



Paradise Town Advisory Board

May 9, 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

Greg Cerven ; 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 April 25 , 2017 Minutes

Moved by: Orgill

Action: Approved minutes as submitted

Vote: 5-0 Unanimous

Approval of Agenda for May 9, 2017

Moved by: Williams

Action: Approve agenda with the hold on item #7, return to the May 30, 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. **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**

MOVED BY- Wardlaw

Applicant withdrew waiver 1.a and waiver 1.b

DENY waiver #2

APPROVE waiver #3- Subject to staff conditions

VOTE: 5-0 Unanimous

2. **UC-0888-15 (ET-0044-17) – ROACHO, JORGE & ROSA: (3553 E. Viking Rd.)**

USE PERMIT FIRST EXTENSION OF TIME to commence a place of worship.

DESIGN REVIEW for the conversion of a single family residence to a place of worship and all ancillary site improvements on 1.0 acre in an R-1 (Single Family Residential) Zone. Generally located on the south side of Viking Road, 200 feet west of Pearl Street within Paradise. CG/co/ja (For possible action) **PC 6/6/17**

MOVED BY-Williams

APPROVE-Subject to staff conditions

VOTE: 5- 0 unanimous

3. **UC-0288-17 – VALLEY VIEW BUSINESS CENTER I, ET AL:**

USE PERMIT for a proposed minor training facility (dance studio) within an existing office/warehouse building on 14.5 acres in an M-1 (Light Manufacturing) (AE-65 & AE-70) Zone. Generally located on the east side of Valley View Boulevard, and the north side of Post Road within Paradise. SS/lm/ml (For possible action) **PC 6/6/17**

MOVED BY-Orgill

APPROVE-Subject to staff conditions

VOTE: 5- 0 unanimous

4. **UC-0289-17 – HINSON ST. PARTNERS, LLC: (4185 W. Post Rd.)**

USE PERMIT for a proposed minor training facility (circus training school) within an existing office/warehouse building on 1.2 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the south side of Post Road, 250 feet west of Hinson Street within Paradise. SS/gc/ml (For possible action)

BOARD OF COUNTY COMMISSIONERS

STEVEN SISOLAK, CHAIR- LARRY BROWN, Vice- Chair

SUSAN BRAGER- CHRIS GIUNCHIGLIANI- MARILYN KIRKPATRICK- MARY BETH SCOW- LAWRENCE WEEKLY

YOLANDA KING, County Manager

MOVED BY-Williams
APPROVE-Subject to staff conditions
VOTE: 5- 0 unanimous

5. **UC-0297-17 – C Y & R I HERITAGE INN OF PALMDALE, INC., ET AL:**
USE PERMIT for a proposed minor training facility (fitness center) within an existing commercial/industrial complex on a portion of 10.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Dean Martin Drive, 150 feet south of Hotel Rio Drive within Paradise. SS/lm/ml (For possible action)
PC 6/6/17

MOVED BY-Donovan
APPROVE-Subject to staff conditions
VOTE: 5- 0 unanimous

6. **UC-0313-17 – WARM SPRINGS PLAZA, LLC: (7380 S. Eastern Ave.)**
USE PERMIT for a proposed kennel.
WAIVER OF DEVELOPMENT STANDARDS to allow a commercial use (dog run) outside.
DESIGN REVIEW for an outside dog run with a proposed kennel within an existing retail building in conjunction with an existing shopping center on 6.4 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Warm Springs Road, 160 feet east of Eastern Avenue within Paradise. MBS/pb/ml (For possible action)
PC 6/6/17

MOVED BY-Orgill
APPROVE-Subject to staff conditions
VOTE: 5- 0 unanimous

7. **WS-0293-17 – BLUFFS AT TOWN LAKE, LLC: (1600 E. University Ave.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** modified standards for security gates.
DESIGN REVIEW for the existing gates and modifications to an existing parking lot in conjunction with an existing apartment complex on 4.1 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the north side of University Avenue between Tamarus Street and Caliente Street within Paradise. CG/pb/ja (For possible action)
PC 6/6/17

