



# Paradise Town Advisory Board

February 14, 2017

## MINUTES

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Board Members:	Susan Philipp—Chair- <b>PRESENT</b> Robert Orgill —Vice Chair- <b>PRESENT</b> John Williams – <b>PRESENT</b>	Bart Donovan – <b>PRESENT</b> Jon Wardlaw – <b>PRESENT</b>
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

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I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Maria Kaseko; Planning, Blanca Vazquez; Town Liaison Cyndi Moody; Administrative Specialist

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

II. Public Comment

None

III. Approval of January 31 , 2017 Minutes

**Moved by: Williams**

**Action: Approved minutes as submitted**

**Vote: 5-0 Unanimous**

Approval of Agenda for February 14 , 2017

**Moved by: Orgill**

**Action: Approve agenda with the following changes**

**Item #5 hold, return to the February 28, 2017 TAB meeting, item #12 hold, return to the February 28, 2017 TAB meeting**

**Vote: 5-0 Unanimous**

- IV. Informational Items  
1. Announcements of upcoming neighborhood meetings and County or community meetings and events.(For discussion only)  
None

V. Planning & Zoning

1. **UC-0882-16 – 4221 VEGAS, LLC: ( 4045 W. Nevso Dr. )**  
**USE PERMITS** for the following: **1)** lodging, long/short term in an M-1 zone; and **2)** increase building height.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced rear setback; **2)** alternative landscaping; and **3)** architectural enhancements.  
**DESIGN REVIEW** for a lodging, long/short term building on 1.8 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the south side of Nevso Drive, 760 feet west of Valley View Boulevard within Paradise. SS/pb/ml (For possible action)  
**BCC 3/8/17**

**PREVIOUS ACTION Paradise TAB January 10, 2017: Held per applicant, return to the February 14, 2017 TAB meeting.**  
**No show return to the February 28, 2017 TAB meeting**

2. **WS-0400-15 (ET-0005-17) – 4950 S VALLEY VIEW, LLC: ( 4950 S. Valley View Blvd.)**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to complete the following: **1)** landscaping; **2)** increased wall/fence height; **3)** reduced setbacks; and **4)** reduced access gate setback in conjunction with a transportation service.  
**DESIGN REVIEWS** for the following: **1)** an existing storage building; and **2)** wall height additions on 1.4 acres in a C-1 (Local Business) Zone and an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Valley View Boulevard and the south side of Tropicana Avenue within Paradise. SS/co/ml (For possible action)  
**PC 3/7/17**

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

3. **NZC-0043-17 – PECOS 206 TRUST, ET AL: ( 3777 Pecos McLeod Int.)**  
**ZONE CHANGE** to reclassify 2.7 acres from C-P (Office & Professional) Zone to R-4 (Multiple Family Residential - High Density) Zone.  
**USE PERMIT** for a proposed supportive housing development.  
**DESIGN REVIEW** for a proposed multiple family residential (supportive housing) development. Generally located on the southwest side of the Pecos-McLeod Interconnect and the east side of Mojave Road within Paradise (description on file). CG/dg/ml (For possible action)  
**PC 3/7/17**

**MOVED BY- Donovan**  
**DENY**  
**VOTE: 5-0 Unanimous**  
**7 neighbors spoke against project**  
**25 neighbors in attendance against project**

4. **TM-0009-17 - 3883 FLAMINGO, LLC: ( 3883 W. Flamingo Blvd. )**  
**TENTATIVE MAP** for a project consisting of a commercial lot and a residential lot with a total of 290 multiple family residential units on 8.6 acres in an H-1 (Limited Resort and Apartment) Zone in an MUD-1 Overlay District. Generally located on the southwest corner of Flamingo Road and Valley View Boulevard within Paradise. SS/pb/mcb (For possible action) the east side of Maryland Parkway and the north side of Dorothy Avenue within Paradise. MBS/dg/ml (For possible action) **PC 3/7/17**

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

5. **UC-0030-17 – B P I EASTERN, LLC: ( 6635 S. Eastern Ave.)**  
**USE PERMIT** for a proposed experimental laboratory (tissue processing) on a 1.2 acre portion of 5.8 acre existing business complex in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located 420 feet west of Eastern Avenue and 700 feet south of Sunset Road within Paradise. MBS/lm/ma (For possible action) **PC 3/7/17**

