



# Paradise Town Advisory Board

July 12, 2016

## MINUTES

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Board Members:	John S. Williams – Chair – <b>PRESENT</b> Robert Orgill – Vice Chair – <b>PRESENT</b> Susan Philipp – <b>PRESENT</b>	Bart Donovan – <b>PRESENT</b> Roger Smith – <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)

Al Laird – Current Planning  
Blanca Vazquez – Town Liaison  
Cyndi Moody- Administrative Specialist

II. Public Comment

None

III. Approval of June 28, 2016 Minutes

**Moved by: Philipp**  
**Action: Approved minutes as submitted**  
**Vote: 5-0/ Unanimous**

Approval of Agenda for July 12, 2016

**Moved by: Orgill**  
**Action: Approved agenda as submitted**  
**Vote: 5-0/Unanimous**

IV. Informational Items

None

V. Planning & Zoning

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**

**MOVED BY- Philipp**  
**APPROVED – No changes**  
**VOTE: 5-0/ Unanimous**

2. **UC-0328-16 – NINA K. ROBERTS REVOCABLE TRUST:**  
**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 7/19/16**

**MOVED BY- Williams**  
**APPROVED – Subject to applicant seeking a cross access agreement with Neighbors and, 1 year review as a public hearing.**  
**Subject to all other staff conditions.**  
**VOTE: 5-0/Unanimous**

3. **UC-0235-15 (ET-0083-16) – PAWNEE, LP:**  
**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**

**MOVED BY- Orgill**  
**APPROVED- 1 year review as public hearing.**  
**Subject to all other staff conditions.**  
**VOTE: 5-0/Unanimous**

4. **WS-0167-15 (ET-0097-16) – CHANEY, LONIE & JOYCE:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to complete the following: 1) reduced setback; and 2) reduced roof pitch for an existing carport and storage building in conjunction with an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Coachman Circle, 125 feet south of Surrey Lane within Paradise. CG/gc/ **PC 8/2/16**

**MOVED BY- Philipp**  
**DENIED**  
**VOTE: 5-0/Unanimous**

5. **UC-0410-16 – MONTE & LUCIA ALBERS LIVING TRUST:**  
**USE PERMIT** for retail sales (furniture store/mattresses) as a principal use within an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Nevso Drive and Fidus Drive within Paradise. SS/al/mcb (For possible action) **PC 8/2/16**

**MOVED BY- Williams**  
**APPROVED- Subject to staff conditions**

**VOTE: 5-0/Unanimous**

6. **UC-0431-16 – C Y & R I HERITAGE INN OF PALMDALE, INC, ET AL:**  
**USE PERMIT** for proposed personal services in conjunction with an existing commercial/industrial complex on a portion of 10.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on on the west side of Dean Martin Drive, 150 feet south of Hotel Rio Drive within Paradise. SS/mk/ml (For possible action) **PC 8/2/16**

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

7. **UC-0432-16 – D N SPENCER, LLC:**  
**USE PERMIT** for a recreational facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.  
**DESIGN REVIEW** for a proposed commercial complex consisting of a recreational facility, retail, and restaurant uses on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Serene Avenue and Spencer Street within Paradise. SS/jt/mcb (For possible action) **PC 8/2/16**

**MOVED BY- Philipp**  
**APPROVED- Subject to staff conditions**  
**VOTE: 5-0/Unanimous**

8. **UC-0696-03 (AR-0086-16) – RICHMOND PROPERTIES IV, LLC:**  
**USE PERMIT SIXTH APPLICATION FOR REVIEW** of a massage establishment as a principal use in conjunction with an existing shopping center on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the south side of Flamingo Road, 550 feet east of Decatur Boulevard within Paradise. SS/co/ml (For possible action) **BCC 8/3/16**

**MOVED BY- Donovan**  
**APPROVED- 3 year review as a public hearing.**  
**Subject to all other staff conditions.**  
**VOTE: 5-0/Unanimous**

9. **NZC-0225-13 (ET-0087-16) – DESTINY HOMES, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.5 acres from C-P (Office & Professional) Zone to R-1 (Single Family Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced landscaping.  
**DESIGN REVIEW** for a single family residential development. Generally located on the west side of Pecos Road and the south side of Rawhide Street within Paradise (description on file). MBS/co/ml (For possible action) **BCC 8/3/16**

