



Paradise Town Advisory Board

March 13, 2018

MINUTES

Board Members:	Susan Philipp—Chair- Present Robert Orgill —Vice Chair- PRESENT John Williams – EXCUSED	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

Rob Kaminski; 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 February 13 , 2018 Minutes

Moved by: Donovan

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for March 13, 2018

Moved by: Orgill

Action: Approve, holding item #14 returning to the April 10, 2018 TAB meeting

Vote: 4-0 Unanimous

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

V. Planning & Zoning

1. **TM-18-500024-HARMON SQUARE SPE, LLC:**
TENTATIVE MAP for a commercial subdivision on 3.3 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the south side of Harmon Avenue and the west side of Paradise Road within Paradise. JG/lm/ja (For possible action) **PC 3/20/18**

MOVED BY- Donovan
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

2. **DR-18-0081-MGM GRAND HOTEL, LLC, ET AL:**
DESIGN REVIEW for a previously approved extension of the existing private monorail system consisting of fixed guideway structures and columns, a station/terminal, and associated accessory structures shown per plans on file on portions of 402.7 acres in an R-T (Manufactured Home Residential) (AE-65) Zone, P-F (Public Facility) (AE-65) Zone, H-1 (Limited Resort and Apartment) Zone, and an H-1 (Limited Resort and Apartment) (AE-60, AE-65) Zone with portions within the MUD-1 Overlay District. Generally located within a proposed corridor along Tropicana Avenue, Koval Lane, Reno Avenue, Giles Street, Mandalay Bay Road, and Las Vegas Boulevard South, between Harmon Avenue and Four Seasons Drive (alignment) and between Frank Sinatra Drive and Deckow Lane (alignment) within Paradise. SS/JG/dg/ja (For possible action) **BCC 3/21/18**

MOVED BY- Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

3. **AR-18-400037 (UC-0610-16)-HOMETOWN LVHS, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow a proposed laboratory (dental).
DESIGN REVIEW for a laboratory (dental) facility within an existing commercial building on 1.0 acre in a C-P (Office & Professional) Zone. Generally located on the west side of Community Lane, 300 feet north of Tropicana Avenue within Paradise. CG/co/ja (For possible action) **PC 4/3/18**

MOVED BY- Orgill
APPROVE- With the removal of the time limit. Subject to all other staff conditions
VOTE: 4-0 Unanimous

4. **DR-18-0129-PERRINO, NICHOLAS A. & PAULA M.:**
DESIGN REVIEW for a restaurant building with a drive-thru window within an existing commercial/industrial complex (Park 2000) on 0.7 acres in a C-2 (General Commercial) (AE-70) Zone. Generally located on the west side of McLeod Drive, 250 feet north of Sunset Road within Paradise. JG/gc/ja (For possible action) **PC 4/3/18**

MOVED BY- Wardlaw
APPROVE- Subject to staff conditions
VOTE: 3-1, Orgill against

5. **UC-18-0115-525 E. TWAIN, LLC:**
USE PERMIT for a grocery store in conjunction with an existing shopping center on a portion of 2.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-2 Overlay District. Generally located on the southwest corner of Twain Avenue and Palos Verdes Street within Paradise. CG/pb/ja (For possible action) **PC 4/3/18**

MOVED BY- Donovan
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
1 neighbor in support

6. **UC-18-0121-REGAL I, LLC:**
USE PERMIT for a proposed recreational facility within a commercial development on a 2.2 acre portion of a 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/rk/ja (For possible action) **PC 4/3/18**

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

7. **UC-18-0133-DECATUR NEVSO, LLC:**
USE PERMIT for a proposed hookah lounge within an existing retail building on 1.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the south side of Nevso Drive within Paradise. SS/pb/ja (For possible action) **PC 4/3/18**

MOVED BY- Donovan
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

8. **VS-18-0128-PHWLV, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between Las Vegas Boulevard South and Audrie Street, and between Harmon Avenue and Bellagio Drive (alignment) within Paradise (description on file). JG/bk/ja (For possible action)

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

9. **DR-18-0132-COLONNADE A, LLC:**
DESIGN REVIEWS for the following: 1) a proposed retail/restaurant building; and 2) alternative landscaping in conjunction with an existing shopping center on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Eastern Avenue, 490 feet north of Pebble Road within Paradise. JG/pb/ja (For possible action) **BCC 4/4/18**

MOVED BY- Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

10. **UC-18-0142-CPLV PROPERTY OWNER, LLC, ET AL:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant; and **2)** all other deviations as depicted per plans on file.
DESIGN REVIEW for a building addition with outside dining and drinking for an existing restaurant (Joe's Seafood, Prime Steak, and Stone Crab) within an existing shopping center (Forum Shops) within an existing resort hotel (Caesars Palace) 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 west side of Las Vegas Boulevard South and the north side of Flamingo Road within Paradise. CG/gc/ja (For possible action) **BCC 4/4/18**

MOVED BY- Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

11. **UC-18-0147-HARKO, LLC:**
USE PERMITS for the following: **1)** modifications to an approved High Impact Project; and **2)** deviations from development standards for modifications to an approved High Impact Project (Harmon District).
DEVIATIONS for the following: **1)** allow alternative landscaping; **2)** reduce the required number of loading spaces; and **3)** all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow modified driveway design standards; and **2)** allow non-standard improvements in rights-of-way.
DESIGN REVIEWS for the following: **1)** a proposed resort hotel with 3 high-rise towers; **2)** a proposed freestanding hotel tower and a shopping center; and **3)** all other accessory and incidental buildings and structures 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. JG/lm/ja (For possible action) **BCC 4/4/18**

MOVED BY- Philipp
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
1 neighbor in support with questions

12. **WS-18-0112-3883 FLAMINGO CENTER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased number of animated signs.
DESIGN REVIEWS for the following: **1)** increase animated sign area; and **2)** signage in conjunction with an approved shopping center, hotel, and multiple family residential development on 8.6 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 west side of Valley View Boulevard within Paradise. SS/gc/ja (For possible action) **BCC 4/4/18**

MOVED BY- Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

13. **ZC-18-0123-I RENT B & E, LLC:**
ZONE CHANGE to reclassify 1.0 acre from C-P (Office and Professional) Zone to C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative parking lot landscaping; **2)** reduced street landscape width; and **3)** eliminate loading spaces.
DESIGN REVIEW for an existing commercial building. Generally located on the southeast corner of Eastern Avenue and Hacienda Avenue within Paradise (description on file). JG/gc/ja
(For possible action) **BCC 4/4/18**

MOVED BY- Wardlaw
DENY
VOTE: 4-0 Unanimous

14. **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)

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.
Paradise March 13, 2018 TAB meeting: Held per Commissioner,
Return to the April 10, 2018 TAB meeting.

VI. General Business

None

VII. Public Comment

a. Neighbor in attendance thanked all the TAB members for their hard work

b. Neighborhood meeting to be held March 20, 2018

VIII. Next Meeting Date

The next regular meeting will be March 27, 2018

IX. Adjournment

The meeting was adjourned at 8:05 pm