



Paradise Town Advisory Board

October 31, 2017

MINUTES

Board Members:	Susan Philipp—Chair- PRESENT Robert Orgill —Vice Chair- PRESENT John Williams – PRESENT	Bart Donovan – EXCUSED 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

Maria Kaseko; Planning, Tamara Williams

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

II. Public Comment

None

III. Approval of October 10 , 2017 Minutes

Moved by: Williams

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for October 31 2017

Moved by: Orgill

Action: Approve as submitted

Vote: 4-0 Unanimous

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

None

- V. Planning & Zoning

1. **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**

PREVIOUS ACTION, Paradise TAB October 10, 2017. Held per applicant. Return to the October 31, 2017 TAB meeting.

MOVED BY- Orgill

APPROVE- Subject to staff conditions

- **Added condition, Removal of “and Shy area” under the Public Works write up**

VOTE: 4-0 Unanimous

2. **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**

PREVIOUS ACTION, Paradise TAB October 10, 2017. Held per applicant. Return to the October 31, 2017 TAB meeting.

MOVED BY- Orgill

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **UC-0823-17 – PAHOR FAMILY TRUST: (5080 Cameron St.)**
USE PERMIT to allow an above ground fuel tank as an accessory structure in conjunction with an existing commercial business on 2.2 acres in an M-1 (Light Manufacturing) Zone within the MUD-1 Overlay District. Generally located on the northeast corner of Reno Avenue and Cameron Street within Paradise. SS/mk/ml (For possible action) **PC 11/21/17**

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **VS-0840-17 - CAESARS: (3570 S. Las Vegas Blvd.)**
VACATE AND ABANDON easements of interest to Clark County located between Frank Sinatra Drive and Las Vegas Boulevard South, and between Spring Mountain Road and Flamingo Road within Paradise (description on file). CG/co/ja (For possible action) **PC 11/21/17**

MOVED BY- Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

5. **WS-0837-17 – ACE CAB, LLC: (5010 S. Valley View Blvd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) trash enclosure; 2) roof pitch; and 3) parking lot landscaping.
DESIGN REVIEW for existing and proposed modular office structures in conjunction with an existing transportation (taxi and limousine) service facility on 9.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Valley View Boulevard and Reno Avenue within Paradise. SS/md/ja (For possible action) **PC 11/21/17**

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

6. **DR-0836-17 – AG PROPERTY DEVELOPMENT, LLC: (No address)**
DESIGN REVIEW for a proposed retail and restaurant building with a drive-thru in conjunction with an approved shopping center on a portion of 6.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard, 300 feet west of Maryland Parkway within Paradise. SS/dg/ja (For possible action) **BCC 11/21/17**

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

7. **TM-0161-17 - SPENCER AND PEBBLE DIAMOND, LLC: (8966 Spencer St.)**
TENTATIVE MAP consisting of 14 single family residential lots and common lots on 2.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Spencer Street and the 215 Beltway within Paradise. SS/al/ml (For possible action) **BCC 11/21/17**

MOVED BY- Philipp
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

8. **VS-0832-17 - SPENCER AND PEBBLE DIAMOND, LLC: (8966 Spencer St.)**
VACATE AND ABANDON easements of interest to Clark County located between Spencer Street and Bruce Street (alignment), and between Pebble Road and the 215 Beltway within Paradise (description on file). SS/al/ml (For possible action) **BCC 11/21/17**

MOVED BY- Philipp
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

9. **WS-0831-17 – SPENCER AND PEBBLE DIAMOND, LLC: (8966 Spencer St.)**
WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increase the finished grade for lots within a proposed single family residential subdivision on 2.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Spencer Street and the 215 Beltway within Paradise. SS/al/ml (For possible action)
BCC 11/21/17

MOVED BY- Philipp
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

10. **ZC-0633-17 – BENATAR FLORENCE TRUST: (No address)**
AMENDED HOLDOVER ZONE CHANGE to reclassify 3.8 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a proposed commercial/retail center.
WAIVER OF DEVELOPMENT STANDARDS for modified street improvement standards (previously not notified).
DESIGN REVIEW for a proposed bank building and 5 pad sites in a proposed commercial/retail center on 3.8 acres in a C-1 (Local Business) Zone (previously not notified). 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 11/21/17

Applicant was a no show. Board request return to the 11/14/17 TAB

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be November 14, 2017
- IX. Adjournment
The meeting was adjourned at 8:15 pm