



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

Date: Tuesday May 10, 2016
Time: 7:00 P. M.
Location: Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

POSTING LOCATIONS:

Paradise Community Center; 4775 S. McLeod
Clark County Library – 1401 E. Flamingo Road
Sunset Park - 2601 E. Sunset Road
Fire Station 38 - 1755 Silver Hawk Ave
Maureen Helm - Secretary – (702) 606-0747

BOARD MEMBERS:

John S. Williams - Chair
Robert Orgill- Vice Chair
Susan Philipp
Bart Donovan
Roger Smith

Internet Address: WWW.CLARKCOUNTYNV.GOV

- I. Call to Order **Meeting was called to order by Chair Williams at 7:00pm**
- II. Pledge of Allegiance **The Pledge of Allegiance was recited.**
- III. Roll Call
 - John S. Williams – Chair – PRESENT**
 - Robert Orgill – Vice Chair – PRESENT**
 - Susan Philipp -EXCUSED**
 - Bart Donovan -EXCUSED**
 - Roger Smith – PRESENT**
- IV. Procedures & Conduct
 - a. Conformance with the Open Meeting Law **Chairman Williams noted that this meeting has been properly noticed and that a quorum is present.**
 - b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
 - c. Meeting Guidelines
 - d. County Staff Introductions, Announcements & Presentations: **Maria Kaseko; PLANNING, Blanca Vazquez; TOWN LIAISON, AND Cyndi Moody; ADMINISTRATIVE SPECIALIST IN ATTENDANCE.**
- V. Regular Business
 - a. Approval of Agenda for May 10, 2016 - including any deletions or corrections
MOTION WAS MADE BY ORGILL TO APPROVE THE AGENDA AS SUBMITTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.

BOARD OF COUNTY COMMISSIONERS
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DON BURNETTE, County Manager

- b. Approval of Minutes of April 26, 2015.

MOTION WAS MADE BY SMITH TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.

VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **NONE HEARD**

VII. PLANNING & ZONING Action to be taken on the following applications:

1. **UC-0198-16 – SIEGEL PLAZA, LLC: (700 E. Naples Dr.)**

USE PERMIT for live entertainment in conjunction with an existing on-premises consumption of alcohol establishment (supper club) within an existing retail center on a portion of 0.9 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the east side of Swenson Street and the north side of Naples Drive within Paradise. MBS/jt/ml (For possible action) **PC 5/17/16**

MOTION WAS MADE BY WILLIAMS FOR DENIAL. VOTING WAS UNANIMOUS. FIRST MOTION AT THE 4/26/16 TAB FAILED, AND SECOND MOTION WAS INTENDED TO BE DENIAL.

2. **WS-0219-16 – MCDONALD'S REAL ESTATE COMPANY: (4934 Boulder HWY.)**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking for an existing restaurant (McDonald's); and 2) allow a talk box for a modified drive-thru service to face an adjacent residence.

DESIGN REVIEW for the reconfiguration of the parking lot for an existing McDonald's fast food restaurant including a modified drive-thru service on 1.0 acre in an H-2 (General Highway Frontage) Zone in an the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 300 feet south of Flamingo Road within Paradise. CG/al/ml (For possible action) **PC 5/17/16**

MOTION WAS MADE BY ORGILL FOR APPROVAL, WITH THE REMOVAL OF THE WAIVER OF STANDARDS FOR THE PARKING REDUCTION, REMOVAL OF THE WAIVER OF STANDARDS FOR CALL BOX ORIENTATION. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.

3. **NZC-0234-16 – JERRY AND DEANA DEAN FAMILY TRUST, ET AL: (4880 W. Russell)**

ZONE CHANGE to reclassify 5.6 acres from M-1 (Light Manufacturing) Zone and M-1 (Light Manufacturing) (AE-60) Zone to C-1 (Local Business) Zone and C-1 (Local Business) (AE-60) Zone.

