



Paradise Town Advisory Board

June 13, 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

Nancy Amundsen ; 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 May30 , 2017 Minutes

Moved by: Williams

Action: Approved minutes as submitted

Vote: 5-0 Unanimous

Approval of Agenda for June 13, 2017

Moved by: Orgill

Action: Approve agenda with change, item #1 withdrawn per the applicant

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. **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**

Withdrawn by applicant.

2. **ZC-0202-17 – WESTERN VETERINARY CONFERENCE:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 1.7 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone for a training and convention facility.
USE PERMITS for the following: 1) a major training facility; and 2) a convention facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks for buildings; 2) reduced parking; 3) reduced setback for a proposed gate; 4) allow an alternative design for a private street (previously not notified); and 5) allow alternative landscaping (previously not notified).
DESIGN REVIEW for an expansion and modifications to an existing training and convention facility and accessory buildings and structures on 6.0 acres in an M-D (Designed Manufacturing) (AE-65) Zone and an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the southeast corner of Eastern Avenue and Oquendo Road within Paradise (description on file). MBS/pb/ja (For possible action) **BCC 7/5/17**

MOVED BY Orgill

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

3. **UC-0362-17 – CORRIGAN FAMILY, LLC:**
USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within a commercial building on 1.1 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the north side of Flamingo Road, 450 feet west of Wynn Road within Paradise. SB/rk/ml (For possible action) **BCC 6/21/17**

MOVED BY Wardlaw

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

4. **UC-0372-17 – X-IT AT 215 PHASE II, LLC:**

USE PERMIT for a Marijuana Establishment (Retail Marijuana Store) in conjunction with an existing dispensary within an existing shopping center on 0.5 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located 200 feet north of Sunset Road and 200 feet east of Decatur Boulevard within Paradise. SS/lm/ja (For possible action) **BCC 6/21/17**

MOVED BY Donovan

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

5. **UC-0374-17 – PARADISE CENTER, LLC:**

USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing commercial building on 1.0 acre in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the east side of Paradise Road and the south side of Naples Drive within Paradise. MBS/gc/ja (For possible action) **BCC 6/21/17**

MOVED BY Williams

APPROVE- Subject to IF approved staff conditions

VOTE: 4-1, Philipp against

6. **UC-0376-17 – BRANDY, ROBERT M.:**

USE PERMIT for a Marijuana Establishment (Retail Marijuana Store) in conjunction with an existing dispensary in an existing office building on 4.8 acres in a M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the south side of Boulder Highway, 775 feet north of Twain Avenue within Paradise. CG/lm/ja (For possible action) **BCC 6/21/17**

MOVED BY Orgill

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

7. **UC-0381-17 – NULEAF CLARK DISPENSARY, LLC:**

USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing commercial building on 0.4 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the north side of Twain Avenue, 220 feet east of Paradise Road within Paradise. CG/lm/j (For possible action)

BCC 6/21/17

MOVED BY Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

8. **UC-0383-17 – SOUTH DECATUR, LLC:**

USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the east side of Decatur Boulevard, 970 feet south of Harmon Avenue within Paradise. SS/al/ja (For possible action) **BCC 6/21/17**

MOVED BY Wardlaw

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

9. **UC-0384-17 – 3400 WESTERN AVENUE, LLC:**

USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing office/warehouse building on 5.4 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Highland Drive and Western Avenue within Paradise. CG/gc/ja (For possible action)

BCC 6/21/17

MOVED BY Donovan

APPROVE- Subject to IF approved staff conditions

VOTE:4-1 Philipp against

10. **UC-0390-17 – MEZ DESERT PROPERTIES, LLC:**

USE PERMIT for a marijuana establishment (Retail Marijuana Store) in conjunction with an existing dispensary within an existing commercial building on 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the north side of Twain Avenue within Paradise. SB/lm/ja (For possible action)

BCC 6/21/17

MOVED BY Williams

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

11. **UC-0392-17 – RICCI, ANTHONY & ROSE REV FAM. TRUST, ET AL:**

USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing retail building on a portion of 2.2 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Flamingo Road, 220 feet east of Maryland Parkway within Paradise. CG/dg/ja (For possible action)

