



## Paradise Town Advisory Board

June 27, 2017

### MINUTES

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Board Members:	Susan Philipp—Chair- <b>PRESENT</b> Robert Orgill —Vice Chair- <b>PRESENT</b> John Williams – <b>PRESENT</b>	Bart Donovan – <b>PRESENT</b> Jon Wardlaw – <b>PRESENT</b>
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

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I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Al Laird; 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 June 13 , 2017 Minutes

**Moved by: Williams**

**Action: Approve minutes as submitted**

**Vote: 5-0 Unanimous**

Approval of Agenda for June 27, 2017

**Moved by: Orgill**

**Action: Approve agenda as submitted**

**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-0469-17 – JENNIFER PARK, LLC: ( 530 E. Pamalyn Ave. )**  
**USE PERMIT** for a proposed major training facility (volleyball training and practice).  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking within an existing office/warehouse complex on 4.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Pamalyn Avenue, 600 feet east of Bermuda Road within Paradise. SS/rk/ml (For possible action) **PC 7/18/17**

**No show. Return to the July 11, 2017 TAB meeting.**

2. **VS-0423-17 – CHOI INVESTMENT PROPERTIES, LLC: ( 3575 W. Tropicana Ave. )**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Procyon Street and Polaris Avenue within Paradise (description on file). SS/co/ja (For possible action) **PC 7/18/17**

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

3. **VS-0466-17 – MASS E Q-SPENCER & SERENE, LLC: ( 1780 E. Serene Ave. )**  
**VACATE AND ABANDON** a portion of a right-of-way being Spencer Street located between Silver Hawk Avenue and Serene Avenue and a portion of a right-of-way being Serene Avenue located between Spencer Street and Tamarus Street within Paradise (description on file). SS/co/ja (For possible action) **PC 7/18/17**

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

4. **VS-0482-17 – TROPICANA LAS VEGAS, INC.: ( 3801 S. Las Vegas Blvd. )**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Las Vegas Boulevard South and Duke Ellington Way within Paradise (description on file). MBS/co/ja (For possible action) **PC 7/18/17**

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

5. **WS-0422-17 – LOVING MEMORIES, LLC, ET AL: ( 7468 McLeod Dr. )**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with a single family residential subdivision on a portion of 8.8 acres in an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the east side of McLeod Drive and 220 feet and 700 feet north of Eldorado Lane within Paradise. MBS/md/ml (For possible action) **PC 7/18/17**

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

6. **WS-0481-17 – TOMPKINS, DORA V.: ( 4809 Mountain Valley Rd. )**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for a proposed balcony addition to a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mountain Valley Road, 400 feet north of South Montara Circle within Paradise. CG/pb/ml (For possible action) **PC 7/18/17**

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

7. **UC-0381-15 (AR-0084-17) – PARBALL NEWCO, LLC: ( No address )**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** of the following: **1)** a motion picture production studio as a primary use; **2)** permit a motion picture production studio within a membrane structure (tent) where required to be within an enclosed building; and **3)** permit eating and drinking area with on-premises consumption of alcohol in conjunction with a motion picture production studio.  
**DESIGN REVIEW** for a temporary membrane structure (tent) with alternative external building materials for a motion picture production studio within an approved parking lot on 7.1 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/md/ml (For possible action) **BCC 7/19/17**

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

8. **DR-0420-17 – CLARK COUNTY: ( 4701 W. Russell Rd. )**  
**DESIGN REVIEWS** for the following: **1)** proposed carports; and **2)** electric generation distributed (mono-facial photovoltaic solar panels) in conjunction with an existing public building (Russell Road Building Department) on 17.5 acres in a P-F (Public Facility) (AE-60) Zone. Generally located on the south side of Russell Road and west side of Cameron Street within Paradise. SS/mk/ml (For possible action) **BCC 7/19/17**

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

9. **DR-0483-17 – FREDERIKI KAYTIA, TRUSTEE OF THE FREDERIKI KAYTIA FAMILY TRUST, ET AL.:** ( 4861 Deckow Ln. )  
**DESIGN REVIEW** for proposed exterior modifications to an existing on-premises consumption of alcohol establishment (tavern) on 0.8 acres in a C-2 (General Commercial) (AE-65) Zone within the MUD-1 Overlay District. Generally located on the north side of Tropicana Avenue, and the west side of Deckow Lane within Paradise. MBS/md/ml (For possible action)  
**BCC 7/19/17**

