



Paradise Town Advisory Board

July 25, 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

Bob Klein; Planning, Blanca Vazquez; Town Liaison,

Meeting was called to order by Chair Philipp at 7:00 p.m.

II. Public Comment

None

III. Approval of June 27 , 2017 Minutes

Moved by: Williams

Action: Approve minutes as submitted

Vote: 5-0 Unanimous

Approval of Agenda for July 11, 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. **TM-0106-17 – LV STADIUM COMPANY, LLC: (No address)**

TENTATIVE MAP for a commercial subdivision on 70.6 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 and MUD-2 Overlay Districts. Generally located on the south side of Hacienda Avenue and the west side of Dean Martin Drive within Paradise. SS/gc/ja (For possible action) **BCC 8/2/17**

MOVED BY Orgill

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

2. **UC-0291-16 (ET-0085-17) – QUINN, JEROME E.: (814 Centaur Ave.)**

USE PERMITS FIRST EXTENSION OF TIME to complete 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/co/ja (For possible action) **PC 8/15/17**

MOVED BY Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

3. **SC-0540-17 – VENETO PARADISE, LLC, ET AL: (4034 Paradise Rd.)**

STREET NAME CHANGE to rename Tony Bennett Way to Paradise Way for an approved development on 5.2 acres in an H-1 (Limited Resort and Apartment) Zone within the MUD-2 Overlay District. Generally located on the east side of Paradise Road, 807 feet north of Flamingo Road within Paradise. CG/bk/ml (For possible action) **PC 8/15/17**

MOVED BY Philipp

DENY

VOTE: 3-2 Williams and Orgill against

4. **UC-0541-17 – TIBERTIR & I, LLC: (5220 S. Decatur Blvd.)**

USE PERMIT for a major training facility (cheerleading studio) in conjunction with an existing office/warehouse complex on a portion of 3.9 acres in an M-1 (Light

Manufacturing) Zone. Generally located on the east side of Decatur Boulevard, 500 feet north of Hacienda Avenue within Paradise. SS/dg/ma (For possible action) **PC 8/15/17**

MOVED BY Orgill

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

5. **UC-0542-17 – STEPHANIE PROPERTIES, LLC: (7251 Amigo St.)**

USE PERMIT for a proposed restaurant within an existing commercial building on a portion of 4.7 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Warm Springs Road and the west side of Amigo Street within Paradise. SS/md/ma (For possible action) **PC 8/15/17**

MOVED BY Williams

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

6. **WS-0535-17 – GREYSTONE NEVADA, LLC: (No address)**

WAIVER OF DEVELOPMENT STANDARDS to reduce net lot area for an approved 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. JG/al/ml (For possible action) **PC 8/15/17**

MOVED BY Orgill

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

7. **WS-0559-17 – CITY UNITS I, LLC & VGT SUNSET, LLC (6305 Sunset Corporate Dr.)**

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for outside storage in conjunction with an existing office/warehouse building on 1.4 acres of a 2.8 acre site in an M-D (Designed Manufacturing)(AE-65 & AE-70) Zone. Generally located on southwest corner of Post Road and Sunset Corporate Drive within Paradise. JG/md/ml (For possible action) **PC 8/15/17**

MOVED BY Williams

DENY

VOTE: 5-0 Unanimous

8. **UC-0521-17 – MGP LESSOR, LLC: (3777 S. Las Vegas Blvd.)**

USE PERMITS for the following: **1)** proposed food carts/booths to be located outside where required to be located within an enclosed building; and **2)** deviations to development standards per plans on file for a resort hotel per Table 30.44-1.

DEVIATIONS for the following: **1)** permit direct access to accessory uses (food carts/booths, outside dining and drinking areas) where access is required through the interior of the resort

hotel; and 2) deviations to development standards per plans per Table 30.44-1.

DESIGN REVIEWS for the following: 1) proposed additions, modifications, remodel, and rebranding of an existing resort hotel; and 2) amend an approved comprehensive sign plan to replace or remodel existing signage (freestanding, monument, wall, directional, projecting, hanging, and animated signs) all in conjunction with a resort hotel (Monte Carlo) on 20.8 acres in an H-1 (Limited Resort and Apartment) and H-1 (Limited Resort and Apartment) (AE-60) Zone in an MUD-1 Overlay District. Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. JG/al/ml (For possible action) **BCC 8/16/17**

MOVED BY Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

9. **UC-0544-17 – IMI MIRACLE MALL, LLC, ET AL: (3667 S. Las Vegas Blvd.)**

USE PERMIT for deviations to development standards per plans for a resort hotel (Planet Hollywood & Miracle Mile Shops) as permitted per Table 30.44-1.

DEVIATIONS for the following: 1) permit primary means of access to a restaurant with on-premises consumption of alcohol and outside dining and drinking from the exterior of the resort hotel where not permitted per Table 30.44-1; and 2) permit all other deviations to development standards per plans on file.

WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign where not permitted per Title 30.72.

DESIGN REVIEWS for the following: 1) facade remodel to a portion of an existing shopping center (Miracle Mile Shops); 2) an outside dining and drinking area in conjunction with a proposed restaurant (Geisha House); 3) amend an approved comprehensive sign plan to include additional wall signs, a roof sign, and animated signs as required per Title 30.72; and 4) increase wall sign and animated sign areas as required per Title 30.72 for a restaurant within an existing shopping center (Miracle Mile Shops) in an existing resort hotel (Planet Hollywood) on a portion of 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, 450 feet east of Las Vegas Boulevard South within Paradise. JG/al/ml (For possible action) **PC 8/15/17**

MOVED BY Williams

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

10. **UC-0514-17 – MEOW, LLC: (2700 E. Sunset Rd.)**

USE PERMIT for a proposed massage establishment within an existing retail center on a portion of 5.1 acres in a C-2 (Local Business) (AE-65) (AE-70) Zone and an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the northeast corner of Sunset Road and McLeod Drive within Paradise. MBS/pb/ml (For possible action)

PREVIOUS ACTION Paradise TAB July 11, 2017: No show. Return to the July 25, 2017 TAB meeting. Applicant no show July 25, 2017 TAB meeting.

MOVED BY Williams
DENY
VOTE: 5-0 Unanimous

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be August 8, 2017

IX. Adjournment
The meeting was adjourned at 8:04 pm