-1 Overlay District. Generally located on the west side of Koval Lane, 750 feet north of Tropicana Avenue within Paradise. MBS/al/ml (For possible action) **BCC 4/19/17**

MOVED BY – Williams
APPROVE- subject to staff conditions
VOTE: 5-0 Unanimous

5. **WS-0153-17 – S G ISLAND PLAZA, LLC, ET AL: (3791 S. Las Vegas Blvd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** alternative landscaping; **3)** increased fence height; and **4)** nonstandard improvements within a right-of-way.
DESIGN REVIEWS for the following: **1)** a building addition and exterior modifications to an existing retail building; and **2)** modifications to the sidewalk/pedestrian access easement in conjunction with an existing shopping center (Showcase Mall) on 0.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in an MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 475 feet north of Tropicana Avenue within Paradise. MBS/al/ml (For possible action) **BCC 4/19/17**

MOVED BY- Philipp
APPROVE- subject to staff conditions
VOTE: 5-0 Unanimous

6. **UC-0177-17 – RENHAVEN EQUITY, LP: (105 E. Reno Ave.)**
USE PERMITS for the following: **1)** day spa (body wrap); and **2)** personal services (tanning salon and nails) within an existing commercial and industrial complex on 4.2 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Reno Avenue and Haven Street within Paradise. MBS/mk/ma (For possible action) **PC 4/18/17**

MOVED BY – Orgill
APPROVE- subject to staff conditions
VOTE: 5-0 Unanimous

7. **WS-0145-17 – ARMSTRONG, SCOTT E. & TIANA A.: (3737 Caesars Cir.)**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback for a proposed attached patio cover in conjunction with an existing single family residence on 0.5 acres in a R-E (Rural Estates Residential) (AE-60) Zone. Generally located 845 feet south of Sunset Road and 490 feet west of Sandhill Road within Paradise. MBS/md/ma (For possible action) **PC 4/18/17**

MOVED BY- Donovan
APPROVE- subject to if approved staff conditions
VOTE: 5-0 Unanimous

8. **WS-0146-17 – VALLEY VIEW INDUSTRIAL INVESTORS, LP: (3859 S. Valley View)**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side street (corner) setback for a proposed trash enclosure.
DESIGN REVIEW for a proposed trash enclosure on a portion of 10.8 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Valley View Boulevard and Viking Road within Paradise. SB/md/ma (For possible action)
PC 4/18/17

MOVED BY – Donovan
DENY
VOTE: 4-1, Philipp against

9. **WS-0147-17 – GLAZER GUILFORD TRUST 1984, ET AL: (4480 Spring Mountain Rd.)**
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEWS for the following: **1)** a proposed wrought iron fence and gates; and **2)** site layout in conjunction with an existing shopping center on a portion of 6.6 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the northwest corner of Spring Mountain Road and Arville Street within Paradise. SB/mk/ma (For possible action)
PC 4/18/17

MOVED BY- Philipp
APPROVE- subject to staff conditions
VOTE: 5-0 Unanimous

10. **WS-0172-17 – VEGAS TOWERS COMPANY: (1055 E. Flamingo Rd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback for a proposed accessory structure (parking garage); **2)** reduce drive aisle width; **3)** reduce setback for garage openings onto a drive aisle for a proposed accessory structure (parking garage); and **4)** reduced parking.
DESIGN REVIEWS for the following: **1)** proposed accessory structure (parking garage); and **2)** modify parking requirements in conjunction with an existing multiple family development on 10.0 acres in an R-5 (Apartment Residential) (AE-60) Zone and a C-1 (Local Business) (AE-60) Zone. Generally located on the south side of Flamingo Road and the east side of Claymont Street within Paradise. CG/md/ma (For possible action)
PC 4/18/17

MOVED BY – Wardlaw
APPROVE- subject to staff conditions
VOTE: 5-0 Unanimous

11. **UC-0176-17 – NEVADA CONTRACTORS INSURANCE CO.:**
USE PERMIT for a proposed vehicle (automobile) repair facility.
DESIGN REVIEW for a proposed vehicle (automobile) facility with outside vehicle display on 1.4 acres in a C-2 (General Commercial) (AE-65) Zone.
WAIVERS OF CONDITIONS of a zone change (ZC-2212-04) requiring the following: **1)** increasing the pedestrian realm width in front of the building to 15 feet; **2)** incorporating a 5 foot wide minimum supplement to pedestrian area between back of sidewalk and building façade; **3)** a minimum 5 foot wide amenity zone which meet requirements in front of the sidewalks; **4)** recording perpetual cross access, ingress/egress, and parking easements to the north, south, and west; **5)** the applicant, its successors assign, licensees, invitees, and tenants, shall issue the most current Clark County Department of Aviation Noise Disclosure Statement to each purchase, renter, lessee, or other legal occupant of each occupied and/or owned unit in the proposed development; and **6)** forward the completed and recorded Noise Disclosure Statement to the Department of Aviation Noise Office. Generally located on the northwest corner of Green Valley Parkway and Ramrod Avenue within Paradise. MBS/mk/ml (For possible action) **BCC 4/19/17**

MOVED BY- WILLIAMS

APPROVE- subject to staff conditions

VOTE: 5-0 Unanimous

12. **UC-0400-16 (WC-0026-17) – MARY BARTSAS 15, LLC: (No address)**
WAIVER OF CONDITIONS of a use permit requiring the north facing wall from San Anselmo Street to Nellis Boulevard to be split vertically with half block and half wrought iron in conjunction with a mixed use development on 8.4 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue and the west side of Nellis Boulevard within Paradise. MBS/co/ma (For possible action) **BCC 4/19/17**

MOVED BY- Donovan

APPROVE- subject to staff conditions

VOTE: 5-0 Unanimous

13. **WS-0142-17 – NULEAF CLARK DISPENSARY, LLC: (430 E. Twain Ave.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the area of a proposed freestanding sign; **2)** reduce setbacks; and **3)** allow an approved medical marijuana establishment to be the only business being advertised on the freestanding sign.
DESIGN REVIEW for a proposed freestanding sign in conjunction with an approved medical marijuana establishment (dispensary) on 0.4 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the north side of Twain Avenue, 220 feet east of Paradise Road within Paradise. CG/mk/ml (For possible action) **BCC 4/19/17**

MOVED BY _ Wardlaw

APPROVE- waiver # 1 and #3

DENY- waiver #2

APPROVE- Subject to staff conditions

VOTE- 5-0 Unanimous

14. **ZC-0129-17 – STORYBOOK INVESTMENTS, LLC, ET AL: (1320 E. Foed Ave.)**
ZONE CHANGE to reclassify 5.5 acres from R-E (Rural Estates Residential) Zone and R-3 (Multiple Family Residential) Zone to R-3 (Multiple Family Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for increased building height.
DESIGN REVIEW for a multiple family residential development. Generally located on the north and south sides of Ford Avenue (alignment), 300 feet east of Maryland Parkway within Paradise (description on file). SS/gc/mcb (For possible action) **BCC 4/19/17**

MOVED BY- Williams
APPROVE- subject to staff conditions
VOTE: 5-0 Unanimous

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be April 11, 2017
- IX. Adjournment
The meeting was adjourned at 7:55 pm