



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

Date: Tuesday April 28, 2015
Time: 7:00 P. M.
Location: Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

POSTING LOCATIONS:

Paradise Community Center; 4775 S. McLeod
Clark County Library – 1401 E. Flamingo Road
Sunset Park - 2601 E. Sunset Road
Fire Station 38 - 1755 Silver Hawk Ave
Maureen Helm - Secretary – (702) 606-0747

BOARD MEMBERS:

John S. Williams - Chair
Robert Orgill- Vice Chair
Susan Philipp
Bart Donovan
Roger Smith

Internet Address: WWW.CLARKCOUNTYNV.GOV

- I. Call to Order **Meeting was called to order by Chair Williams at 7:00pm**
- II. Pledge of Allegiance **The Pledge of Allegiance was recited.**
- III. Roll Call
John S. Williams – Chair – PRESENT
Robert Orgill – Vice Chair – PRESENT
Susan Philipp - PRESENT
Bart Donovan - PRESENT
Roger Smith – PRESENT
- IV. Procedures & Conduct
 - a. Conformance with the Open Meeting Law **Chairman Williams noted that this meeting has been property noticed and that a quorum is present.**
 - b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
 - c. Meeting Guidelines
 - d. County Staff Introductions, Announcements & Presentations: **Greg Cerven – PLANNING; IN ATTENDANCE.**
- V. Regular Business
 - a. Approval of Agenda for April 28, 2015 - including any deletions or corrections
MOTION WAS MADE BY PHILPP TO APPROVE THE AGENDA AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.

BOARD OF COUNTY COMMISSIONERS
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DON BURNETTE, County Manager

- b. Approval of Minutes of April 14, 2015.

MOTION WAS MADE BY ORGILL TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.

VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **NONE HEARD**

VII. PLANNING & ZONING Action to be taken on the following applications:

1. **UC-0185-15 – DESERT PASSAGE MEZZ, LLC, ET AL: (3663 S. Las Vegas Blvd.)**
USE PERMIT for deviations to development standards per plans on file.
DEVIATIONS to allow following: **1)** exterior accent colors with vivid hues; **2)** alternative landscaping; and **3)** reduce the setback for gates.
DESIGN REVIEWS for the following: **1)** demolish entrance façade; **2)** exterior remodel/modifications of the entrance façade; **3)** outside dining/drinking patio with an enclosure; and **4)** site redesign/modification of the site frontage (sidewalk, pedestrian easement, rolling gate and driveway) of an existing shopping center (Miracle Mile Shops) in conjunction with an existing resort hotel (Planet Hollywood) on 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located 280 feet east of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. MBS/mk/ml (For possible action) **BCC 5/20/15**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

2. **VS-0186-15 – DESERT PASSAGE JV, LLC: (3663 S. Las Vegas Blvd.)**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Audrie Street and between Harmon Avenue and Flamingo Road within Paradise (description on file). MBS/mk/ml (For possible action) **BCC 5/20/15**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS CONDITIONS.

3. **UC-0171-15 – LAURIE NADY FAMILY TRUST: (3418 Pama Lane)**
USE PERMITS for the following: **1)** allow accessory agricultural buildings prior to a principal use; **2)** allow an agriculture-livestock, large (horses) use prior to a residential principal use; **3)** allow accessory agricultural buildings to have a non-decorative metal roof; **4)** allow the surface of the floor area of accessory agricultural buildings used for housing animals to be non-permeable; and **5)** reduce the height of a perimeter wall/fence for an agriculture-livestock, large (horses) use.
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for accessory agricultural buildings on 2.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Pama Lane, 350 feet east of Pecos Road within Paradise. MBS/gc/ml (For possible action) **PC 5/5/15**
MOTION WAS MADE BY ORGILL FOR DENIAL, VOTING WAS UNANIMOUS. DONOVAN ABSTAINED FROM COMMENT OR VOTE AS HE RECEIVED NOTIFICATION CARD IN THE MAIL. 14 NEIGHBORS AGAINST PROJECT IN ATTENDANCE, 1 NEIGHBOR FOR PROJECT IN ATTENDANCE.

