



Paradise Town Advisory Board

January 9, 2018

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

Greg Cerven; 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 December 12 , 2017 Minutes

Moved by: Williams

Action: Approve as submitted

Vote: 5-0 Unanimous

Approval of Agenda for January 9, 2018

Moved by: Orgill

Action: Approve with holding item #25

Vote: 5-0 Unanimous

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

V. Planning & Zoning

1. **VS-1016-17 – MGP LESSOR, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Frank Sinatra Drive, and between Tropicana Avenue and Harmon Avenue within Paradise (description on file). JG/co/ja (For possible action)

MOVED BY- Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

2. **UC-0744-16 (AR-0155-17) - DUBL D, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed food cart (trailer) not located within an enclosed building.
DESIGN REVIEW for a proposed food cart (trailer) within a portion of the parking lot of an existing adult cabaret establishment on 0.9 acres in an M-1 (Light Manufacturing) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the northwest corner of Spring Mountain Road and Wynn Road within Paradise. SB/tk/ja (For possible action) **PC 1/16/18**

MOVED BY-Origl

APPROVE_ Subject to staff conditions

VOTE: 5-0 Unanimous

3. **UC-1037-17 – 2640 E. TROPICANA, LLC:**
USE PERMIT to allow a proposed food cart (taco cart/trailer) not located within an enclosed building.
DESIGN REVIEW for a food cart (taco cart/trailer) in conjunction with an existing tire sales and installation facility on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise. CG/al/ja (For possible action) **PC 1/16/18**

MOVED BY- Philipp

APPROVE- Adding 6 month review as a public hearing Subject to all other staff conditions

VOTE: 5-0 Unanimous

4. **UC-1049-17 – REGAL I, LLC:**
USE PERMIT for the following: **1)** a proposed recreational facility (indoor dog park); and **2)** a dog kennel in conjunction with a proposed on-premises consumption of alcohol (tavern) on a 1.1 acre parcel within an existing 17.4 acre shopping center in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Eastern Avenue and Pebble Road within Paradise. JG/mk/ja (For possible action) **PC 1/16/18**

MOVED BY- Williams

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

VOTE: 5-0 Unanimous

5. **UC-1053-17 – BOULEVARD VENTURES, LLC, ET AL:**
USE PERMIT for a proposed recreational facility (escape rooms, virtual/augmented reality area, archery tag, and 3D selfie experiences) in conjunction with a merchandising area, display booths, snack bar, and restaurant located within an existing shopping center (Boulevard Mall) on a portion of 57.8 acres in a C-2 zone (General Commercial) and a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located 510 feet east of Maryland Parkway, 1,540 feet north of Katie Avenue within Paradise. CG/md/ja (For possible action) **PC 1/16/18**

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

6. **VS-1034-17 – FLAMINGO LV OPERATING CO., LLC ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Koval Lane, and between Flamingo Road and Sands Avenue within Paradise (description on file). CG/co/ja (For possible action) **PC 1/16/18**

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

7. **VS-1041-17 – LAS PALMAS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Old Palms Drive, and between Bermuda Road and Vista Palmas Boulevard within Paradise (description on file). SS/co/ja (For possible action) **PC 1/16/18**

Applicant was a no show. Return to the January 30, 2018 TAB meeting

8. **VS-1048-17 – CLOSE SPRING MTN PLAZA, LP:**
VACATE AND ABANDON a portion of a right-of-way being Spring Mountain Road located between Myrtle Avenue and Eldon Street within Paradise (description on file). SB/bk/ja (For possible action) **PC 1/16/18**

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

9. **DR-1035-17 – PARBALL NEWCO, LLC:**
DESIGN REVIEW for the proposed remodeling and modifications to the interior and exterior of an existing building within a shopping center (Bally's Bazaar) in conjunction with Bally's Resort Hotel on a portion of 30.0 acres in an H-1 (Limited Resort and Apartment) Zone within the MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard South and Flamingo Road within Paradise. JG/al/ja (For possible action) **BCC 1/17/18**

MOVED BY- Wardlaw
APPROVE- Removal of condition #3(queueing analysis) Subject to IF approved staff conditions
VOTE: 5-0 Unanimous

