



Paradise Town Advisory Board

February 13, 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

Nancy Amundsen; Planning, Blanca Vazquez; Town Liaison, Stephanie Halasi; Administrative Specialist

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

II. Public Comment

None

III. Approval of January 30,2018 Minutes

Moved by: Williams

Action: Approve as submitted

Vote: 5-0 Unanimous

Approval of Agenda for February 13, 2018

Moved by: Orgill

Action: Approve with the holding item 1, returning to the March 13, 2018 meeting

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. **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 (NZC-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. Paradise TAB February 13, 2018: Held per commissioner,
Return to the March 13, 2018 TAB meeting.**

2. **UC-17-1111-WYNDHAM VACATION RESORTS, INC.:**

USE PERMITS for the following: **1)** a proposed multiple family residential development; **2)** on-premises consumption of alcohol (service bar); **3)** convenience store; **4)** restaurant; and **5)** retail sales and services.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce parking; **3)** allow tandem parking spaces where not permitted; and **4)** alternative driveway geometrics.

DESIGN REVIEW for a proposed multiple family residential development with commercial components on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the north side of Twain Avenue and the west side of Interstate 15 within Paradise. SB/al/ja (For possible action) **BCC 2/21/18**

Held per applicant. Return to the February 27, 2018 TAB meeting.

3. **AR-18-400004 (UC-0819-16)-KHACH, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for a vehicle (automobile) paint and body shop.
WAIVERS OF DEVELOPMENT STANDARDS on the following: **1)** reduce the separation of a vehicle (automobile) paint and body shop from a residential use; **2)** allow a vehicle (automobile) paint and body shop not accessory to automobile or off-highway vehicle sales; and **3)** reduce parking. **DESIGN REVIEW** for parking lot modifications on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue, 200 feet west of Harrison Drive within Paradise. JG/tk/ja (For possible action) **PC 3/6/18**

MOVED BY-Donovan

APPROVE- Add 1 year review as a public hearing, Paint/strip parking spots. Subject to all other staff conditions.

VOTE: 5-0 Unanimous

4. **AR-18-400010 (UC-0815-15) – GLASER G BARRY J & JANE A:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a transitional living facility for released offenders.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping buffer adjacent to residential development; **2)** street landscaping; **3)** reduced parking; and **4)** allow a fence in the front yard where not permitted on 0.2 acres in a R-1 (Single Family Residential) Zone. Generally located on the southwest side of Florrie Avenue, 150 feet southeast of Backstage Boulevard within Paradise. CG/tk/ml (For possible action) **PC 3/6/18**

MOVED BY- Williams

APPROVE- Remove the time limit. Subject to all other staff conditions

VOTE: 5-0 Unanimous

5. **UC-18-0007 - MATZ, DAVID ALEXANDER:**
USE PERMITS for the following: **1)** allow a proposed accessory structure (metal building) not architecturally compatible with the principal structure (residence); **2)** allow a proposed accessory structure (metal building) to exceed one-half the footprint of the principal structure (residence); **3)** allow the cumulative area of all accessory structures to exceed the footprint of the principal structure (residence); and **4)** allow alternative design standards in conjunction with an existing single family residence on 0.5 acres in a R-E (Rural Estates Residential) Zone. Generally located on the east side of Firethorn Lane, 350 feet north of Windmill Lane within Paradise. SS/gc/ma (For possible action) **PC 3/6/18**

MOVED BY- Philipp

DENY

VOTE: 5-0 Unanimous

6. **UC-18-0012-4770 NEVSO, LLC:**
USE PERMIT to allow tire sales and installation facility within an existing commercial building on 3.3 acres in a C-2 (General Commercial) Zone.
Generally located on the north side of Nevso Drive, 900 feet east of Decatur Boulevard within Paradise. SS/pb/ma (For possible action) **PC 3/6/18**

MOVED BY- Orgill

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

7. **UC-18-0044-GRASS IN THE DESERT FAMILY LIMITED PARTNERSHIP:**
USE PERMITS for the following: **1)** allow a proposed recreational (volleyball) court prior to the principal use (residence); and **2)** allow proposed accessory structures (gazebo, pergola, & restroom) prior to the principal use (residence).
WAIVER OF DEVELOPMENT STANDARDS to permit an existing decorative fence within 15 feet of the front property line in conjunction with a proposed recreational (volleyball) court and proposed accessory structures (gazebos) on 0.3 acres in a R-1 (Single Family Residential) Zone. Generally located on the south side of Billman Avenue, 520 feet east of Pecos Road within Paradise. CG/pb/ma (For possible action) **PC 3/6/18**

