



Paradise Town Advisory Board

May 30, 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 Klein ; 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 May 9 , 2017 Minutes

Moved by: Williams

Action: Approved minutes as submitted

Vote: 5-0 Unanimous

Approval of Agenda for May 30, 2017

Moved by: Orgill

Action: Approve agenda with the hold on item #11 per applicant, return to the June 13, 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-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

PREVIOUS ACTION Paradise TAB May 9, 2017: Held per applicant. Return to the May 30, 2017 TAB meeting.

MOVED BY- Wardlaw

APPROVE- Subject to IF approved staff conditions staff conditions

VOTE: 3-2

Donovan and Williams against

2. **UC-0877-15 (ET-0056-17) – CHUNG ENTERPRISES, LP:**

USE PERMITS FIRST EXTENSION OF TIME to commence the following: **1)** allow a tire sales and installation facility; **2)** reduce the setback of a tire sales and installation facility from a residential use; **3)** allow accessory structures (storage containers) not architecturally compatible with the principal building; and **4)** allow alternative design standards.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a use not within an enclosed building; and **2)** trash enclosure requirements.

DESIGN REVIEW for accessory structures (storage containers) in conjunction with a tire sales and installation facility on 2.1 acres in a C-2 (Commercial General) Zone in the MUD-3 Overlay District. Generally located on the north side of Tropicana Avenue, 200 feet east of Maryland Parkway within Paradise. MBS/co/ja (For possible action)

PC 6/20/17

MOVED BY Philipp

DENY

VOTE: 5-0 Unanimous

3. **UC-0324-17 – ADS INVESTMENTS, LLC:**

USE PERMIT for a proposed photographic studio within a portion of an existing office/warehouse development on 7.9 acres in an M-D (Designed Manufacturing) (AE-70) Zone and an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the northwest corner of Dean Martin Drive and Post Road within Paradise. SS/mk/ml (For possible action) **PC 6/20/17**

MOVED BY Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

4. **UC-0335-17 – MACKOVSKI, ALEXANDER R. & PHILLIP:**
USE PERMIT for a proposed beauty salon (personal services) within an existing office complex on 2.1 acres in a C-P (Office & Professional) Zone. Generally located on the southwest corner of Windmill Lane and Rodeo Drive within Paradise. SS/al/ml (For possible action) **PC 6/20/17**

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

5. **UC-0356-17 – KING DAVID, LLC:**
USE PERMIT to allow a proposed food cart (taco cart) not located within an enclosed building in conjunction with an existing shopping center on a portion of 3.2 acres in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the west side of Eastern Avenue, 350 feet north of Rochelle Avenue within Paradise. CG/dg/ml (For possible action) **PC 6/20/17**

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

6. **UC-0359-17 – SREF SCOTTSDALE PLAZA, LLLP:**
USE PERMITS for the following: **1)** a recreational facility (Tables Board Game Spot) and **2)** a future on-premises consumption of alcohol (service bar) within an existing office/commercial complex on a portion of 9.1 acres in a C-P (Office & Professional) Zone and a C-1 (Local Business) Zone. Generally located on the north side of Pebble Road, 200 feet east of Maryland Parkway within Paradise. SS/mk/ml (For possible action) **PC 6/20/17**

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

7. **VS-0318-17 – G & S RIDGEVIEW, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Procyon Street, and between Teco Avenue and Sunset Road within Paradise (description on file). SS/co/ml (For possible action) **PC 6/20/17**

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

8. **UC-0877-15 (WC-0057-17) – CHUNG ENTERPRISES, LP:**
WAIVER OF CONDITIONS of a use permit requiring a 6 foot wide landscape area per Figure 30.64-13 be provided along Tropicana Avenue on the western parcel in conjunction with a tire sales and installation facility on 2.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Tropicana Avenue, 200 feet east of Maryland Parkway within Paradise. MBS/co/ja (For possible action) **PC 6/20/17**

MOVED BY Philipp
DENY
VOTE 5-0 Unanimous

9. **WS-0315-17 – MALTESE, LEN & OGILVIE, ELLEN:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback for a proposed single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Ladera Avenue and 380 feet west of Pearl Street within Paradise. MBS/md/ml (For possible action) **PC 6/20/17**

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

10. **WS-0332-17 – MILDRED ARQUERO BOEHRER LIVING TRUST DATED JULY 26, 2011:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an existing attached carport and an existing accessory structure (storage building) in conjunction with an existing single family residence on 0.4 acres in an R-1 (Single Family Residential) Zone. Generally located 135 feet north of Harmon Avenue and 870 feet west of Mountain Vista Street within Paradise. CG/md/ml (For possible action) **PC 6/20/17**

MOVED BY Donovan
APPROVE- Subject to IF approved staff conditions
VOTE: 5-0 Unanimous

11. **UC-0336-17 – BARTSAS MARY 15, LLC:**
USE PERMITS for the following: **1)** a tire sales and installation facility; **2)** reduced setbacks for a tire sales and installation facility; and **3)** allow overhead doors to face a public right-of-way without screening.
DESIGN REVIEWS for the following: **1)** modifications and exterior renovations to convert an existing retail building into a tire sales and installation facility; and **2)** modifications to a commercial component of an approved Mixed Use Development on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Tropicana Avenue and Nellis Boulevard within Paradise. MBS/al/ml (For possible action) **BCC 6/21/17**

Item held per applicant. Return to the June 13, 2017 TAB meeting.

12. **UC-0339-17 – F P HOLDINGS LP:**
USE PERMITS for the following: **1)** day and night club; and **2)** deviations to development standards as depicted on plans on file.
DEVIATIONS for the following: **1)** allow primary access for accessory uses (pool and night club) from the exterior of the resort; and **2)** all other deviations as depicted per plans on file.
DESIGN REVIEW for a proposed pool, day and night club addition, reconfiguration and remodel of the existing swimming pool areas, parking garage, and addition to an interim night club in conjunction with a resort hotel (The Palms) on a portion of 24.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Flamingo Road and Hugh Hefner Drive within Paradise. SS/mk/ml (For possible action) **BCC 6/21/17**

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

13. **ZC-0360-17 – MULTIPLE PROPERTY OWNERS:**
ZONE CHANGE to reclassify a portion of Section 29 measuring 26.5 acres within the Paradise Planning area generally located on the east side of Palm Street and the north and south sides of Sunflower Avenue from R-E (Rural Estates Residential) Zone, R-1 (Single Family Residential) Zone, and R-2 (Medium Density Residential) Zone to R-E (Rural Estates Residential) (RNP-I) Zone, R-1 (Single Family Residential) (RNP-I) Zone, and R-2 (Medium Density Residential) (RNP-I) Zone to establish a Residential Neighborhood Preservation Overlay District (description on file). MBS/al/ja (For possible action) **BCC 6/21/17**

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

- VI. General Business
None
- VII. Public Comment
Neighbor in attendance wanted to personally thank the board members for their thankless job as members of the TAB
- VIII. Next Meeting Date
The next regular meeting will be June 13, 2017
- IX. Adjournment
The meeting was adjourned at 8:35 pm