**Held per applicant. Return to the February 28, 2017 TAB meeting**

6. **UC-0041-17 – MACKOVSKI, ALEXANDER R. & PHILLIP: ( 2255 E. Windmill Ln. )**  
**USE PERMIT** for a minor training facility within an existing office complex on 2.1 acres in a C-P (Office & Professional) Zone. Generally located on the southwest corner of Windmill Lane and Rodeo Drive within Paradise. SS/lm/ma (For possible action) **PC 3/7/17**

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

7. **VS-0009-17 – STEPHANIE PROPERTIES, LLC: ( 505 E. Capovilla Ave. )**  
**VACATE AND ABANDON** a portion of a right-of-way being Capovilla Avenue located between Bermuda Road and Amigo Street and a portion of a right-of-way being Warm Springs Road located between Bermuda Road and Amigo Street and a portion of a right-of-way being Amigo Street located between Capovilla Avenue and Warm Springs Road within Paradise (description on file). SS/co/ma (For possible action) **PC 3/7/17**

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

8. **VS-0020-17 – MCCULLOCH HALL PROPERTIES, LLC: ( 3149 E. Desert Inn Rd. )**  
**VACATE AND ABANDON** a portion of a right-of-way being an un-named drainage channel located between Desert Inn Road and Emerson Avenue (alignment) within Paradise (description on file). CG/co/ma (For possible action) **PC 3/7/17**

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

9. **VS-0024-17 – BARTSAS MARY 15, LLC: ( no address )**  
**VACATE AND ABANDON** a portion of a right-of-way being San Anselmo Street located between Tropicana Avenue and San Rafael Avenue and a portion of a right-of-way being San Rafael Avenue located between San Anselmo Street and Nellis Boulevard within Paradise (description on file). MBS/co/ma (For possible action) **PC 3/7/17**

**No show. Return to the February 28, 2017 TAB meeting**

10. **VS-0054-17 – 3883 FLAMINGO, LLC: ( 3883 W. Flamingo Rd. )**  
**VACATE AND ABANDON** a portion of a right-of-way being Valley View Boulevard located between Flamingo Road and Nevso Drive within Paradise (description on file). SS/pb/mcb (For possible action) **PC 3/7/17**

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

11. **VS-0057-17 – AG PROPERTY DEVELOPMENT, LLC:( 1130 E. Silverado Ranch Blvd. )**  
**VACATE AND ABANDON** a portion of a right-of-way being Maryland Parkway located between Gary Avenue and Silverado Ranch Boulevard and a portion of a right-of-way being Silverado Ranch Boulevard located between Maryland Parkway and Mission Front Drive within Paradise (description on file). SS/co/ma (For possible action) **PC 3/7/17**

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

12. **UC-0729-06 (AR-0004-17) – R & G HOLDINGS, LLC:( 4305 W. Desert Inn Rd. )**  
**USE PERMIT EIGHTH APPLICATION FOR REVIEW** of a massage business in conjunction with an existing shopping center on 0.6 acres in a C-2 (General Commercial) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located 275 feet north of Spring Mountain Road and 215 feet east of Arville Street within Paradise. SB/co/ml (For possible action) **BCC 3/8/17**

**Held per applicant. Return to the February 28, 2017 TAB meeting**

13. **UC-0676-14 (AR-0006-17) – PFIHLP – EASTERN RUSSELL 70, LLC: ( 5810 S. Eastern)**  
**USE PERMITS FIRST 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 an 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. MBS/co/ml (For possible action) **BCC 3/8/17**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**  
**10 neighbors against project in attendance**  
**1 neighbor for project in attendance**

14. **DR-0021-17 – FLAMINGO LAS VEGAS OPERATING COMPANY, LLC:**  
**DESIGN REVIEWS** for the following: **1)** proposed modifications to an approved comprehensive sign package; and **2)** proposed increase to overall wall sign area in conjunction with an existing resort hotel (Flamingo) on 19.4 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, 200 feet north of Flamingo Road within Paradise. CG/gc/ma (For possible action)  
**BCC 3/8/17**