DESIGN REVIEW for a proposed retail center consisting of an in-line retail building and 2 restaurant pad sites with drive-thru on a portion of 5.6 acres. Generally located on the north side of Russell Road and the east side of Decatur Boulevard within Paradise (description on file). SS/dg/ml (For possible action) **PC 6/7/16**

MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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4. **VS-0232-16 – HELP TITLE HOLDINGS CORPORATION: (1650 E. Flamingo Rd.)**
VACATE AND ABANDON easements of interest to Clark County located between Viking Road and Flamingo Road, and between Algonquin Drive and Spencer Street within Paradise (description on file). CG/co/ml (For possible action) **PC 6/7/16**
MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
5. **DR-0231-16 – MGM GRAND HOTEL, LLC: (3799 S. Las Vegas Blvd.)**
DESIGN REVIEWS for the following: **1)** increase animated sign area; **2)** increase the number of animated signs; **3)** increase freestanding sign area; **4)** increase the height of a freestanding sign; and **5)** an amendment to a comprehensive sign package to permit an additional animated freestanding sign in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Tropicana Avenue and Koval Lane within Paradise. MBS/jt/ml (For possible action) **BCC 6/8/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
6. **DR-0236-16 – FOLIAGE LLC: (5003 Swenson St.)**
DESIGN REVIEW for a proposed liquor store on 0.8 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the east side of Palo Verde Road and the west side of Swenson Street, 660 feet south of Tropicana Avenue within Paradise. MBS/jt/ml (For possible action) **BCC 6/8/16**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
7. **DR-0242-16 – BOULEVARD VENTURES, LLC: (3528 S. Maryland Pkwy.)**
DESIGN REVIEW for existing wall signage in conjunction with a regional shopping center (Boulevard Mall) on a portion of 57.0 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located on the east side of Maryland Parkway and the north and south sides of Twain Avenue (alignment) within Paradise. CG/dg/ml (For possible action) **BCC 6/8/16**
MOTION WAS MADE BU WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS 2-1, SMITH AGAINST.
8. **ZC-0630-09 (ET-0038-16) – VENTURA VILLAGE LB SUB, LLC AND VENTURA VILLAGE, LLC:**
ZONE CHANGE THIRD EXTENSION OF TIME to reclassify 4.6 acres from C-2 (General Commercial) (AE-60) Zone to U-V (Urban Village – Mixed Use) (AE-60) Zone in the MUD-3 Overlay District.
USE PERMITS for the following: **1)** increased building height; **2)** increased density; and **3)** reduce the residential proximity standard (3:1 height setback ratio). Generally located on the south side of Tropicana Avenue and the east side of Wilbur Street within Paradise (description on file). MBS/jvm/ml (For possible action) **BCC 6/8/16**
MOTION WAS MADE BY SMITH FOR APPROVAL, WITH THE COMMENCE DATE CHANGED FROM 1/18/18 TO 6/18/18, SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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9. **UC-0531-11 (ET-0046-16) – VENTURA VILLAGE LB SUB, LLC: (1055 E. Tropicana Ave.)**
USE PERMIT SECOND EXTENSION OF TIME to commence reduced parking in conjunction with a mixed use development consisting of residential, commercial, open space, and amenity components on 4.6 acres in a U-V (Urban Village – Mixed Use) (AE-60) Zone in the MUD-3 Overlay District. Generally located on the south side of Tropicana Avenue and the east side of Wilbur Street within Paradise. MBS/co/ml (For possible action)
BCC 6/8/16
MOTION WAS MADE BY SMITH FOR APPROVAL, WITH THE COMMENCE DATE CHANGED FROM 1/18/18 TO 6/18/18, SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.
10. **UC-0224-16 – KATZIN, EZRA: (6455 Dean Martin Dr.)**
USE PERMIT to expand an existing medical marijuana establishment (cultivation).
DESIGN REVIEW to expand an existing medical marijuana establishment (cultivation) in an existing office/warehouse building on 0.1 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Sunset Road and the west side of Dean Martin Drive within Paradise. SS/pb/ml (For possible action)
BCC 6/8/16
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
11. **UC-0226-16 – HILV FEE, LLC: (115 E. Tropicana Ave.)**
USE PERMIT to allow temporary outdoor commercial events (pool and accessory uses) longer than 10 days.