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

8. **UC-18-0054-RIBEIRO, JOHNNY A. JR. FAMILY TRUST, ET AL:**
USE PERMIT for a proposed minor training facility (DUI School) within an existing office/warehouse complex on a portion of 3.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Spring Mountain Road, 310 feet east of Polaris Avenue within Paradise. SB/pb/ma (For possible action) **PC 3/6/18**

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

9. **UC-18-0060-SEA 9, LLC:**
USE PERMIT to allow outside uses (outside dining and drinking) in conjunction with an in conjunction with an existing on-premises consumption of alcohol establishment (tavern).
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEWS for the following: 1) outside dining; and 2) parking on 2.0 acres in a C-2 (General Commercial) Zone MUD-2 Design Overlay. Generally located on the south side of Flamingo Road and the west side of Tamarus Street within Paradise. CG/lm/ma (For possible action) **PC 3/6/18**

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

10. **AR-18-400003 (UC-0937-14)-HAIKAL OSAMA O & PAULA M FAMILY TRUST:**
USE PERMITS SECOND APPLICATION FOR REVIEW of the following: **1)** cemetery; and **2)** funeral home.
DESIGN REVIEW for a cemetery and funeral home on 2.1 acres in a R-E (Rural Estates Residential) Zone. Generally located on the southeast corner of Bermuda Road and Maulding Avenue (alignment) within Paradise. SS/tk/ja (For possible action) **BCC 3/7/18**

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

11. **AR-18-400007 (UC-0676-14)-5800 EASTERN, LLC:**
USE PERMITS SECOND APPLICATION FOR REVIEW of the following: **1)** convention facility; **2)** banquet facility; **3)** outside dining/drinking area; and **4)** outdoor live entertainment.
DESIGN REVIEW for an equipment sales/rental, convention, and banquet facility on 5.4 acres in a M-D (Design Manufacturing) (AE-60) (AE-65) Zone with a portion being in the Russell Road Transition Corridor. Generally located on the west side of Euclid Street and the south side of Russell Road within Paradise. JG/tk/ja (For possible action) **BCC 3/7/18**

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

12. **UC-17-1096-VENETIAN CASINO RESORT, LLC:**
USE PERMITS for the following: **1)** a high impact project; **2)** a recreational facility (events center/music venue) with accessory commercial; **3)** fairgrounds; **4)** retail sales; **5)** restaurants; **6)** on-premises consumption of alcohol; **7)** live entertainment; **8)** theater; **9)** museum; and **10)** deviations as shown per plans on file.
DEVIATIONS for the following: **1)** alternative landscaping and screening along a collector street; and **2)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** increase building height; **3)** reduce on-site parking; and **4)** nonstandard improvements within a right-of-way.
DESIGN REVIEWS for the following: **1)** a high impact project; **2)** a recreational facility (events center); **3)** fairgrounds; **4)** increase sign area; **5)** a pedestrian bridge; and **6)** accessory buildings and structures in conjunction with existing resort hotels (Palazzo and Venetian) on 18.6 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the south side of Sands Avenue, 150 feet east of Koval Lane within Paradise. CG/al/ja (For possible action) **BCC 2/21/18**

MOVED BY- Philipp
APPROVE-Subject to the modified staff conditions as follows
Parking reduction with be for 13.82% at final buildout of this venue as well as two additional resort projects that will be applied for in the future.
The parking reduction shall be based on these three phases only.
Bullet point 1 shall be modified to read as follows: "A 3 year time limit (but no earlier than six (6) months after the first concert) for review of the parking with the applicant to submit a report on parking utilization and presenting mitigating measures to address any parking problems" Bullet point 3 shall be modified to add "dewatering" as part of the "following permits" to be allowed prior to the adoption of the Development Agreement. Bullet point 4 shall be modified so that "bound" reads "bond". Bullet points 7 and 9 shall modified so that the word "easement" in both of these two bullet points shall be eliminated. Bullet point 12 shall be eliminated in its entirety, being covered by bullet point 1, above. A new bullet point should be added to the Current Planning conditions that mirrors the Current Planning condition set forth below with regard to the Pedestrian Bridge. This new bullet point reads as follows: "To avoid parking conflicts, the Sands Expo Center and the Madison Square Garden Project cannot schedule major concurrent events at the same time; major events must be scheduled for different times and or dates."
VOTE: 5-0 Unanimous