Held per applicant. Return to the May 30, 2017 TAB meeting

8. **UC-0283-17 – MGP LESSOR, LLC: (3400 S. Las Vegas Blvd.)**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow retail uses not within a permanent enclosed building; **2)** allow an accessory use not accessed through the interior of a resort hotel; **3)** allow alternative street landscaping; **4)** allow roof signs; and **5)** all other deviations as depicted per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback; and **2)** non-standard improvements within the future right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: **1)** an outdoor sales structure/booth; **2)** increased wall sign area; **3)** increased number of animated signs; and **4)** increased animated sign area in conjunction with an existing resort hotel (Mirage) on 65.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las

Vegas Boulevard South, 1,500 feet south of Spring Mountain Road within Paradise. CG/gc/ml
(For possible action) **BCC 6/7/17**

MOVED BY-Philipp

Added conditions

- **Reduce signs down to the permitted amount of signs**
- **2 year review as a public hearing**

APPROVE-Subject to staff conditions

VOTE: 4- 1 Orgill against

9. **UC-0284-17 – BELLAGIO, LLC, ET AL: (Bellagio)**

USE PERMIT for deviations as shown per plans on file.

DEVIATIONS for the following: **1)** allow retail uses not within a permanent enclosed building; **2)** allow an accessory use not accessed through the interior of a resort hotel; **3)** allow roof signs; and **4)** all other deviations as depicted per plans on file.

DESIGN REVIEWS for the following: **1)** an outdoor sales structure/booth; **2)** increased wall sign area; **3)** increased number of animated signs; and **4)** increased animated sign area in conjunction with an existing resort hotel (Bellagio) on 75.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. MBS/gc/ml (For possible action) **BCC 6/7/17**

MOVED BY-Philipp

Added conditions

- **Reduce signs down to the permitted amount of signs**
- **2 year review as a public hearing**

APPROVE-Subject to staff conditions

VOTE: 4- 1 Orgill against

10. **UC-0285-17 – MGM GRAND HOTEL, LLC: (MGM)**

USE PERMIT for deviations as shown per plans on file.

DEVIATIONS for the following: **1)** allow retail uses not within a permanent enclosed building; **2)** allow an accessory use not accessed through the interior of a resort hotel; **3)** allow roof signs; and **4)** all other deviations as depicted per plans on file.

DESIGN REVIEWS for the following: **1)** an outdoor sales structure/booth; **2)** increased wall sign area; **3)** increased number of animated signs; and **4)** increased animated sign area in conjunction with an existing resort hotel (MGM Grand) on 102.7 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Tropicana Avenue within Paradise. MBS/gc/ml (For possible action) **BCC 6/7/17**

MOVED BY-Philipp

Added conditions

- **2 year review as a public hearing**
- **Reduce signs down to the permitted amount of signs**

APPROVE-Subject to staff conditions

VOTE: 4- 1 Orgill against

11. **UC-0291-17 – CAESARS PALACE REALTY CORP., ET AL: (3570 S. Las Vegas Blvd.)**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** reduced setbacks; and **2)** all other deviations as depicted per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback; and **2)** non-standard improvements in the future right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: **1)** a proposed addition to an existing restaurant pad building with outside dining; and **2)** outdoor improvements in conjunction with an existing resort hotel (Caesars Palace) on a portion of 80.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Flamingo Road within Paradise. CG/gc/ja (For possible action)
BCC 6/7/17

MOVED BY-Orgill
Removal of Deviation 1a.
APPROVE-Subject to staff conditions
VOTE: 5- 0 unanimous

12. **ZC-0281-17 – SVV BUILDING, LLC: (no address)**
ZONE CHANGE to reclassify 5.2 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed office/warehouse development with an ancillary outside storage area. Generally located on the north side of Sunset Road and the west side of Hinson Street within Paradise (description on file). SS/rk/ml (For possible action) **BCC 6/7/17**

MOVED BY-Donovan
APPROVE-Subject to staff conditions
VOTE: 5- 0 unanimous

13. **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**

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

14. **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**

MOVED BY-Orgill
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 May 30, 2017
- IX. Adjournment
The meeting was adjourned at 8:20 pm