



Paradise Town Advisory Board

April 25, 2017

MINUTES

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

Lorna Phegley ; 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 April 11 , 2017 Minutes

Moved by: Wardlaw

Action: Approved minutes as submitted

Vote: 4-0 Unanimous

Approval of Agenda for April 25, 2017

Moved by: Orgill

Action: Approve agenda as submitted

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. **DR-0231-17 – QNC 53, LLC: (4840 W. Hacienda Ave.)**

DESIGN REVIEWS for the following: **1)** a proposed convenience store; and **2)** gasoline fuel station with canopy on a portion of 3.4 acres in a C-2 (General Commercial) Zone and M-1 (Light Manufacturing) Zone. Generally located on the east side of Decatur Boulevard, and the north side of Hacienda Avenue within Paradise. SS/mk/ja (For possible action) \ **PC 5/16/17**

MOVED BY – Orgill

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **DR-0240-17 – SUN SHENG INVESTMENT, LLC: (4257 W. Desert Inn Rd.)**

DESIGN REVIEW for proposed exterior building (façade) modifications for 2 buildings within an existing shopping center on 1.2 acres in a C-2 (General Commercial) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located 140 feet north of Spring Mountain Road and 300 feet east of Arville Street within Paradise. SB/mk/ja (For possible action) **PC 5/16/17**

Applicant no show. Return to the May 9, 2017 TAB meeting.

3. **VS-0090-15 (ET-0037-17) – DIAMOND PM, LLC: (No address)**

VACATE AND ABANDON FIRST EXTENSION OF TIME 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 on file). CG/co/ml (For possible action) **PC 5/16/17**

MOVED BY- Williams

APPROVE – subject to staff conditions

VOTE: 4-0 Unanimous

4. **UC-0227-17 – CAMPUS VILLAGE, LLC: (4440 S. Maryland Parkway)**

USE PERMIT to reduce the separation from an on-premises consumption of alcohol establishment (tavern) to a residential use within an existing retail/commercial center on 2.7 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. CG/mk/ja (For possible action) **PC 5/16/17**

MOVED BY – Wardlaw

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **UC-0228-17 – WIENS HOLDING LIMITED PARTNERSHIP & EASTERN SPRINGS VILLAGE, LLC:**

USE PERMIT to reduce the separation between a proposed vehicle maintenance facility and an existing multi-family residential use on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Warm Springs Road, and 470 feet west of Eastern Avenue within Paradise. SS/md/ja (For possible action) **PC 5/16/17**

MOVED BY – Orgill

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

6. **UC-0236-17 – MEMA PROPERTIES, LLC: (560 E. Windmill Ln.)**

USE PERMIT for a proposed on-premises consumption of alcohol establishment (service bar) in conjunction with an existing restaurant within a portion of an existing commercial center on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Windmill Lane and the west side of Amigo Street within Paradise **PC 5/16/17**

MOVED BY – Williams

APPROVE- subject to staff conditions

VOTE: 4-0 Unanimous

7. **UC-0241-17 – CHINA TOWN RETAIL, LLC: (3900 Spring Mountain Rd.)**

USE PERMITS for the following: **1)** a proposed retail; and **2)** a proposed food processing (bakery) in conjunction with retail sales within an existing business center.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

DESIGN REVIEW for an exterior and interior remodel of an existing building within an existing business center on 1.2 acres in in an H-1 (Limited Resort and Apartment) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the north side of Spring Mountain Road, 570 feet west side of Valley View Boulevard within Paradise. SB/mk/ja (For possible action) **PC 5/16/17**

Applicant no show. Return to the May 9, 2017 TAB meeting.