13. **WS-17-1095-VENETIAN CASINO RESORT, LLC, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce on-site parking; and 3) nonstandard improvements (pedestrian bridge, landscaping and fencing) within a right-of-way.

DESIGN REVIEW for a proposed pedestrian bridge connecting the existing Palazzo and Venetian Resort Hotels and the Sands Expo Center to a proposed events center/music venue/recreational facility (Madison Square Garden) on 63.0 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located south of Sands Avenue and on the west and east sides of Koval Lane within Paradise. CG/al/ja (For possible action)

BCC 2/21/18

MOVED BY- Philipp

APPROVE- Subject to the modified staff conditions as follows

Bullet point 1 shall be modified to read as follows: "A 3 year time limit (but no earlier than six (6) months after the first concert) for review of the parking with the applicant to submit a report on parking utilization and presenting mitigating measures to address any parking problems"

Bullet point 2 shall be modified to read as follows: "To avoid parking conflicts, the Sands Expo Center and the Madison Square Garden Project cannot schedule major concurrent events at the same time; major events must be scheduled for different times and or dates."

VOTE: 5-0 Unanimous

14. **DR-18-0031-WYNN LAS VEGAS, LLC:**
DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with an existing resort hotel (Wynn) on a portion of 74.3 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 and the north side of Sands Avenue within Paradise and Winchester. CG/gc/ja (For possible action)

BCC 3/7/18

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

15. **DR-18-0038-FP HOLDINGS LP:**
DESIGN REVIEW for a proposed addition to an existing parking garage in conjunction with a resort hotel (The Palms) on a portion of 24.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Flamingo Road and the east side of Arville Street within Paradise. SS/lm/ma (For possible action) **BCC 3/7/18**

MOVED BY- Orgill

APPROVE- Removal of bullet #1 screening requirement. Subject to all other staff conditions

VOTE: 5-0 Unanimous

16. **ET-17-400171 (ZC-0048-15)-SWENSON DE, LLC & SWENSON LV DEVELOPMENT, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 6.7 acres from R-5 (Apartment Residential) (AE-60) (AE-65) Zone to H-1 (Limited Resort and Apartment) (AE-60) (AE-65) Zone in the MUD-2 Overlay District.
USE PERMIT for lodging (long/short term) in an H-1 zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** reduce loading zones; and **3)** reduce landscaping.
DESIGN REVIEWS for the following: **1)** convert an existing apartment complex to lodging (long/short term) use; **2)** a building addition (lodging, long/short term); and **3)** signage. Generally located on the west side of Swenson Street, 120 feet north of Flamingo Road within Paradise (description on file). CG/tk/ja (For possible action) **BCC 3/7/18**

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

17. **ET-18-400008 (ADR-0077-17)-SWENSON D E, LLC:**
ADMINISTRATIVE DESIGN REVIEW FIRST EXTENSION OF TIME to redesign a previously approved building (lodging, long/short term) on 6.7 acres in an H-1 (Limited Resort and Apartment) (AE-60 & 65) Zone in the MUD-2 Overlay District. Generally located on the west side of Swenson Street, 120 feet north of Flamingo Road within Paradise. CG/tk/ja (For possible action) **BCC 3/7/18**

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

18. **ET-18-400011 (UC-0252-16)-BLUEGREEN HOLDCO, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** timeshare hotel; and **2)** offices.
DESIGN REVIEW for a proposed timeshare hotel with offices, and other accessory uses on 3.7 acres in an H-1 (Limited Resort and Apartment) (AE-65) (AE-70) Zone in the MUD-2 Overlay District. Generally located on the north side of Tropicana Avenue and the west side of Bermuda Road (alignment), 1,500 feet west of Paradise Road within Paradise. JG/jvm/ml (For possible action) **BCC 3/7/18**