10. **UC-0993-17 – SILVER STATE SCHOOLS FCU:**
USE PERMIT for a proposed hospital (psychiatric).
DESIGN REVIEW for a proposed hospital (psychiatric) on 3.9 acres in a C-P (Office & Professional) Zone and a C-1 (Local Business) Zone. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise. CG/gc/ja (For possible action) **BCC 1/17/18**

MOVED BY-Wardlaw
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous
1 neighbor spoke in favor of project
8 neighbors spoke against project

11. **UC-1050-17 – CHINA TOWN RETAIL, LLC:**
USE PERMITS for the following: **1)** a proposed massage establishment; and **2)** proposed retail uses.
DESIGN REVIEW for an exterior and interior remodel of a portion of an existing building within an existing shopping center on 1.2 acres in an H-1 (Limited Resort and Apartment) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the north side of Spring Mountain Road, 570 feet west of Valley View Boulevard within Paradise. SB/md/ja (For possible action) **BCC 1/17/18**

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

12. **WS-1044-17 – GREYSTONE NEVADA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback in conjunction with 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/jvm/ja (For possible action) **BCC 1/17/18**

MOVED BY-Donovan
APPROVE- Subject to removing Waiver 1B on lots 21, 22, and 23 and all other staff conditions
VOTE: 5-0 Unanimous

13. **WS-1059-17 – CPLV PROPERTY OWNER, LLC, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS to allow proposed roof signs.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; and **2)** proposed roof signs in conjunction with an existing resort hotel (Caesars Palace and Forum Shops) on a portion of 80.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Flamingo Road within Paradise. CG/md/ja (For possible action) **BCC 1/17/18**

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

14. **AR-17-400164 (UC-0328-16)-ROBERTS, NINA K. REVOCABLE TRUST:**
USE PERMIT FIRST APPLICATION FOR REVIEW for an existing automobile maintenance (window tinting and repair).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from an automobile maintenance facility to a residential use; and **2)** alternative design standards.
DESIGN REVIEW for an automobile maintenance facility on 0.6 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. CG/tk/ja (For possible action)
PC 2/6/18

MOVED BY-Williams

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

VOTE: 5-0 Unanimous

15. **UC-17-1067-GUINED DONALYN J. & ELDON T.:**
USE PERMITS for the following: **1)** allow existing small agricultural animals in an R-D (Community District 2) Zone; and **2)** increase the number of existing small agricultural animals in conjunction with a single family home on 0.5 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the west side of Ramillete Road, 175 feet north of Brockington Drive within Paradise. JG/rk/ja (For possible action)
PC 2/6/18

MOVED BY-Donovan

APPROVE- Subject to max of 20 chickens and or ducks and all other staff conditions

VOTE: 5-0 Unanimous

16. **UC-17-1074-COUNTY OF CLARK:**
USE PERMITS for the following: **1)** increase the height of an existing communication tower; and **2)** reduce the setback from an existing communication tower to a residential development.
WAIVER OF DEVELOPMENT STANDARDS to allow an architectural intrusion within the required setback.
DESIGN REVIEW for a communication tower and associated equipment within an existing park on a portion of 7.1 acres in a P-F (Public Facility) Zone. Generally located on the north side of Pebble Road and the west side of Hidden Palms Parkway within Paradise. SS/gc/ja (For possible action)
PC 2/6/18

MOVED BY-Philipp

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

17. **UC-17-1088-SCHWARTZ VAL, LLC:**
USE PERMIT for a proposed hookah lounge in conjunction with an existing restaurant within an existing office/warehouse facility on 2.0 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Arville Street and Bell Drive within Paradise. SS/pb/ja (For possible action)
PC 2/6/18

MOVED BY-Donovan

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

18. **UC-17-1090-SCHWARTZ VAL, LLC:**
USE PERMITS for the following: 1) day spa; and 2) personal services within a portion of an existing office/warehouse facility on 2.0 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Arville Street and Bell Drive within Paradise. SS/pb/ja (For possible action) **PC 2/6/18**

