



# Paradise Town Advisory Board

August 29, 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

Phil Blount; 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 August 8 , 2017 Minutes

**Moved by: Williams**

**Action: Approve, with correction to item #7 WS-05559-17 DENIED**

**Vote: 5-0 Unanimous**

Approval of Agenda for August 8, 2017

**Moved by: Orgill**

**Action: Approve agenda as submitted**

**Vote: 5-0 Unanimous**

- IV. Informational Items  
Announcements of upcoming neighborhood meetings and County or community meetings and events.(For discussion only)

None

- V. Planning & Zoning

1. **UC-0235-15 (AR-0099-17) – PAWNEE, LP: ( 4660 Boulder Highway )**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** of 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/ja (For possible action) **PC 9/19/17**

**MOVED BY- Moved by Philipp**

**APPROVE- 6 month review as public hearing. Subject to all other staff conditions**

**VOTE: 5-0 Unanimous**

2. **UC-0454-15 (AR-0100-17) – CHIGUICHON, BERTA: ( 5459 Mountain Vista St. )**  
**USE PERMIT FIRST APPLICATION FOR REIVEW** of a day care facility in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the northwest corner of Mountain Vista Street and Bobbye Avenue within Paradise. JG/co/ja (For possible action) **PC 9/19/17**

**MOVED BY- Donovan**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

3. **UC-0620-17 – C V PROPCO, LLC: ( 4760 Polairs Ave. )**  
**USE PERMIT** for a recreational facility (escape rooms) within a portion of an existing office and office/warehouse complex on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Polaris Avenue and Palms Center Drive within Paradise. SS/dg/ml (For possible action) **PC 9/19/17**

**MOVED BY- Orgill**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

4. **UC-0662-17 – J & J MONARCH PROPERTY, LLC: ( 4375 S. Valley View. Blvd. )**  
**USE PERMIT** for a recreational facility (indoor apocalyptic combat simulation) with accessory commercial uses.

**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking in conjunction with an existing office/warehouse building on a portion of 5.7 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Valley View Boulevard, 600 feet north of Harmon Avenue within Paradise. SS/mk/ml (For possible action)

**PC 9/19/17**

**MOVED BY-Williams**

**APPROVE- Remove the 2 year review. Subject to all other staff conditions**

**VOTE: 5-0 Unanimous**

5. **WS-0618-17 – GRIMM NORTON 2, LLC: ( 6201 N. Royal Crest Circle )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce trash enclosure separation; 3) reduce parking; 4) alternative landscaping in conjunction with a proposed hotel; and 5) modified street improvement standards.  
**DESIGN REVIEW** for a proposed hotel on 2.5 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-2 Overlay District. Generally located on the southwest corner of Sierra Vista Drive and Swenson Street within Paradise. CG/al/ml (For possible action) **PC 9/19/17**

**MOVED BY- Wardlaw**

**APPROVE- Remove waiver #5. Subject to all other staff conditions**

**VOTE: 5-0 Unanimous**

6. **WS-0666-17 – GRIMM NORTON 2, LLC: ( 6201 N. Royal Crest Circle )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) alternative commercial driveway geometrics.  
**DESIGN REVIEW** for a proposed multiple family residential development on 6.1 acres in an R-5 (Apartment Residential) Zone in an MUD-2 Overlay District. Generally located on the northwest corner of Swenson Street and Royal Crest Circle within Paradise. CG/al/ml (For possible action) **PC 9/19/17**

**MOVED BY-Donovan**

**APPROVE- Subject to staff conditions**

**VOTE:5-0 Unanimous**

7. **UC-0569-14 (AR-0096-17) – DEVEUSTER, TOON: ( 3862 Calle De Benito )**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** to allow an exotic animal (coatimundi) in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Calle De Benito, 360 feet east of Sandhill Road within Paradise. CG/co/ml (For possible action) **BCC 9/20/17**

**MOVED BY-Williams**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

8. **DR-0619-17 – PECOS 206 TRUST, ET AL: ( 3777 Pecos-McLeod )**  
**DESIGN REVIEW** for site and building lighting and signage in conjunction with an approved multiple family residential (supportive housing) development on 2.7 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southwest side of the Pecos-McLeod Interconnect and the east side of Mojave Road within Paradise. CG/dg/ml (For possible action) **BCC 9/20/17**

**MOVED BY-Williams**

**APPROVE-1 year review as a public hearing for lighting after complete. Subject to all other staff conditions**

**VOTE: 5-0 Unanimous**

9. **DR-0639-17 – SN INVESTMENT PROPERTIES, LLC: ( No address)**  
**DESIGN REVIEWS** for the following: 1) a proposed parking lot; and 2) redesign and reconfiguration of the parking lot in conjunction with an existing adult use (Crazy Horse III) on 4.4 acres in M-1 (Light Manufacturing) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the south side of Russell Road, 330 feet west of Polaris Avenue within Paradise. SS/mk/ja (For possible action) **BCC 9/20/17**