**MOVED BY- Philipp**  
**APPROVED- Subject to staff conditions**  
**VOTE: 5-0/Unanimous**

10. **DR-0347-15 (AR-0088-16) – MGM GRAND HOTEL, LLC:**  
**DESIGN REVIEW FIRST APPLICATION FOR REVIEW** for the following 1) lighting, animated signage (video display units) and 2) mesh safety fence for a recreational facility (golf driving range) in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. MBS/co/ml (For possible action) **BCC 8/3/16**
- MOVED BY- Williams**  
**APPROVED- Subject to staff conditions**  
**VOTE: 5-0/Unanimous**
11. **UC-0259-14 (AR-0093-16) – FASHION SHOW MALL, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** to allow retail uses not within a permanent enclosed building (outdoor sales structures/booths) 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 8/3/16**
- MOVED BY- Donovan**  
**APPROVED- Subject to staff conditions**  
**VOTE: 5-0/Unanimous**
12. **TM-0094-16 - RAMPAUL KATHLEEN, ET AL:**  
**TENTATIVE MAP** consisting of 24 single family residential lots and common lots on 9.9 acres in an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone. Generally located on northeast corner of Serene Avenue and McLeod Drive within Paradise. MBS/al/ml (For possible action) **BCC 8/3/16**
- MOVED BY- Philipp**  
**APPROVED- Remove the Public Works Conditions to pave Serene Ave. with a 32 ft. wide asphalt Rd. and the proposed residential street to be 42 ft. wide; accept the 1 ft. reduction; and all other staff conditions.**  
**VOTE: 5-0/Unanimous**
13. **UC-0420-16 – D 3355 PROCYON, LLC:**  
**USE PERMITS** for the following: 1) nightclub; and 2) hookah lounge.  
**DESIGN REVIEW** for a proposed nightclub and hookah lounge on the first floor of an existing adult use building on 4.1 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 and Adult Use Overlay Districts. Generally located on the southwest corner of Procyon Street and Desert Inn Road within Paradise. SB/jt/ml (For possible action) **BCC 8/3/16**
- MOVED BY- Orgill**  
**APPROVED- Subject to staff conditions**  
**VOTE: 5-0/Unanimous**

14. **VS-0439-16 - RAMPAUL KATHLEEN, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Oleta Avenue and Serene Avenue and between McLeod Drive and Kingston Road, and portions of a right-of-way being McLeod Drive located between Oleta Avenue and Serene Avenue within Paradise (description on file). MBS/al/ml (For possible action)  
**BCC 8/3/16**

**MOVED BY- Philipp**  
**APPROVED- Subject to staff conditions**  
**VOTE: 5-0/Unanimous**

15. **WS-0414-16 – CAR SPA TH HOLDING, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase sign area.  
**DESIGN REVIEW** for signage in conjunction with an approved medical marijuana establishment (dispensary) on a portion of 2.3 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the north side of Flamingo Road and the east side of Arville Street within Paradise. SB/jt/ml (For possible action)  
**BCC 8/3/16**

**MOVED BY- Smith**  
**APPROVED- Subject to IF approved staff conditions**  
**VOTE: 5-0/Unanimous**

16. **WS-0415-16 – DOLAR, MICHAEL & STEFFANIE:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the separation of a vehicle repair facility to a residential use; and 2) reduce the separation of a trash enclosure to a residential use.  
**DESIGN REVIEW** for a vehicle repair facility on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Pearl Street, 140 feet north of Tropicana Avenue within Paradise. CG/jt/mcb (For possible action) **BCC 8/3/16**

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

17. **ZC-0438-16 – RAMPAUL KATHLEEN, ET AL:**  
**ZONE CHANGE** to reclassify 0.3 acres from R-D (Suburban Estates Residential) Zone to R-E (Rural Estates Residential) Zone for a single family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce lot area; 3) increase lot coverage; 4) increase wall height; 5) permit access to a collector street; 6) waive off-site improvement (curbs, gutters, sidewalks, streetlights, and full width paving); and 7) permit non-standard off-site improvements.  
**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) increased finished grade for a single family residential development on 9.9 acres in an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone. Generally located on northeast corner of Serene Avenue and McLeod Drive within Paradise (description on file). MBS/al/raj (For possible action) **BCC 8/3/16**

**MOVED BY- Philipp**

**APPROVED- Approve zone change, Approve waiver of standards 1-7, Allow 5 ft. side setbacks for lots 2-6, and 9-13; no rear-yard setbacks needed; Approve Design Review; remove Public Works condition requiring residential streets to be 42 ft. wide but allow a 1 ft. reduction to 41 ft.; lots 1,7,8 and 14 to be single story homes not to exceed 18.5 ft. Subject to all other staff conditions.**

**VOTE: 4-1/ Smith against.**

VI. General Business  
None

VII. Public Comment  
None

VIII. Next Meeting Date  
The next regular meeting will be July 26, 2016

IX. Adjournment  
The meeting was adjourned at 9:25 p.m.