



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

Date: Tuesday May 31, 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 -PRESENT**
 - 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: **Rob Kamininski; PLANNING, Blanca Vazquez; TOWN LIAISON, AND Cyndi Moody; ADMINISTRATIVE SPECIALIST IN ATTENDANCE.**
- V. Regular Business
 - a. Approval of Agenda for May 31, 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 May 10, 2015.

MOTION WAS MADE BY PHILIPP 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-0269-16 – SPENCER STREET TRUST: (6565 S. Spencer St.)**
USE PERMIT for a banquet facility in conjunction with an existing office/warehouse complex on 1.0 acre in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Spencer Street, 280 feet south of Sunset Road within Paradise. MBS/dg/ml (For possible action) **PC 6/21/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

2. **UC-0270-16 – CV PROPCO, LLC: (3625 W. Harmon Ave.)**
USE PERMIT for a major training facility (dance studio) in conjunction with an existing office/warehouse complex on a portion of 1.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the south side of Harmon Avenue, 150 feet east of Ziebart Place within Paradise. SS/dg/raj (For possible action) **PC 6/21/16**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

3. **UC-0274-16 – HIGHLAND ASSOCIATES, LLC: (3355 Highland Dr.)**
USE PERMIT for personal services (body-sculpting electronic pulse treatment and facials) within an existing office/warehouse complex on a portion of 3.6 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Highland Drive and the south side of Desert Inn Road (alignment) within Paradise. CG/jt/raj (For possible action) **PC 6/21/16**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

