



Paradise Town Advisory Board

February 28, 2017

MINUTES

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|----------------|--|---|
| 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

Bob Kline; 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 February 14 , 2017 Minutes

Moved by: Williams

Action: Approved minutes as submitted

Vote: 5-0 Unanimous

Approval of Agenda for February 28, 2017

Moved by: Orgill

Action: Approve agenda with the following changes

Item #23 hold, no return date given

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-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**

PREVIOUS ACTION Paradise TAB February 14, 2017: Held per applicant, return to the February 28, 2017 TAB meeting.

MOVED BY- Orgill
APPROVE- subject to staff conditions
3 year review as a public hearing
VOTE: 5-0 Unanimous

2. **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**

PREVIOUS ACTION Paradise TAB February 14, 2017: Held per applicant, return to the February 28, 2017 TAB meeting

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

3. **TM-0013-17 – MARY BARTSAS 15, LLC: (no address)**
TENTATIVE MAP for a mixed use project consisting of 1 commercial lot, 1 residential lot and common elements on 6.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue and the west side of Nellis Boulevard within Paradise. MBS/al/ml (For possible action) **PC 3/7/17**

MOVED BY- Williams
APPROVE- subject to staff conditions
VOTE: 5-0 Unanimous
2 neighbors in attendance, both in opposition

4. **VS-0092-16 – BARTSAS MARY 15, LLC: (4975 E. Tropicana Ave.)**
VACATE AND ABANDON a portion of a right-of-way being Tropicana Avenue located between Nellis Boulevard and San Anselmo Street and a portion of a right-of-way being Nellis Boulevard located between Tropicana Avenue and San Rafael Avenue within Paradise

(description on file). MBS/co/mcb (For possible action)

PC 3/21/17

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

5. **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**

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

6. **UC-0866-15 (AR-0012-17) – BABIN, GARY E.: (4565 Euclid St.)**
USE PERMITS FIRST APPLICATION FOR REVIEW of the following: **1)** increase the area of an accessory building; and **2)** waive applicable design standards per Table 30.56 in conjunction with an existing single family residence on 0.9 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Euclid Street, 300 feet south of Harmon Avenue within Paradise. CG/co/ml (For possible action) **PC 3/21/17**

No show, return to the March 14, 2017 TAB meeting.

7. **DR-0035-17 – MACH 1 INDUSTRIES, INC.: (no address)**
DESIGN REVIEW for a proposed office/warehouse building on 1.3 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the south side of Sobb Avenue, 990 feet west of Hinson Street within Paradise. SS/lm/ml (For possible action) **PC 3/21/17**

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

8. **DR-0076-17 – DESERT INN PARTNERS, LLC: (3787 E. Desert Inn Rd.)**
DESIGN REVIEW for an exterior remodel to include a façade change to an existing retail building within a shopping center on a portion of 3.0 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/dg/mcb (For possible action) **PC 3/21/17**

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

9. **UC-0094-17 – BEATH, ANDREW, ET AL.: (3380 E. Russell Rd.)**
USE PERMIT to allow the sale of packaged liquor not in conjunction with a grocery store within an existing commercial complex on a portion of 1.1 acres in a C-1 (Local Business) Zone within the Russell Road Transition Corridor Overlay District. Generally located on the north side of Russell Road, and the west side of Pecos Road within Paradise. MBS/md/mcb (For possible action) **PC 3/21/17**

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

10. **VS-0084-16 – VENETO PARADISE, LLC: (no address)**
VACATE AND ABANDON easements of interest to Clark County located between Palos Verdes Street and Paradise Road, and between Flamingo Road and Albert Avenue within Paradise (description on file). CG/co/mcb (For possible action) **PC 3/21/17**

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

11. **WS-0071-17 – GARBER, JOHN & WENDY:(894 Cline Cellars Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to allow an existing decorative block wall in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located 790 feet south of Serene Avenue, 650 east of Pollock Drive within Paradise. SS/md/mcb (For possible action) **PC 3/21/17**

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

12. **UC-0203-15 (AR-0016-17) – CAESARS LINQ, LLC, ET AL: (no address)**
USE PERMITS SECOND APPLICATION FOR REVIEW of 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 (LINQ Promenade).
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 (LINQ Promenade) on a portion of 48.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. 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 3/22/17**

MOVED BY- Wardlaw
APPROVE- subject to staff conditions
2 year review as a public hearing
VOTE: 5-0 Unanimous

13. **DR-0066-17 – MGP LESSOR, LLC: (3850 S. Las Vegas Blvd.)**
DESIGN REVIEWS for the following: **1)** amend an approved comprehensive sign plan to include a freestanding sign with animation; **2)** increase the number of freestanding signs; **3)** increase the number of animated signs (video units); and **4)** increase animated sign area for a fairground and private recreational facility (The Park) in conjunction with existing resort hotels (New York-New York, Monte Carlo, and CityCenter) on 3.0 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 west side of Las Vegas Boulevard South, 900 feet north of Tropicana Avenue within Paradise. MBS/al/mcb (For possible action) **BCC 3/22/17**

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

14. **DR-0085-17 – MGP LESSOR, LLC: (3850 S. Las Vegas Blvd.)**

DESIGN REVIEWS for the following: **1)** amend an approved comprehensive sign plan by adding animation (LED electronic message/video units) to existing freestanding signs; **2)** increase the number of animated signs; and **3)** increase animated sign area (LED electronic message/video units) for existing freestanding signs in conjunction with the Luxor and Excalibur Resort Hotels on 108.0 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 west side of Las Vegas Boulevard South, and the north and south sides of Reno Avenue within Paradise. SS/al/mcb (For possible action) **BCC 3/22/17**

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

15. **UC-0065-17 – MGP LESSOR, LLC: (3790 S. Las Vegas Blvd.)**

USE PERMIT for deviations per plans on file for signage in conjunction with a resort hotel (New York-New York).

