



Paradise Town Advisory Board

April 11, 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

Lebene Aidam-Ohene; Planning, 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 28 , 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 #6 and Item #8 Held per the applicant, return to the April 25, 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. **UC-0152-17 – PATRICK-SANDHILL BUSINESS PARK, LLC: (6126 S. Sandhill Rd.)**

USE PERMIT for a hospital.

DESIGN REVIEWS for the following: **1)** hospital and all ancillary uses; and **2)** exterior remodel of an existing building on 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Sandhill Road and the south side of Patrick Lane within Paradise. MBS/dg/ml (For possible action) **BCC 5/3/17**

MOVED BY- Philipp

DENY

95 neighbors in attendance. 94 against project, 1 for the project. 13 emails against project

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)

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

MOVED BY- Philipp

DENY

VOTE: 5-0 Unanimous

3. **UC-0190-17 – MOUNTAIN POINT, LLC: (4525 Spring Mountain Rd.)**

USE PERMIT to reduce the separation from a proposed on-premises consumption of alcohol establishment (supper club) to a residential use in conjunction with an existing commercial center on 4.1 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road and the east side of Stober Boulevard within Paradise. SB/gc/ml (For possible action) **PC 5/2/17**

MOVED BY – Orgill

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

4. **WS-0217-17 – GARMENDIA, RONALD & PONCE, DEYSI: (5341 S. Eastern Ave.)**
WAIVER OF DEVELOPMENT STANDARDS for reduced landscape width adjacent to a less intensive use.
DESIGN REVIEW for revised landscaping and parking lot design for an existing office building on 0.2 acres in a CRT (Commercial Residential Transition) Zone. Generally located on the west side of Eastern Avenue, 170 feet south of Hacienda Avenue within Paradise. MBS/gc/ml (For possible action) **PC 5/2/17**

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

5. **UC-0188-17 – HARSCH INVESTMENT PROPERTIES – NEVADA, LLC:**
USE PERMIT to allow a financial services, specified (vehicle title loan) business.
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation of a financial services, specified (vehicle title loan) business from another financial services, specified (check cashing) business in conjunction with an existing office/warehouse and commercial complex on 18.4 acres in an M-1 (Light Manufacturing) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the south side of Spring Mountain Road and the east side of Wynn Road within Paradise. SB/gc/ml (For possible action) **BCC 5/3/17**

MOVED BY- Donovan
DENY
VOTE: 5-0 Unanimous

6. **UC-0200-17 – TREASURE ISLAND, LLC: (3300 S. Las Vegas Blvd.)**
USE PERMIT for deviations to development standards per plans on file for a resort hotel.
DEVIATIONS for the following: **1)** permit primary means of access to a retail/rental booth from the exterior of the resort hotel; and **2)** permit deviations to development standards per plans on file.
DESIGN REVIEW for a proposed retail/rental booth in conjunction with a resort hotel (TI) on 24.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Spring Mountain Road and Las Vegas Boulevard South within Paradise. CG/pb/ml (For possible action) **BCC 5/3/17**

Held per applicant. Return to the April 25, 2017 TAB meeting.

7. **UC-0222-17 – METROFLAG BP, LLC: (3743 S. Las Vegas Blvd.)**
USE PERMIT for a proposed massage establishment as a principal use within an existing shopping center (Hawaiian Marketplace) on 2.4 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, 550 feet south of Harmon Avenue within Paradise. MBS/lm/ml (For possible action) **BCC 5/3/17**

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 3-1 Philipp against, Williams not in attendance

8. **UC-0224-17 – B P S HARMON, LLC: (3717 S. Las Vegas Blvd.)**
USE PERMIT to allow on-premises consumption of alcohol (tavern/self-serve beer structure).
DESIGN REVIEW for a tavern/self-serve beer structure within an existing shopping center (Harmon Corner) on 1.0 acre in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. MBS/pb/ja (For possible action) **BCC 5/3/17**

Held per applicant. Return to the April 25, 2017 TAB meeting.

9. **WS-0209-17 – MBSC, LLC: (3615 Spring Mountain Rd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased proposed wall sign area; **2)** increased logo area on a proposed wall sign; **3)** increase the area of a proposed freestanding sign; **4)** allow an approved medical marijuana establishment to be the only business advertised on the proposed freestanding sign; **5)** allow a proposed temporary sign (banner) on a permanent basis; and **6)** increase the size of a temporary sign.
DESIGN REVIEWS for the following: **1)** proposed wall signs; **2)** proposed freestanding sign; and **3)** proposed temporary sign in conjunction with an approved medical marijuana establishment (dispensary) on 0.94 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 and Adult Use Overlay Districts. Generally located on the south side of Spring Mountain Road and the west side of Procyon Street within Paradise. SB/lm/ml (For possible action) **BCC 5/3/17**

MOVED BY- Philipp

DENY

VOTE: 4-1 Orgill against

10. **ZC-0202-17 – WESTERN VETERINARY CONFERENCE: (2511 Oquendo Rd.)**
ZONE CHANGE to reclassify 1.7 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone for a training and convention facility.
USE PERMITS for the following: **1)** a major training facility; and **2)** a convention facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks for buildings; **2)** reduced parking; and **3)** reduced setback for a proposed gate.
DESIGN REVIEW for an expansion and modifications to an existing training and convention facility and accessory buildings and structures on 6.0 acres in an M-D (Designed Manufacturing) (AE-65) Zone and an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the southeast corner of Eastern Avenue and Oquendo Road within Paradise (description on file). MBS/pb/ja (For possible action) **BCC 5/3/17**

Item held. Applicant to work with neighbor that will be directly affected by project. Return to the June 13, 2017 TAB meeting.

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be April 25, 2017
- IX. Adjournment
The meeting was adjourned at 10:25 pm