8. **UC-0265-17 – FLAMINGO WEST INVESTMENTS, LLC, ET AL: (4850 W. Flamingo Rd.**

USE PERMIT to reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use within an existing shopping center on a portion of 7.3 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Decatur Boulevard and Flamingo Road within Paradise. SB/mk/ja (For possible action)

PC 5/16/17

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

9. **VS-0233-17 – VIBE APARTMENTS, LLC, ET AL: (4995 S. Maryland Parkway)**

VACATE AND ABANDON a portion of a right-of-way being an un-named alley located between Wilbur Street and Maryland Parkway and a portion of a right-of-way being an un-named alley located between Tropicana Avenue and Toni Avenue and a portion of a right-of-way being an un-named alley located between Young Street and Turner Street and a portion of a right-of-way being an un-named alley located between Lulu Avenue and Hacienda Avenue within Paradise (description on file). MBS/co/ja (For possible action) **PC 5/16/17**

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

10. **WS-0246-17 – HERITAGE SQUARE SOUTH HOA: (3815 Heritage Ave.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow existing security fences (wall/fence and barb wire); **2)** increase security fence height (barb wire) with chain link fence and CMU wall; and **3)** increase height of existing wrought iron gates for an RV storage yard in conjunction with an existing single family planned unit development (PUD) on 2.0 acres in a R-1 (Single Family Residential) Zone. Generally located 230 feet north of Viking Road and 270 feet west of Sandhill Road within Paradise. CG/mk/ja (For possible action) **PC 5/16/17**

Return to the May 9, 2017 TAB meeting

11. **UC-0211-17 – SYNCEPT TROPICANA, LLC: (4845 W. Tropicana Ave.)**
USE PERMITS for the following: **1)** allow a proposed multiple family residential development; and **2)** increase the building height.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a proposed gate.
WAIVERS OF CONDITIONS of a use permit (UC-0965-05) requiring the following: **1)** the pedestrian realm per plans on file; **2)** each phase of the development containing the same ratio of residential to commercial components as the overall project or submitting a construction phasing plan to be approved by staff; **3)** compliance with NZC-1675-04; and **4)** grant easements and/or construct improvements to maintain a minimum 15 foot effective width for pedestrian traffic and maintain a Level of Service ‘C’.
DESIGN REVIEW for a proposed multiple family residential development on 11.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-2 Overlay District. Generally located on the south side of Tropicana Avenue and the west side of Cameron Street within Paradise. SS/pb/ml (For possible action) **BCC 5/17/17**

MOVED BY- Philipp
APPROVE- Subject to staff conditions

- **Withdraw Waiver of standards(call box) per applicant**
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VOTE: 4-0 Unanimous

12. **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**

PREVIOUS ACTION Paradise TAB April 11, 2017: Held to the April 25, 2017 TAB meeting per the applicant.

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

13. **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**

PREVIOUS ACTION Paradise TAB April 11, 2017: Held to April 25, 2017 TAB meeting per the applicant.

MOVED BY- Wardlaw

DENY

VOTE 4-0 Unanimous

14. **UC-0266-17 – PARIS L V OPERATING CO, LLC: (3655 S. Las Vegas Blvd.)**
USE PERMIT for deviations per plans on file for signage for a restaurant (Beer Park) in conjunction with an existing resort hotel (Paris).
DEVIATIONS for the following: **1)** increase the projection of a proposed sign from the side of a building; and **2)** all other deviations as shown per plans on file.
DESIGN REVIEW for a proposed projecting sign for a restaurant in conjunction with the Paris Resort Hotel on 24.0 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 865 feet south of Flamingo Road within Paradise. MBS/al/ja (For possible action) **BCC 5/17/17**

MOVED BY- Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

15. **WS-0229-17 – IN-N-OUT BURGERS: (3804 E. Flamingo Rd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative screening and buffering standards along a street (Flamingo Road and Sandhill Road); and **2)** reduce the setback from a street.
DESIGN REVIEW for a proposed restaurant with drive-thru on a 0.9 acre pad site in conjunction with an existing 7.2 acre shopping center in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the east side of Sandhill Road within Paradise. CG/dg/ja (For possible action) **BCC 5/17/17**

MOVED BY- Philipp

APPROVE- Subject to staff conditions

ADD Condition

- **6 month review as a public hearing, after occupancy**

VOTE: 4-0 Unanimous

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be May 9, 2017
- IX. Adjournment
The meeting was adjourned at 8:55 pm