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4. **UC-0195-15 – SINGER, CLIFFORD H.: (4477 La Roca Circle)**
USE PERMIT to reduce the separation between community residences on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of La Roca Circle (alignment), 400 feet west of Gibraltar Street within Paradise. CG/gc/ml (For possible action) **PC 5/19/15**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR IN ATTENDANCE WITH QUESTIONS.
5. **UC-0196-15 – RJP LV I, LLC: (3595 Polaris Ave.)**
USE PERMIT to allow an office as a principal use in conjunction with an existing office/warehouse building on 1.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Polaris Avenue, 400 feet south of Spring Mountain Road within Paradise. SB/mk/ml (For possible action) **PC 5/19/15**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
6. **UC-0223-15 – FLAMINGO SPENCER GARDEN, LLC: (1771 E. Flamingo Rd.)**
USE PERMIT to allow a major training facility (alternative language learning) within an existing office complex on 4.1 acres in a C-1 (Local Business) Zone in MUD-2 Overlay District. Generally located on the southwest corner of Spencer Street and Flamingo Road within Paradise. CG/mk/ml (For possible action) **PC 5/19/15**
MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
7. **UC-0224-15 – 4335 W. TROPICANA AVE, LLC: (4335 W. Tropicana Ave.)**
USE PERMIT for a retail use in conjunction with an existing commercial/warehouse building on 1.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the south side of Tropicana Avenue, 115 feet east of Arville Street within Paradise. SS/rk/ml (For possible action) **PC 5/19/15**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
8. **WS-0221-15 – HORN, JEFF: (5242 Jane Way)**
WAIVERS OF DEVELOPMENT STANDARDS for the following 1) reduced rear setback; and 2) reduced roof pitch for an addition in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone and an R-1 (Single Family Residential) (AE-60) Zone. Generally located on the east side of Jane Way, 320 feet north of Hacienda Avenue within Paradise. MBS/mk/ml (For possible action) **PC 5/19/15**
ITEM NOT HEARD. NO SHOW. RETURN TO THE 5/12/15 TAB.
9. **WS-0222-15 - HERNANDEZ, RAQUEL: (740 Hermosa Palms Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a building addition 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 Hermosa Palms Avenue, 200 feet west of Palmada Drive within Paradise. SS/gc/ml (For possible action) **PC 5/19/15**
MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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10. **DR-0213-15 – HRHH HOTEL CASINO, LLC; (4455 Paradise Rd.)**
DESIGN REVIEW for an expansion to the convention facilities in conjunction with an existing resort hotel (Hard Rock Resort Hotel) on 24.7 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 and MUD-2 Overlay Districts. Generally located on north side of Harmon Avenue and the west side of Paradise Road within Paradise. MBS/jt/ml (For possible action) **BCC 5/20/15**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
11. **WS-0219-15 – CLARK COUNTY MEDICAL SOCIETY; (2590 E. Russell Rd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow non-residential architecture and appearance for a proposed office building; **2)** allow a non-residential development to access a residential local street; **3)** reduce the setback for a fence along Russell Road; **4)** reduce the setback for a wall along Topaz Street; **5)** reduce landscaping (along Russell Road and Topaz Street); **6)** parking lot landscaping; **7)** landscaping adjacent to a residential use; **8)** allow a non-gated parking lot; and **9)** off-site improvements on Topaz Street (including curb, gutter, sidewalks, and partial paving).
DESIGN REVIEW for an office building on 0.9 acres in a C-P (Office & Professional) (AE-60) Zone in the Russell Road Transition Corridor Overlay. Generally located on the northwest corner of Russell Road and Topaz Street within Paradise. MBS/jt/ml (For possible action) **BCC 5/20/15**
MOTION WAS MADE BY PHILIPP FOR APPROVAL, SUBJECT TO IF APPROVED STAFF CONDITIONS. WITH ADDED CONDITION THAT THE BUILDING LOOK MORE RESIDENTIAL. DENIAL, OF WAIVER # 1. VOTING WAS UNANIMOUS.
12. **UC-0203-15 – CAESARS LINQ, LLC, ET AL; (Flamingo & Las Vegas Blvd.)**
USE PERMITS for the following: **1)** reduced setbacks; **2)** temporarily reduce parking; **3)** increase hours of operation for live entertainment; and **4)** deviations per plans on file for temporary outdoor commercial events in conjunction with a commercial/retail/dining and entertainment center (the LINQ) on a portion of 48.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.
DEVIATIONS for the following: **1)** allow a temporary increase in noise levels as permitted by Section 30.68.020; and **2)** all other deviations per plans on file in conjunction with temporary outdoor commercial events.
DESIGN REVIEW for temporary outdoor commercial events with temporary structures, associated retail sales, rentals, and food and beverage sales with outdoor dining and drinking areas in conjunction with a commercial/retail/dining and entertainment center (the LINQ). Generally located on the north side of Flamingo Road and the west side of Koval Lane within Paradise. CG/al/ml (For possible action) **BCC 5/20/15**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH A 1 YEAR REVIEW AS A PUBLIC HEARING. SUBJECT TO IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS. 2 NEIGHBORS WITH QUESTIONS IN ATTENDANCE.

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VIII. Correspondence: **NONE**

IX. General Business: Items for discussion: **NONE**

X. Public Input – Community Concerns (Issues or concerns within the community) Comments by the General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself as been specifically included on an agenda. Comments will be limited to 3 minutes. **NONE HEARD**

XI. NEXT MEETING: May 12, 2015. **NEXT MEETING WAS SET FOR 5/12/15**

XII. ADJOURNMENT: **CHAIR WILLIAMS ADJOURNED THE MEETING AT 10:00 P.M.**

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