BCC 6/21/17

MOVED BY Donovan

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

12. **UC-0407-17 – FLAMINGO LAND HOLDING, LLC:**

USE PERMIT for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary on 0.4 acres within a C-2 (General Commercial) Zone in a MUD-1 Overlay District. Generally located on the north side of Flamingo Road, 275 feet east of Arville Street within Paradise. SB/al/ml (For possible action)

BCC 6/21/17

MOVED BY Orgill

APPROVE- Subject to IF approved Staff conditions

VOTE: 4-1 Philipp against

1 neighbor in attendance with questions

13. **WS-0196-16 (AR-0067-17) – WHITE FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW of the following: **1)** reduced setbacks from property lines; **2)** reduced setback from a right-of-way; and **3)** reduced building separations from an existing accessory building (shed) to a residence in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Glenndavis Drive and the north side of Newton Drive within Paradise. CG/tk/ja (For possible action) **PC 7/5/17**

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

14. **UC-0361-17 – CHARLEY, LLC:**
USE PERMIT for a proposed day care facility (adult) within an existing office building on 0.3 acres in a C-P (Office & Professional) Zone. Generally located on the south side of Desert Inn Road, 150 feet east of Zuni Circle within Paradise. CG/gc/ml (For possible action) **PC 7/5/17**

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

15. **UC-0396-17 – AMMON PROPERTIES, LLC:**
USE PERMIT for a proposed vehicle dismantling yard.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback between a vehicle dismantling yard and a non-residential use.
DESIGN REVIEW for a vehicle dismantling yard on a portion of 10.0 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. SS/gc/ml (For possible action) **PC 7/5/17**

MOVED BY Philipp
DENY
VOTE: 4-1 Wardlaw against
2 neighbors in attendance against project

16. **WS-0367-17 – AG PROPERTY DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards for an approved shopping center on 6.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the west side of Maryland Parkway within Paradise. SS/rk/ja (For possible action) **PC 7/5/17**

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

17. **UC-0666-14 (AR-0073-17) – PARBALL NEWCO, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW of a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; and **2)** increase height of free standing luminaries (parking lot light poles).
DESIGN REVIEW for a parking lot on 7.2 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 Koval Lane within Paradise. MBS/co/ja (For possible action) **PC 7/5/17**

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

18. **UC-0351-15 (AR-0074-17) – COUNTY OF CLARK (AVIATION):**
USE PERMIT FIRST APPLICATION FOR REVIEW of a truck staging area in conjunction with an existing parking lot on 16.2 acres in a P-F (Public Facility) (AE-65 & AE-70) (AE-RPZ) Zone. Generally located on the northeast corner of Tropicana Avenue and Paradise Road within Paradise. MBS/co/ja (For possible action) **BCC 7/5/17**

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

19. **UC-0224-16 (ET-0065-17) – KATZIN, EZRA:**
USE PERMIT FIRST EXTENSION OF TIME to commence an expansion to an existing medical marijuana establishment (cultivation).
DESIGN REVIEW to expand an existing medical marijuana establishment (cultivation) in an existing/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/co/ja (For possible action) **BCC 7/5/17**

MOVED BY Orgill
APPROVE- With a changed complete date to 6/28/2019, Subject to all other staff conditions
VOTE: 5-0 Unanimous

20. **UC-0404-17 – CHINA TOWN RETAIL, LLC:**
USE PERMITS for the following: **1)** a proposed massage establishment; and **2)** a proposed restaurant.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEW for an exterior and interior remodel of a portion of an existing building within an existing retail center on 1.2 acres 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/lm/ml (For possible action) **BCC 7/5/17**

MOVED BY Orgill
APPROVE- Subject to staff conditions
VOTE: 3-2, Philipp and Donovan against

21. **UC-0409-17 – FASHION SHOW MALL, LLC, ET AL:**
USE PERMIT for a museum (outdoor public art display).
DESIGN REVIEW for a museum (outdoor public art display) in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 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 Spring Mountain Road within Paradise. CG/gc/ml (For possible action) **BCC 7/5/17**

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

22. **ZC-0410-17 – STELOR LIMITED:**
ZONE CHANGE to reclassify 0.6 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** alternative landscaping.
DESIGN REVIEW for a proposed office/warehouse building. Generally located on the west side of Topaz Street, 630 feet north of Patrick Lane within Paradise (description on file).
MBS/pb/ml (For possible action) **BCC 7/5/17**

MOVED BY Donovan
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 June 27, 2017
- IX. Adjournment
The meeting was adjourned at 8:45 pm