DEVIATIONS for the following: **1)** increase the projection of signs from the side of a building; and **2)** all other deviations as shown per plans on file.

DESIGN REVIEW for a proposed amendment to an approved comprehensive sign plan for additional wall, projecting, freestanding, and animated signs in conjunction with the New York-New York Resort Hotel on 20.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. MBS/al/mcb (For possible action) **BCC 3/22/17**

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

16. **DR-0091-17 – EHSAN 2, LLC: (8405 S. Eastern Ave.)**

DESIGN REVIEW for proposed wall signs in conjunction with an existing veterinary clinic and service on 0.2 acres in a C-P (Office & Professional) Zone. Generally located on the south side of Camero Avenue and the west side of Eastern Avenue within Paradise. SS/al/mcb (For possible action) **BCC 3/22/17**

MOVED BY- Donovan

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

1 neighbor in attendance asked questions

17. **ZC-0900-14 (ET-0018-17) – KEFALAS, KENNETH A. & DEBBIE A.: (no address)**
DESIGN REVIEW FIRST EXTENSION OF TIME to commence an office warehouse building on 2.6 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the northeast corner of Post Road and Arville Street (alignment) within Paradise. SS/co/ml (For possible action) **BCC 3/22/17**

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

18. **VS-0377-08 (ET-0019-17) – HARKO, LLC: (305 E. Rochelle Ave.)**
VACATE AND ABANDON THIRD EXTENSION OF TIME portions of rights-of-way being Charlotte Drive, Tuscany Casino Drive, Debbie Way, and un-named alleyways located between Flamingo Road and Harmon Avenue, and between Koval Lane and Paradise Road within Paradise. (description of file). MBS/co/ml (For possible action) **BCC 3/22/17**

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

19. **UC-0090-17 – ERBR, LLC: (4700 Boulder Highway)**
USE PERMITS for the following: **1)** a proposed swap meet; **2)** live entertainment; **3)** a proposed fairground; and **4)** a proposed recreational facility with accessory food, beverage, and retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation from live entertainment to a residential use; and **2)** waive landscaping.
DESIGN REVIEWS for the following: **1)** swap meet; **2)** fairground; and **3)** recreational facility with live entertainment on 4.6 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. CG/md/mcb (For possible action) **BCC 3/22/17**

MOVED BY- Philipp
APPROVE- use permits 1, 3, and 4
DENY- waiver of standards
APPROVE- design review 1 and 2
DENY- design review 3
APPROVE- subject to staff conditions
VOTE: 5-0 Unanimous
2 neighbors in attendance asked questions

20. **WS-0063-17 – CORRIGAN FAMILY, LLC: (4240 W. Flamingo Rd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall sign area; **2)** increase logo sign area; and **3)** allow a cabinet wall sign.
DESIGN REVIEW for existing and proposed signage in conjunction with an existing medical marijuana establishment (dispensary) on a portion of 1.1 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the north side of Flamingo Road, 450 feet west of Wynn Road within Paradise. SB/dg/mcb (For possible action) **BCC 3/22/17**

Held per applicant to meet with staff. No date specific. Must rewrite and renotify.

21. **WS-0069-17 – B P S HARMON, LLC: (3717 S. Las Vegas Blvd.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) provide alternative landscaping along Harmon Avenue; and 2) to allow non-standard off-site improvements (landscape planters and fencing) within a right-of-way (Harmon Avenue).
DESIGN REVIEW to modify existing landscape areas within Harmon Avenue in conjunction with an existing shopping center (Harmon Corner) on 1.0 acres 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. MBS/al/ml (For possible action)
BCC 3/22/17

MOVED BY- Wardlaw

APPROVE- subject to staff conditions

VOTE: 5-0 Unanimous

Applicant to meet with Metro prior to the March 22, 2017 BCC meeting

22. **WS-0088-17 – TROPICANA LAS VEGAS, INC: (3801 S. Las Vegas Blvd.)**
WAIVER OF DEVELOPMENT STANDARDS for a roof sign where not permitted.
DESIGN REVIEWS for the following: 1) amend an approved comprehensive sign plan adding roof, wall, and animated signs; 2) increase the number of animated signs; and 3) increase animated sign area in conjunction with the Tropicana Resort Hotel 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. MBS/al/mcb (For possible action)
BCC 3/22/17

MOVED BY – Orgill

APPROVE- subject to staff conditions

VOTE: 5-0 Unanimous

23. **WS-0088-17 – TROPICANA LAS VEGAS, INC: (3801 S. Las Vegas Blvd.)**
WAIVER OF DEVELOPMENT STANDARDS for a roof sign where not permitted.
DESIGN REVIEWS for the following: 1) amend an approved comprehensive sign plan adding roof, wall, and animated signs; 2) increase the number of animated signs; and 3) increase animated sign area in conjunction with the Tropicana Resort Hotel 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. MBS/al/mcb (For possible action)

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

Held per applicant, no return date given

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be March 14, 2017
- IX. Adjournment
The meeting was adjourned at 8:17p.m.