



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

Date: Tuesday June 28, 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 -PRESENT**
 - 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: **Chuck O’Neill; PLANNING, Blanca Vazquez; TOWN LIAISON, AND Cyndi Moody; ADMINISTRATIVE SPECIALIST IN ATTENDANCE.**
Clark County Parks and Recreation provided information regarding proposed art installation at LUIS VARELA-RICO: Eastern Avenue and Serene for discussion.
(Norte y Surte one metal sculpture of a human head pointing north, one pointing south)

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V. Regular Business

- a. Approval of Agenda for June 28, 2016 - including any deletions or corrections

MOTION WAS MADE BY ORGILL TO APPROVE THE AGENDA, A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.

- b. Approval of Minutes of June 14, 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**

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

1. **CP-0434-16:** That the Paradise Town Advisory Board consider proposed changes to the Transportation Element of the Clark County Comprehensive Plan, and after conducting a public hearing, take appropriate action. (For possible action) **PC 7/19/16**
BOARD REQUESTED ITEM TO RETURN TO THE 7/12/16 TAB, MORE TIME NEEDED TO REVIEW THE BACKUP MATERIAL.
2. **UC-0181-15 (AR-0069-16) – SIEGEL PLAZA, LLC: (700 E. Naples Dr.)**
USE PERMIT FIRST APPLICATION FOR REVIEW to reduce the separation for an outside dining/drinking area (patio) from a residential use.
DESIGN REVIEW for an outside dining area (patio) 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/jvm/raj (For possible action) **PC 7/5/16**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
3. **UC-0328-16 – NINA K. ROBERTS REVOCABLE TRUST: (5000 Boulder Highway)**
USE PERMIT for an existing automobile maintenance (window tinting and repair).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from an automobile maintenance facility to a residential use; and **2)** alternative design standards.
DESIGN REVIEW for an automobile maintenance facility on 0.6 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. CG/dg/ml (For possible action) **PC 7/5/16**
RETURN TO THE 7/12/16 TAB, 7/19/16 PC. WORK WITH STAFF REGARDING BANNERS /SIGNS AND LANDSCAPE.

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4. **UC-0348-16 – DESERT PASSAGE JV, LLC, ET AL: (3663 Las Vegas Blvd.)**
USE PERMIT for deviations to development standards per plans on file.
DEVIATIONS for the following: **1)** increase the allowed projection from the face of a building for a projecting sign; and **2)** all other deviations as shown per plans on file.
DESIGN REVIEW to amend an approved comprehensive sign plan to include wall signs, a projecting sign, and animated signs for a restaurant within an existing shopping center (Miracle Mile Shops) in conjunction with an existing resort hotel (Planet Hollywood) on 37.4 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, 320 feet east side of Las Vegas Boulevard South within Paradise. MBS/al/ml (For possible action) **BCC 7/6/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS 4-1, PHILIPP AGAINST.
5. **WS-0353-16 – BPS HARMON, LLC, ET AL: (3717 Las Vegas Blvd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall sign area; **2)** increase animated sign (video unit) area; and **3)** increase the number of animated signs.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; and **2)** increase animated sign (video unit) area in conjunction with 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/ml (For possible action) **BCC 7/6/16**
MOTION WAS MADE BY PHILIPP FOR DENIAL. VOTING WAS UNANIMOUS.
6. **WS-0332-15 (WC-0072-16) – FX LUXURY LAS VEGAS I, LLC, ET AL: (3759 S. Las Vegas Blvd.)**
WAIVER OF CONDITIONS of a waiver of development standards requiring a minimum 5 foot high fence around the western outside dining area in conjunction with an approved plaza area that includes outside dining and exterior remodel/modifications of the entrance façade to an existing restaurant within an existing retail center on 4.5 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, 850 feet south of Harmon Avenue within Paradise. MBS/dg/raj (For possible action) **BCC 7/20/16**
MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
7. **UC-0235-15 (ET-0083-16) – PAWNEE, LP: (4660 Boulder Highway)**
USE PERMIT FIRST EXTENSION OF TIME to commence the reduction in separation between a residential use and an existing tavern on 3.3 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 300 feet south of Indios Avenue within Paradise. CG/co/ml (For possible action) **PC 7/19/16**
ITEM HELD PER THE APPLICANT, RETURN TO THE 7/12/16 TAB.
8. **UC-0173-16 – FUTURE SOUNDS, LLC: (2770 E. Flamingo Rd.)**
AMENDED HOLDOVER USE PERMIT to allow an existing vehicle (automobile) sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce drive aisle width (previously not notified); and **2)** reduce parking (previously not notified).
DESIGN REVIEW for site modifications (previously not notified) to an existing retail/commercial building on 0.6 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road, 350 feet east of Topaz Street within Paradise. CG/jt/ml (For possible action) **PC 7/19/16**
MOTION WAS MADE BY PHILIPP FOR DENIAL. VOTING WAS UNANIMOUS. 1 NEIGHBOR AGAINST PROJECT IN ATTENDANCE.

