



Paradise Town Advisory Board

October 10, 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

Lorna Phegley; 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 September 26 , 2017 Minutes

Moved by: Williams

Action: Approve as submitted

Vote: 5-0 Unanimous

Approval of Agenda for October 10, 2017

Moved by: Orgill

Action: Approve with the following changes

Hold item's #9 and #12 per the applicant. Return to the 10/31/17 TAB meeting

Hold item #5 per the applicant. Return to the 11/14/17 TAB meeting

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-0849-15 (AR-0112-17) – RAVENHILL, MARTYN JAMES: (4982 Shirley St.)**
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW
for the following: **1)** reduced setbacks for 2 proposed carports; **2)** reduced separation between proposed structures (carports) and an existing residence; and **3)** reduced on-site parking.
DESIGN REVIEWS for the following: **1)** a historical designation; **2)** carports; and **3)** accessory uses (including but not limited to tours and events) in conjunction with an existing single family residence (Liberace Mansion) on 0.5 acres in an R-1 (Single Family Residential) (AE-60) Zone. Generally located on the northeast corner of Shirley Street and Radkovich Avenue within Paradise. JG/co/ja (For possible action)

PREVIOUS ACTION, Paradise TAB September 12, 2017. Held per applicant. Return to the October 10, 2017 TAB meeting.

MOVED BY-Orgill

APPROVE- Removal of the review as public hearing. Subject to all other staff conditions

VOTE: 5-0 Unanimous

2. **DR-0803-17 – SCHOOL BOARD OF TRUSTEES: (4869 Sun Valley Dr.)**
DESIGN REVIEWS for the following: 1) a proposed school building; and 2) shade structures in conjunction with an elementary school (Ullom Elementary) on 10.0 acres in a P-F (Public Facility) Zone. Generally located on the south side of Sun Valley Drive and the east side of Conrad Street within Paradise. CG/lm/ml (For possible action) **PC 11/7/17**

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

1 neighbor in attendance asked questions

3. **UC-0797-17 – HARSCH INVESTMENT PROPERTIES – NEVADA, LLC: (3811 Spring Mountain Rd.)**
USE PERMIT to allow a proposed private recreational facility (Wreck Room) within an existing office/warehouse and commercial complex on a portion of 18.4 acres in an M-1 (Light Manufacturing) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the south side of Spring Mountain Road and the east side of Wynn Road within Paradise. SB/lm/ml (For possible action) **PC 11/7/17**

MOVED BY- Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

4. **UC-0811-17 – CLARK COUNTY (AVIATION), ET AL: (6672 Spencer St.)**
USE PERMIT for a major training facility (gymnastics) within an existing office/warehouse building on 13.6 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone. Generally located on the west side of Spencer Street and the north side of Helm Drive within Paradise. JG/pb/ml (For possible action) **PC 11/7/17**

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

5. **UC-0785-17 – SERIES C OF EGG WORKS HOLDING COMPANY, LLC, ET AL: (5365Cameron)**
USE PERMITS for the following: 1) banquet facility; 2) supper club; 3) live entertainment; and 4) outside uses for a banquet facility.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEW for exterior modifications to an existing office/warehouse building within an existing office/warehouse complex on a portion of 3.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. SS/gc/ml (For possible action) **PC 11/7/17**

Held per the applicant. Return to the November 14, 2017 TAB meeting.

6. **WS-0769-17 – MT. OLIVE EVANGELICAL LUTHERAN CHURCH: (3975 S. Sandhill Rd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased time limit for an existing temporary sign; and 2) increased sign area for an existing temporary sign.
DESIGN REVIEW for an existing temporary sign in conjunction with an existing place of worship on 2.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Sandhill Road, 350 feet south of Viking Road within Paradise. CG/gc/ml (For possible action) **PC 11/7/17**

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

7. **WS-0807-17 – MCKAY, KELLENE: (2120 E. Robindale Rd.)**
WAIVERS OF DEVELOPMENT STANDARDS to reduce setbacks for proposed additions to a single family residence on 0.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Robindale Road and the east side of Burnham Avenue within Paradise. SS/lm/ml (For possible action) **PC 11/7/17**

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

8. **UC-0376-17 (AR-0133-17) - BRANDY, ROBERT M.: (4380 Boulder Highway)**
USE PERMIT FIRST APPLICATION FOR REVIEW for a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary in an existing office building on 4.8 acres in a M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District. Generally located on the south side of Boulder Highway, 775 feet north of Twain Avenue within Paradise. CG/lm/ml (For possible action) **BCC 11/8/17**

MOVED BY- Orgill

APPROVE- 1 year review as a public hearing. Subject to all other staff conditions

VOTE: 5-0 Unanimous

9. **DR-0819-17 – N & G SHOWCASE, LLC, ET AL: (3767 S. Las Vegas Blvd.)**
DESIGN REVIEW for remodeling and modifications to the entrance and exterior of a retail space within a portion of an existing shopping center (Showcase Mall) on a portion of 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/ja (For possible action) **BCC 11/8/17**

Held per applicant. Return to the October 31, 2017 TAB meeting

10. **ZC-0483-14 (ET-0091-17) – G2 GATEWAY, LLC: (No address)**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.4 acres from C-2 (General Commercial) Zone to U-V (Urban Village - Mixed Use) Zone in the MUD-2 Overlay District.
DESIGN REVIEW for a mixed use development. Generally located on the east side of Maryland Parkway and the north side of Dorothy Avenue within Paradise (description on file). JG/tk/ml (For possible action) **BCC 11/8/17**

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

11. **UC-0786-17 – PARIS LAS VEGAS OPERATING COMPANY, LLC: (3655 S. Las Vegas Blvd.)**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** reduced setbacks; **2)** alternative landscaping along an arterial street; and **3)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** non-standard improvements (outside dining and drinking area (patio)) within the future right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: **1)** exterior modifications to an existing resort hotel (Paris); and **2)** a proposed outside dining and drinking area (patio) in conjunction with an existing restaurant/retail store (Hexx) within an existing resort hotel (Paris) on a portion of 24.0 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, 900 feet south of Flamingo Road within Paradise. JG/gc/ja (For possible action) **BCC 11/8/17**

MOVED BY- Philipp

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

12. **UC-0800-17 – BPS HARMON, LLC, ET AL: (3717 S. Las Vegas Blvd.)**
USE PERMITS for the following: **1)** allow on-premises consumption of alcohol (service bar); and **2)** allow an outside dining and drinking area with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant in conjunction with an existing restaurant (Subway) within an existing shopping center (Harmon Corner) on 1.0 acre 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. JG/gc/ja (For possible action) **BCC 11/8/17**

Held per applicant. Return to the October 31, 2017 TAB meeting.

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be October 31, 2017
- IX. Adjournment
The meeting was adjourned at 8:15 pm