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

10. **UC-0462-17 – CLOSE SPRING MTN PLAZA:** ( 4550 Spring Mountain Rd. )  
**USE PERMIT** to reduce the separation from on-premises consumption of alcohol establishment (tavern) and a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEWS** for the following: **1)** expansion of an existing on-premises consumption of alcohol establishment (tavern); and **2)** minor façade remodel to a portion of an existing in-line building within a commercial center on 1.5 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road and the west side of Eldon Street within Paradise. SB/dg/ml (For possible action) **BCC 7/19/17**

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

11. **UC-0438-17 – LAS VEGAS FACILITY HOLDINGS, LLC:** ( 150 E. Harmon Ave. )  
**USE PERMIT** for a proposed hospital and all accessory uses.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the minimum size of a lot for the proposed hospital; and **2)** non-street improvements (landscaping) within a future right-of-way (Harmon Avenue).  
**DESIGN REVIEWS** for the following: **1)** a proposed hospital; and **2)** exterior and interior remodel of an existing building on 1.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, 420 feet east of Audrie Street within Paradise. MBS/mk/ml (For possible action) **BCC 7/19/17**

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

12. **UC-0467-17 – VIBE APARTMENTS, LLC:** ( 5002 Wilbur St. )  
**USE PERMITS** for the following: **1)** construction storage, temporary; and **2)** construction activities, temporary on 1.5 acres in an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in conjunction with the construction of an off-site student housing project. Generally located on the east side of Wilbur Street, 630 feet south of Tropicana Avenue within Paradise. MBS/al/ml (For possible action) **BCC 7/19/17**

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

13. **UC-0476-17 – METROFLAG BP, LLC: ( 3743 S. Las Vegas Blvd. )**  
**USE PERMIT** for a proposed recreational facility (amusement ride/virtual reality motion machine).  
**DESIGN REVIEW** for a recreational facility (amusement ride) within an existing shopping center (Hawaiian Marketplace) on 2.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 550 feet south of Harmon Avenue within Paradise. MBS/lm/ml (For possible action)  
**BCC 7/19/17**

**MOVED BY Philipp**

**APPROVE- 6 months review as a public hearing, Subject to all other staff conditions**

**VOTE: 5-0 Unanimous**

14. **WS-0477-17 – MARTINEZ FAMILY LP: ( 4770 Wynn Rd. )**  
**WAIVER OF DEVELOPMENT STANDARDS** for mechanical equipment screening in conjunction with a previously approved gardening/greenhouse facility on 2.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Wynn Road, 300 feet south of Tompkins Avenue within Paradise. SS/md/ml (For possible action)**BCC 7/19/17**

**MOVED BY Wardlaw**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

15. **WS-0460-17 – LEVINE INVESTMENTS LP: ( 169 E. Tropicana Ave. )**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking for 2 proposed hotel buildings in conjunction with an existing restaurant and retail building.  
**DESIGN REVIEWS** for the following: **1)** 2 proposed hotel buildings; and **2)** kitchens within the rooms for a proposed hotel in conjunction with an existing restaurant and retail building on a portion of 4.7 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone in an MUD-1 Overlay District. Generally located 360 feet south of Tropicana Avenue, 300 feet west of Koval Lane within Paradise. MBS/al/ml (For possible action)  
**BCC 7/19/17**

**MOVED BY ORGILL**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

16. **WS-0456-17 – N&G SHOWCASE, LLC, ET AL: ( 3785 S. Las Vegas Blvd. )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall sign area; **2)** increase the number of animated signs; and **3)** increase the projection of a proposed wall sign from the side of a building.  
**DESIGN REVIEWS** for the following: **1)** modifications to an approved comprehensive sign package; and **2)** increase animated sign area in conjunction with an existing shopping center (Showcase Mall) on 4.2 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 750 feet north of Tropicana Avenue within Paradise. MBS/al/ml (For possible action)  
**BCC 7/19/17**

**MOVED BY Pilipp**

**APPROVE-Subject to staff conditions**

**VOTE: 4-1, Orgill against**

- VI. General Business  
None
- VII. Public Comment  
None
- VIII. Next Meeting Date  
**The next regular meeting will be July 11, 2017**
- IX. Adjournment  
**The meeting was adjourned at 7:45 pm**