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9. **UC-0376-16 – PARTNERS PREFERRED YIELD, INC.:** (3550 Arville St.)
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower and associated equipment in conjunction with an existing mini storage facility on 2.0 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the east side of Arville Street, 225 feet south of Spring Mountain Road within Paradise. SB/rk/mcb (For possible action) **PC 7/19/16**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDINTIONS. VOTING WAS UNANIMOUS.
10. **UC-0380-16 – STREET TEENS:** (5599 S. Pecos Rd.)
USE PERMIT for an existing quasi-public facility (youth evaluation and assistance center) for Street Teens program.
WAIVER OF DEVELOPMENT STANDARDS to reduce on-site parking for an existing office use and youth evaluation and assistance center on 0.4 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Pecos Road, 610 feet north of Russell Road within Paradise. MBS/pb/mcb (For possible action) **PC 7/19/16**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, CHANGE OPERATING HOURS 8:00am-8:00pm, OUT OF BUILDING BY 8:15pm. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.
11. **UC-0387-16 – KEFALAS, KENNETH A. & DEBBIE A.:** (Post Rd. & Arville Ave.)
USE PERMIT for a proposed communication tower.
DESIGN REVIEW for a proposed communication tower on 1.3 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the northeast corner of Post Road and Arville Street within Paradise. SS/jt/raj (For possible action) **PC 7/19/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
12. **UC-0391-16 – RREF II CGM OFFICE, LLC:** (3900 Paradise Rd.)
USE PERMIT for a transportation service within an existing commercial center on 2.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 & MUD-2 Overlay Districts. Generally located 250 feet east of Paradise Road and 700 feet south of Twain Avenue within Paradise. CG/gc/mcb (For possible action)**PC 7/19/16**
MOTION WAS MADE WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
13. **VS-0368-16 – DEWEY AND DECATUR, LLC:** (4800 W. Dewey Dr.)
VACATE AND ABANDON a portion of a right-of-way being Diablo Drive located between Decatur Boulevard and Cameron Street within Paradise (description on file). SS/co/raj (For possible action) **PC 7/19/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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14. **WS-0371-16 – SWENSON PROPERTIES, LLC: (3640 Swenson St.)**
WAIVER OF DEVELOPMENT STANDARDS to allow an existing security wall/fence with razor wire.
DESIGN REVIEW for an existing security wall/fence in conjunction with an existing mini-warehouse facility on a portion of 5.5 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Swenson Street and the north side of Twain Avenue within Paradise. CG/gc/mcb (For possible action) **PC 7/19/16**
MOTION WAS MADE BY WILLIAMS FOR DENIAL. VOTING WAS 3-2. PHILIPP AND ORGILL AGAINST.
15. **WS-0373-16 – FREEMAN, CHRISTOPHER & RACHEL: (3120 E. Serene Ave.)**
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping and screening standards for a proposed wall in conjunction with an existing single family residence on 1.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Serene Avenue and the east side of Kingston Road within Paradise. MBS/rk/mcb (For possible action) **PC 7/19/16**
MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
16. **WS-0384-16 – RKS REALTY, LLC: (1401 Helm Dr.)**
WAIVER OF DEVELOPMENT STANDARDS to allow incidental vehicle (commercial) maintenance to be performed outside in conjunction with an existing transportation service (limousines).
DESIGN REVIEW for a vehicle lift not within an enclosed building on 1.5 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Helm Drive, 140 feet east of Escondido Street within Paradise. MBS/pb/mcb (For possible action) **PC 7/19/16**
MOTION WAS MADE BY PHILIPP FOR DENIAL. VOTING WAS UNANIMOUS.
17. **UC-0357-06 (AR-0081-16) - 3720 SUNSET PLACE, LLC: (3720 E. Sunset Rd.)**