DESIGN REVIEW for temporary outdoor events (pool and accessory uses) with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with an existing resort hotel (Hooters) on 6.9 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 Tropicana Avenue and Duke Ellington Way within Paradise. MBS/jt/ml (For possible action)
BCC 6/8/16
MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
12. **UC-0251-16 – CP LAS VEGAS, LLC: (160 E. Flamingo Rd.)**
USE PERMITS for the following: **1)** restaurants; **2)** convention facility; **3)** alcohol, on-premises consumption (taverns/bars/Supper Clubs); and **4)** retail.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEWS for the following: **1)** convert an existing resort hotel to a hotel; and **2)** redesign, expand, and add additional convention areas to a hotel (Westin Casuarina) with associated and incidental uses and structures on 6.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Flamingo Road and the west side of Koval Lane within Paradise. CG/jt/ml (For possible action)
BCC 6/8/16
MOTION WAS MADE BY ORGILL FOR Approval, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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13. **UC-0252-16 – TROPPROP, LLC: (Kelch Dr.)**
USE PERMITS for the following: **1)** timeshare hotel; and **2)** offices.
DESIGN REVIEW for a proposed timeshare hotel with offices, and other accessory uses on 3.7 acres in an H-1 (Limited Resort and Apartment) (AE-65) (AE-70) Zone in the MUD-2 Overlay District. Generally located on the north side of Tropicana Avenue and the west side of Bermuda Road (alignment), 1,500 feet west of Paradise Road within Paradise. MBS/pb/ml (For possible action) **BCC 6/8/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
14. **WS-0261-16 – G2 GATEWAY LLC: (Maryland Pkwy. & Dorothy Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to increase construction noise levels during nighttime hours (10:00 p.m. to 6:00 a.m.) for the construction of a parking garage in conjunction with a mixed use development on 2.4 acres in a U-V (Urban Village - Mixed Use) Zone in an MUD-2 Overlay District. Generally located on the northeast corner of Maryland Parkway and Dorothy Avenue within Paradise. MBS/al/ml (For possible action) **BCC 6/8/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, ONLY ON THE CONDITION APPLICANT GETS TOGETHER WITH NEIGHBORS BEFORE THE 6/8/16 BCC. SUBJECT TO ALL OTHER STAFF CONDITIONS.
15. **ZC-0421-15 – LOERA BEATRIZ E. FAMILY TRUST, ET AL: (5353 S. Eastern Ave.)**
ZONE CHANGE to reclassify 0.2 acres from R-1 (Single Family Residential) Zone to CRT (Commercial Residential Transition) Zone.
USE PERMIT for a day care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping and screening requirements; **2)** reduced drive aisle width; and **3)** trash enclosure.
DESIGN REVIEWS for the following: **1)** to convert an existing single family residence into an office building/day care facility; and **2)** parallel parking spaces. Generally located on the west side of Eastern Avenue, 250 feet south of Hacienda Avenue within Paradise (description on file). MBS/dg/ml (For possible action) **BCC 6/8/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
16. **ZC-0241-16 – BILLMAN FAMILY TRUST: (8150 S. Maryland Pkwy.)**
ZONE CHANGE to reclassify 0.6 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone for a proposed restaurant and tavern.
USE PERMIT for on premises consumption of alcohol (tavern) in conjunction with an existing retail/commercial center on 0.6 acre portion of an existing 7.7 acre retail/commercial complex in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone. Generally located on the east side of Maryland Parkway and 200 feet south of Windmill Lane within Paradise (description on file). SS/mk/ml (For possible action) **BCC 6/8/16**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 2 NEIGHBORS FOR PROJECT IN ATTENDANCE.

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- VIII. Correspondence:
a. Chair Williams received information regarding Project Neon public meeting. Meeting to be held May 12, 2016 4pm-7pm at the Historic Fifth Street school, 401 S. Fourth St.
- IX. General Business: Items for discussion:
- X. Public Input – Community Concerns (Issues or concerns within the community) Comments by the General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself as been specifically included on an agenda. Comments will be limited to 3 minutes.
- XI. NEXT MEETING: May 31, 2016. **NEXT MEETING WAS SET FOR 5/31/16**
- XII. ADJOURNMENT: **CHAIR WILLIAMS ADJOURNED THE MEETING AT 8:08 P.M.**

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