4. **UC-0291-16 – QUINN, JEROME, E.: (814 Centaur Ave.)**
USE PERMITS for the following: **1)** allow an existing accessory structure (storage building) not architecturally compatible with the principal structure; and **2)** allow alternative design standards.
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for an existing accessory structure (storage building) in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Centaur Avenue and the east and west sides of Boardwalk Way (alignment) within Paradise. SS/gc/raj (For possible action) **PC 6/21/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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5. **UC-0314-16 – SAKIC LLC, ET AL: (4850 W. Oquendo Rd.)**
USE PERMIT to allow offices as a principal use in conjunction with an existing office/warehouse facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking on 2.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the northwest corner of Oquendo Road and Ullom Drive within Paradise. SS/al/mcb (For possible action) **PC 6/21/16**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITONS. VOTING WAS UNANIMOUS.
6. **UC-0322-16 – FC INCOME PROPERTIES, LLC: (280 E. Flamingo Rd.)**
USE PERMITS for the following: 1) restaurant; and 2) on-premises consumption of alcohol (service bar).
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with a proposed restaurant with outside dining.
DESIGN REVIEW for a proposed restaurant building on a portion of 0.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Flamingo Road, 720 feet east of Koval Lane within Paradise. CG/mk/raj (For possible action) **PC 6/21/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL. SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
7. **VS-0279-16 – RUSHTON, TIMOTHY, ET AL: (4595 Carol Circle)**
VACATE AND ABANDON a portion of a right-of-way being Carol Circle located between Mountain Vista Street and Palm Street within Paradise (description on file). MBS/co/ml (For possible action) **PC 6/21/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WS UNANIMOUS. 10 NEIGHBORS IN SUPPORT OF THE PROJECT IN ATTENDANCE.
8. **WS-0281-16 – MCDONALDS CORPORATION: (8120 S. Eastern Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to permit alterative landscaping requirements adjacent to an arterial street.
DESIGN REVIEW for the reconfiguration of the parking lot and drive-thru service for an existing McDonald's fast food restaurant on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the southeast corner of Windmill Lane and Eastern Avenue within Paradise. MBS/al/raj (For possible action) **PC 6/21/16**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR IN ATTENDANCE ASKED QUESTIONS.
9. **WS-0290-16 – ZEHREN, ROBERT J. & CATHY L.: (5544 Jacmar Ct.)**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an existing accessory building in conjunction with an existing single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the east side of Jacmar Court, 100 feet south of Brockington Drive within Paradise. MBS/jt/raj (For possible action) **PC 6/21/16**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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10. **WS-0312-16 – 3412 PAMA, LLC: (3412 Pama Ln.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the side setback for an existing accessory building; and 2) reduce the roof pitch for an existing accessory building in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Pama Lane, 175 feet east of Pecos Road within Paradise. MBS/jt/mcb (For possible action) **PC 6/21/16**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, WITH THE REMOVAL OF THE 1 YEAR REVIEW, SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.
11. **WS-0323-16 – HEIVA HOLDINGS USA, LLC: (Pecos Rd. & Warm Springs Rd.)**
WAIVER OF DEVELOPMENT STANDARDS for increased wall height in conjunction with an approved single family residential subdivision on 12.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. MBS/dg/mcb (For possible action) **PC 6/21/16**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, WITH CHANGE IN CONDITIONS. REVISE CURRENT PLANNING CONDITION BULLET #1: BLOCK WALL TO BE DECORATIVE AND COMPLIMENT THE DESIGN OF THE EXISTING BLOCK WALL TO THE NORTH. THE TOWN BOARD ALSO WANTED THE APPLICANT TO GET APPROVAL FROM ADJACENT NEIGHBORS BEFORE THE 6/21/16 PC MEETING. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR IN SUPPORT OF PROJECT IN ATTENDANCE.
12. **UC-0273-16 – MANDALAY CORP: (3950 S. Las Vegas Blvd.)**
USE PERMITS for the following: 1) allow proposed temporary events longer than 10 days; and 2) deviations to development standards as shown per plans on file.
DEVIATIONS for the following: 1) reduce/allow alternative landscaping; and 2) all other deviations as shown per plans on file.
DESIGN REVIEW for proposed temporary outdoor events with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with the existing convention center and existing resort hotels (Excalibur, Luxor, Mandalay Bay, Delano, and Four Seasons) on 233.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone and 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 Russell Road within Paradise. SS/pb/raj (For possible action) **BCC 6/22/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
13. **UC-0288-16 – LAS VEGAS AREA COUNCIL, INC., BOY SCOUTS OF AMERICA: (7220 S. Paradise)**
USE PERMITS for the following: 1) a proposed park; and 2) a proposed private recreational facility.
WAIVER OF DEVELOPMENT STANDARDS to allow an existing non-decorative fence along the south property line.
DESIGN REVIEW for a proposed park and private recreational facility with accessory commercial uses on a 4.2 acre portion of 9.7 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Warm Springs Road and the east side of Paradise Road within Paradise. SS/gc/mcb (For possible action) **BCC 6/22/16**
MOTION WAS MADE BY PHILIPP FOR APPROVAL OF THE ENTIRE APPLICATION, INCLUDING THE USE PERMIT, WAIVER OF DEVELOPMENT STANDARDS AND DESIGN REVIEW, WITH THE REMOVAL OF THE CURRENT PLANNING CONDITION BULLET #1: STRUCTURES TO BE SET BACK A MINIMUM OF 60 FEET FROM THE NORTH AND EAST PROPERTY LINES; AND SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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14. **UC-0303-16 – PARBALL NEWCO, LLC: (3645 S. Las Vegas Blvd.)**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** increase the distance for a proposed projecting sign that projects from a building; and **2)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** increase the area of a proposed projecting sign; **2)** allow an additional animated sign in conjunction with a proposed projecting sign; **3)** increase proposed wall sign area; and **4)** proposed modifications to an approved comprehensive sign package for an approved shopping center (Grand Bazaar Shops) in conjunction with an existing resort hotel (Bally's) on a portion of a 30.0 acre parcel in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard South and Flamingo Road, 350 feet south of Flamingo Road within Paradise. MBS/jt/mcb (For possible action) **BCC 6/22/16**
MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
15. **WS-0287-16 – ZUBAIR, LLC: (8040 S. Eastern Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.
DESIGN REVIEW for a retail building on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the east side of Eastern Avenue, 300 feet north of Windmill Lane within Paradise. MBS/pb/mcb (For possible action) **BCC 6/22/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
16. **WS-0316-16 – BPS HARMON LLC, ET AL: (3717 S. Las Vegas Blvd.)**
WAIVER OF DEVELOPMENT STANDARDS to increase sign area for a proposed hanging sign in conjunction with an existing restaurant (Rainforest Café).
DESIGN REVIEW to amend an approved comprehensive sign plan by adding an additional hanging sign for an existing restaurant (Rainforest Café) within an existing shopping center (Harmon Corner) on 2.2 acres 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/al/mcb (For possible action) **BCC 6/22/16**
ITEM NOT HEARD, APPLICANT WAS A NO SHOW. RETURN TO THE 6/14/16 TAB.
17. **WS-0324-16 – BPS HARMON, LLC, ET AL: (3717 S. Las Vegas Blvd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall sign area; and **2)** increase the number of animated signs.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; **2)** increase animated sign area; **3)** façade changes; and **4)** shade structures in conjunction with a proposed restaurant within an existing shopping center (Harmon Corner) on 2.2 acres 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/gc/ml (For possible action) **BCC 6/22/16**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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18. **ZC-0326-16 – MENDOZA, MIGUEL A. PENA & VICTORIO, OFELIA SARMIENTO: (5443 S. Eastern) ZONE CHANGE** to reclassify 0.2 acres from R-1 (Single Family Residential) Zone to CRT (Commercial Residential Transition) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative landscaping; **2)** reduced parking; **3)** reduced drive aisle width; **4)** trash enclosure requirements; and **5)** allow alternative driveway design.
DESIGN REVIEW to convert an existing single family residence to an office building. Generally located on the west side of Eastern Avenue, 250 feet south of Rawhide Street within Paradise (description on file). MBS/gc/ml (For possible action) **BCC 6/22/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
19. **WS-0165-16 – RESORT HOLDINGS 5, LLC: (3375 Pepper Lane)**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an approved medical marijuana establishment (cultivation/production) on 0.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located 190 feet south of Pepper Lane and 100 feet west of Pecos Road within Paradise. MBS/mk/ml (For possible action)
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
- VIII. Correspondence:
- 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: June 14, 2016. **NEXT MEETING WAS SET FOR 6/14/16**
- XII. ADJOURNMENT: **CHAIR WILLIAMS ADJOURNED THE MEETING AT 8:49 P.M.**

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