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

10. **DR-0643-17 – JOSEPHS FAMILY, LP: ( 5385 Polairs Ave. )**  
**DESIGN REVIEW** for a proposed building addition and expansion to an existing marijuana cultivation facility on a portion of 2.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Polaris Avenue, 280 feet south of Hacienda Avenue within Paradise. SS/dg/ml (For possible action) **BCC 9/20/17**

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

11. **UC-0613-17 – BERMUDA ROAD PROPERTIES, LLC: ( 6590 Bermuda Rd. )**  
**USE PERMIT** for a proposed place of worship in conjunction with an existing major training facility, convention facility, and dormitory within an existing office/warehouse complex on 6.0 acres in an M-1 (Light Manufacturing) (AE-65) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**WAIVER OF CONDITIONS** of a use permit (UC-0523-11) requiring the property will not be used as a place of worship as defined by Title 30. Generally located on the east side of Bermuda Road, 350 feet south of Sunset Road within Paradise. SS/al/ml (For possible action) **BCC 9/20/17**

**MOVED BY- Wardlaw**  
**APPROVE-6 month review as a public hearing. Subject to all other staff conditions**  
**VOTE: 4-1 Philipp against**

12. **UC-0653-17 – DES INVESTMENTS LLC: ( 4255 S. Valley View )**  
**USE PERMITS** for the following: **1)** permit outside storage to be visible from the right-of-way; and **2)** permit stacking of outside storage above a screened fence or wall.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate loading spaces; **2)** alternative street landscaping; **3)** increase wall height; **4)** reduce setback for a decorative fence/retaining wall and an existing structure (chain link fence with barbed wire); **5)** reduce setback from the right-of-way for a proposed decorative fence/retaining wall and an existing structure chain link fence with barbed wire; **6)** trash enclosure; **7)** permit alternative exterior materials and design standards; **8)** parking lot landscaping; **9)** reduce drive aisle width; **10)** reduce parking; and **11)** off-site improvements (curb, gutter, sidewalk, streetlight, and partial paving along street).  
**DESIGN REVIEWS** for the following: **1)** proposed structure (tent) with alternative exterior materials (fabric membrane) and design standards; and **2)** outside storage and staging area in conjunction with an existing office/warehouse building on 1.8 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Valley View Boulevard, 250 feet south of Nevso Drive within Paradise. SS/md/xx (For possible action) **BCC 9/20/17**

**Withdrawn without prejudice per applicant**

13. **UC-0657-17 – N & G SHOWCASE, LLC, ET AL: ( 3767 S. Las Vegas Blvd. )**  
**USE PERMITS** for the following: **1)** grocery store; **2)** pharmacy; **3)** offices; **4)** retail sales and services; **5)** restaurants; **6)** alcohol sales, beer and wine packaged only; **7)** alcohol sales, liquor packaged only; **8)** alcohol, on-premises consumption (service bar, supper club, tavern); **9)** arcade; **10)** art gallery/studio; **11)** personal services; **12)** caterer; **13)** child care facility; **14)** health club; **15)** jewelry sales; **16)** photo studio; **17)** sporting goods; and **18)** museums for an expansion to an existing shopping center (Showcase Mall).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the height setback ratio to an arterial street; **2)** reduce parking; **3)** waive landscaping; and **4)** permit non-standard improvements within a right-of-way (landscaping and fence).  
**DESIGN REVIEW** expansion of an existing shopping center (Showcase Mall) on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in an MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 500 feet north of Tropicana Avenue within Paradise. JG/al/ml (For possible action) **BCC 9/20/17**

**MOVED BY-Orgill**

**APPROVE-Subject to IF approved staff conditions**

**VOTE: 5-0 Unanimous**

14. **VS-0634-17 – BENATAR FAMILY TRUST: ( No address )**  
**VACATE AND ABANDON** easements of interest to Clark County located between Maryland Parkway and Gray Cap Street and between Gary Avenue and Silverado Ranch Boulevard within Paradise (description on file). SS/tk/ja (For possible action) **BCC 9/20/17**

**Moved by-Orgill**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

15. **WS-0640-17 – 5252 MARYLAND, LLC: ( No address )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** reduce setback from residential use for a proposed trash enclosure; **3)** reduce driveway width; and **4)** reduce throat depth.  
**WAIVER OF CONDITIONS** of a zone change (ZC-1295-02) subject to landscaping as shown on plans.  
**DESIGN REVIEW** for a proposed multi-family residential building on 1.2 acres in an R-5 (Apartment Residential) Zone. Generally located on the east side of Maryland Parkway, 380 feet south of Reno Avenue within Paradise. JG/md/ja (For possible action) **BCC 9/20/17**

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

16. **ZC-0633-17 – BENATAR FLORENCE TRUST: ( No address )**  
**ZONE CHANGE** to reclassify 3.8 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a future commercial/retail center. Generally located on the northeast corner of Silverado Ranch Boulevard and Maryland Parkway within Paradise (description on file). SS/mk/ja (For possible action) **BCC 9/20/17**

**MOVED BY-Orgill**  
**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 September 12, 2017**
- IX. Adjournment  
**The meeting was adjourned at 9:17 pm**