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

19. **WS-18-0010-BLUEGREEN HOLDCO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for revisions to the Bluegreen Vacations timeshare expansion (Phase II) on a 4.1 acre portion of a 14.1 acre site in an H-1 (Limited Resort and Apartment) (AE-65) (AE-70) (AE-RPZ) Zone in the MUD-2 Overlay District. Generally located on the north side of Tropicana Avenue and the east side of Kelch Drive within Paradise. JB/rk/ja (For possible action) **BCC 3/7/18**

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

20. **TM-18-500007-DANTANA, LLC:**
TENTATIVE MAP consisting of 1 lot on 2.5 acres in a M-D (Designed Manufacturing) (AE-60) and C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the south side of Russell Road within Paradise. SS/lm/ja (For possible action)
BCC 3/7/18

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

21. **UC-18-0004-DESERT INN PARTNERS, LLC:**
USE PERMIT to increase the number of vehicles (automobiles) displayed outside for an existing vehicle sales facility when the business has common parking with other businesses within an existing shopping center on a portion of 4.1 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. CG/pb/ja (For possible action)
BCC 3/7/18

MOVED BY- Williams
DENY
VOTE: 5-0 Unanimous

22. **UC-18-0035-CPLV PROPERTY OWNER, LLC:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** reduce the separation of a proposed freestanding sign from the back-of-curb for Las Vegas Boulevard South; and **2)** all other deviations as depicted per plans on file.
DESIGN REVIEWS for the following: **1)** modifications to a comprehensive sign plan; **2)** increase animated sign area; **3)** increase the number of animated signs; **4)** increase freestanding sign area; and **5)** increase the number of freestanding 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/pb/ma (For possible action)
BCC 3/7/18

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

23. **UC-18-0036-PARBALL NEWCO, LLC:**
USE PERMITS for the following: **1)** recreational facility; and **2)** live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback between live entertainment and existing residential development; **2)** allow an increase in noise levels as permitted by Section 30.68.020; **3)** design standards for modular structures; **4)** parking lot and street landscaping requirements; and **5)** separate buildings from pavement for parking aisle or spaces.
DESIGN REVIEW for a proposed permanent outdoor recreational facility (Major Series of Putting) with accessory eating and drinking areas including on-premises consumption of alcohol, and retail sales on portions of 14.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue and the east side of Audrie Street within Paradise. JG/rk/ja (For possible action)
BCC 3/7/18

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous
1 neighbor in attendance spoke in favor of the project

24. **WS-18-0001-TROPICANA LAS VEGAS, INC:**
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements (signage) in the right-of-way (Las Vegas Boulevard South).
DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with an existing resort hotel (Tropicana) on 35.2 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. JG/gc/ja (For possible action) **BCC 3/7/18**

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

25. **WS-18-0030-3883 FLAMINGO CENTER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping.
DESIGN REVIEW for revisions to an approved multiple family residential development on a 3.3 acre portion of an 8.6 acre site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Hugh Hefner Drive and Nevso Drive within Paradise. SS/gc/ja (For possible action) **BCC 3/7/18**

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

26. **ZC-18-0022-MILAN T. TRUST:**
ZONE CHANGE to reclassify 1.0 acre from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone for a future development. Generally located on the east side of Decatur Boulevard and the south side of Russell Road within Paradise (description on file). SS/lm/ja (For possible action) **BCC 3/7/18**

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

27. **ZC-18-0023-SHOCKLEY MEDICAL, LLC:**
ZONE CHANGE to reclassify 0.5 acres from R-1 (Single Family Residential) Zone to C-P (Office & Professional) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduced street landscape width; **3)** allow vivid hues; and **4)** modified street standards.
DESIGN REVIEWS for the following: **1)** office building; and **2)** allow the design of an office building to not be consistent with the traditional residential character of surrounding existing residences within 200 feet. Generally located on the west side of Eastern Avenue, 450 feet north of Pueblo Way within Paradise (description on file). CG/gc/ja (For possible action) **BCC 3/7/18**

MOVED BY- Williams
APPROVE- Subject to IF approved staff conditions
VOTE: 5-0 Unanimous
1 email in support of project

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be February 27, 2018
- IX. Adjournment
The meeting was adjourned at 10:05 pm