USE PERMIT SIXTH APPLICATION FOR REVIEW of a massage establishment as a principal use in a shopping center on 2.1 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Sunset Road, 550 feet west of Sandhill Road within Paradise. MBS/co/ml (For possible action) **BCC 7/20/16**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. DONOVAN ABSTAINED FROM VOTE AND COMMENT, AS HE RECEIVED A NOTIFICATION CARD IN THE MAIL.
18. **DR-0369-16 – FLAMINGO LAS VEGAS OPERATING COMPANY, LLC: (35550S. Las Vegas Blvd.)**
DESIGN REVIEW for modifications to an existing outside dining and drinking area in conjunction with a restaurant (Margaritaville) within an existing resort hotel (Flamingo) on a portion of 19.4 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, 200 feet north of Flamingo Road within Paradise. CG/gc/mcb(For possible action)**BCC 7/20/16**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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19. **UC-0400-16 – MARY BARTSAS 15, LLC: (4975 E. Tropicana Ave.)**
USE PERMIT for a proposed mixed use development.
DESIGN REVIEW for a proposed mixed use development consisting of residential, commercial uses, and open space elements on 8.4 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue and the west side of Nellis Boulevard within Paradise. MBS/pb/raj (For possible action)
MOTION WAS MADE BY PHILIPP FOR APPROVAL, WITH THE ADDED CONDITION THAT THE PARK BENCH'S ARE NOT TO BE PLACED OUTSIDE THE COMMUNITY, REMOVAL OF BULLET POINT #3 CURRENT PLANNING IF APPROVED STAFF CONDITIONS. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS. 4 NEIGHBORS SPOKE AGAINST PROJECT, 1 NEIGHBOR ASKED QUESTIONS.
20. **UC-0401-16 – TROPICANA LAS VEGAS, INC.: (3801 S. Las Vegas Blvd.)**
USE PERMIT for deviations as show per plans on file.
DEVIATIONS for the following: **1)** reduced parking; and **2)** all other deviations as depicted per plans on file.
DESIGN REVIEW for a proposed building addition consisting of restaurants, bars, outside dining area, office, and back-of-house areas in conjunction with an existing resort hotel (Tropicana) on 35.2 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 southeast corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. MBS/gc/mcb (For possible action) **BCC 7/20/16**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
21. **WS-0394-16 – SCHIFF PARK LIMITED PARTNERSHIP: (3308 Highland Dr.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the area of a video unit; and **2)** allow a video unit where not permitted.
DESIGN REVIEW for a proposed sign package including a free standing sign, animated sign, and wall signs in conjunction with an existing adult cabaret and office/warehouse building within an existing office/warehouse complex on 5.4 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 and Adult Use Overlay Districts. Generally located between Highland Drive and Western Avenue and the south side of Desert Inn Road within Paradise. CG/rk/mcb (For possible action) **BCC 7/20/16**
MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. ORGILL ABSTAINED FROM COMMENT AND VOTE DUE TO EXTENDED BUSINESS RELATIONSHIP.
22. **ZC-0383-16 – WHITTLE, THOMAS D. & OLIVIA: (3120 E. Eldorado Lane)**
ZONE CHANGE to reclassify 2.7 acres from R-D (Suburban Estates Residential) Zone and R-1 (Single Family Residential) Zone to R-E (Rural Estates Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce the front yard setback for an existing accessory agricultural structure in conjunction with an existing single family residence. Generally located on the north side of Eldorado Lane, 1,300 feet east of Topaz Street within Paradise (description on file). MBS/pb/ml (For possible action) **BCC 7/20/16**
MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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23. **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
MOTION WAS MADE BY WILLIAMS FOR DENIAL. APPLICANT WAS A NO SHOW AT THE 5/31/16, 6/14/16 AND 6/28/16 TAB. VOTING WAS UNANIMOUS.

VIII. Correspondence:
NONE

IX. General Business: Items for discussion:
NONE HEARD

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.
NONE HEARD

XI. NEXT MEETING: July 12, 2016. **NEXT MEETING WAS SET FOR 7/12/16**

XII. ADJOURNMENT: **CHAIR WILLIAMS ADJOURNED THE MEETING AT 10:20 P.M.**

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