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

15. **UC-1584-06 (ET-0009-17) – HARKO, LLC: ( 4230 Charlotte Dr. )**  
**USE PERMITS FOURTH EXTENSION OF TIME** to commence the following: **1)** an expansion of the Gaming Enterprise District; **2)** permit a High Impact Project; **3)** a 450 foot high, 1,054 room resort hotel; **4)** residential condominiums; **5)** resort condominiums; **6)** increase building height; **7)** modifications to a previously approved mixed use development; **8)** public areas including casino areas, shopping/retail, meeting areas, showrooms/lounges, theaters, recreational uses, restaurants, outside dining areas, live entertainment, and meeting room areas; **9)** all associated back-of-house areas, incidental, and accessory uses; and **10)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** encroachment into airspace; and **2)** all other deviations as shown per plans on file on 24.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, 850 feet west of Paradise Road within Paradise. MBS/jt/ml (For possible action) **BCC 3/8/17**

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

16. **UC-0813-02 (ET-0010-17) – HARKO, LLC: ( 4230 Charlotte Dr. )**  
**USE PERMITS FIFTH EXTENSION OF TIME** to commence the following: **1)** a resort hotel; and **2)** permit deviations to development standards.  
**DEVIATIONS** for the following: **1)** increased building height; **2)** permit intrusion into the airspace; **3)** permit alternative landscaping; and **4)** all other deviations per plans on file on 36.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, and the east side of Koval Lane within Paradise. MBS/jt/ml (For possible action) **BCC 3/8/17**

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

17. **UC-1100-08 (ET-0011-17) - HARKO, LLC: ( 4230 Charlotte Dr. )**  
**USE PERMITS THIRD EXTENSION OF TIME** to commence the following: **1)** a High Impact Project; **2)** a resort hotel consisting of 6,745 hotel rooms; **3)** public areas including all casino, retail, restaurant, bar/lounge, live entertainment, indoor and outdoor dining, spa/health club, showrooms, convention facility, back-of-house areas, and a subterranean parking garage; **4)** increase the height of the high-rise towers; **5)** shopping center; **6)** associated accessory/incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** reduce on-site parking and loading spaces for the resort hotel; **2)** encroachment into airspace; and **3)** all other deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce on-site parking for the hotel and shopping center; and **2)** permit encroachment into airspace on 60.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, and the east side of Koval Lane within Paradise. MBS/jt/ml (For possible action) **BCC 3/8/17**

**MOVED BY- Wardlaw**

**APPROVE- Subject to if approved staff conditions**

**VOTE: 5-0 Unanimous**

18. **UC-0014-17 – RASHID, JAMAL: ( 4311 Oquendo Rd. )**  
**USE PERMIT** for exotic animals (1 capuchin monkey, 1 serval cat, 1 African Caracal, and 1 Albino python) in conjunction with a single family residence on 2.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Oquendo Road, 620 feet east of Lamb Boulevard within Paradise. MBS/pb/ma (For possible action) **BCC 3/8/17**

**Held per the applicant, return to the March 14, 2017 TAB meeting with paperwork to show they are in compliance with Animal Control and Code Enforcement.**

19. **UC-0026-17 – KABOLI, RAMON S.: ( 3710 S. Sandhill Rd. )**  
**USE PERMIT** for a proposed place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping; **2)** waive trash enclosure requirements; **3)** allow existing pan driveways to remain; and **4)** reduce the separation between driveways and intersections.  
**DESIGN REVIEW** for a parking lot in conjunction with place of worship on 0.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Sandhill Road and the south side of Twain Avenue within Paradise. CG/pb/ml (For possible action) **BCC 3/8/17**

**Held per Commissioner. Return to the March 14, 2017 TAB meeting to give applicant time to hold a neighborhood meeting.**

VI. General Business  
None

VII. Public Comment  
None

VIII. Next Meeting Date  
**The next regular meeting will be February 28, 2017**

IX. Adjournment  
**The meeting was adjourned at 9:37p.m.**