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

19. **VS-17-1075-PAHOR FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Rogers Street and between Reno Avenue and Bell Drive within Paradise (description on file). SS/tk/ja (For possible action) **PC 2/6/18**

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

20. **VS-17-1083-TIBERTI R & I, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Reno Avenue and Hacienda Avenue, and between Decatur Boulevard and Cameron Street within Paradise (description on file). SS/co/ja (For possible action) **PC 2/6/18**

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

21. **WS-17-1089-MFFK HOLDINGS, INC., ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased number of freestanding signs; and 2) reduced separation between freestanding signs.
DESIGN REVIEW for proposed freestanding signs in conjunction with an existing office complex on 12.2 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone in the Russell Road Transition Corridor Overlay. Generally located on the east side of Eastern Avenue and the south side of Russell Road within Paradise. JG/gc/ja (For possible action)

MOVED BY-Wardlaw
APPROVE-Subject to IF approved staff conditions
VOTE: 5-0 Unanimous

22. **ET-17-400160 (WS-1258-07)-VENETIAN CASINO RESORT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIFTH EXTENSION OF TIME to commence a reduction in on-site parking requirements.
DESIGN REVIEW for modifications to a previously approved convention facility on 18.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Sands Avenue, 200 feet east of Koval Lane within Paradise. CG/co/ja (For possible action) **BCC 2/7/18**

MOVED BY-Orgill
APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

23. **ET-17-400161 (WS-0386-07)-VENETIAN CASINO RESORT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIFTH EXTENSION OF TIME to commence reduced setbacks in conjunction with public/private pedestrian bridge system.
DESIGN REVIEW for a public/private pedestrian bridge system on a portion of 34.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Sands Avenue and the east side of Koval Lane within Paradise. CG/co/ja (For possible action) **BCC 2/7/18**

MOVED BY-Orgill

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

24. **ET-17-400162 (UC-0059-06)-VENETIAN CASINO RESORT, LLC:**
USE PERMITS SIXTH EXTENSION OF TIME to commence the following: **1)** an exposition hall/convention facility; **2)** increased building height; and **3)** on-premises consumption of alcohol.
DESIGN REVIEW for an exposition hall/convention facility on 18.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Sands Avenue, 200 feet east of Koval Lane within Paradise. CG/co/ja (For possible action) **BCC 2/7/18**

MOVED BY-Orgill

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

25. **UC-17-0900-PATRICK LANE HOLDINGS, LLC & AUSTRALIA TRADING, LLC:**
HOLDOVER USE PERMIT for a proposed assisted living facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a proposed assisted living facility to not be adjacent to and accessed from a collector or arterial street or a commercial complex; and **2)** allow access to a residential local street.
WAIVERS OF CONDITIONS of a zone change (ZC-1007-97) requiring the following: **1)** rear parking areas to be gated and locked during non-office hours; and **2)** driveway on Gateway Road to be removed; and a waiver of conditions of a zone change (ZC-1624-98) requiring: **3)** rear parking areas to be gated and locked during non-office hours; and waivers of conditions of a zone change (NVC-2181-04) requiring the following: **4)** subject to revised plans; **5)** the development being limited to single story for a maximum height as shown on revised plans; **6)** the trash enclosure not being moved from the location shown on the revised plans; **7)** the parking area subject to the current zone change for professional use will be limited to parking only for the adjacent office building; and **8)** no access to the private cul-de-sac on the east property line.
DESIGN REVIEW for a proposed assisted living facility on 2.3 acres in a C-P (Office & Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 500 feet west of Lamb Boulevard within Paradise. JG/gc/ja (For possible action) **BCC 2/7/18**

PREVIOUS ACTION Paradise TAB December 12, 2017: Held per applicant

Return to the January 9, 2018 TAB Meeting.

Paradise January 9, 2018 TAB meeting: Held per applicant for 30 days, return to the February 13 TAB meeting.

26. **VS-17-1070-LV STADIUM COMPANY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Russell Road, and between Polaris Avenue and Dean Martin Drive within Paradise (description on file). SS/gc/ja (For possible action) **BCC 2/7/18**

MOVED BY-Williams
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 January 30, 2018
- IX. Adjournment
The meeting was adjourned at 9:25 pm