



# Paradise Town Advisory Board

March 27, 2018

## 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

Dionicio Gordillo; 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 March 13 , 2018 Minutes

**Moved by: Donovan**  
**Action: Approve as submitted**  
**Vote: 5-0 Unanimous**

Approval of Agenda for March 13, 2018

**Moved by: Orgill**  
**Action: Approve, with changes**  
**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. **TM-18-500034-TROPICANA 4440 LP:**  
**TENTATIVE MAP** for a commercial subdivision on 4.9 acres in a C-2 (General Commercial) zone.

Generally located on the north side of Tropicana Avenue, 800 feet east of US Highway 95 within Paradise. CG/mk/ja (For possible action) **PC 4/3/18**

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

2. **AR-18-400041 (WS-0844-15) – A. J. SPRING MOUNTAIN, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** to reduce parking in conjunction with approved restaurants.

**WAIVER OF CONDITIONS** of a use permit (UC-0342-15) requiring 1 year to commence and review as a public hearing.

**DESIGN REVIEW** for site layout (parking lot and driveways) in conjunction with 2 approved restaurant businesses on 1.2 acres in a M-1 (Light Manufacturing) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the north side of Spring Mountain Road, 500 feet west of Wynn Road within Paradise. SB/bk/ml (For possible action) **PC 4/17/18**

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

3. **DR-18-0152-SCHOOL BOARD OF TRUSTEES, ET AL:**  
**DESIGN REVIEW** for a proposed restroom building and additional improvements and amenities (playground equipment and shade structure) in conjunction with an existing middle school (Cannon Middle School) and public park (Cannon School Park) on a portion of 17.1 acres in a P-F (Public Facility) (AE-60) Zone with a portion of the site within the Russell Road Transition Corridor Overlay District. Generally located on the south side of Russell Road and the east side of Euclid Street within Paradise. JG/dg/ma (For possible action) **PC 4/17/18**

**MOVED BY- Philipp**  
**APPROVE- Shade structure and playground equipment Subject to staff conditions**  
**DENY- Restroom building**  
**VOTE: 5-0 Unanimous**  
**2 neighbors spoke against project**

4. **UC-18-0151-EGG WORKS HOLDING CO., LLC:**  
**USE PERMITS** for the following: 1) banquet facility; and 2) live entertainment.  
**DESIGN REVIEW** for exterior modifications to an existing office/warehouse building within an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. SS/al/ja (For possible action) **PC 4/17/18**

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

5. **VS-18-0155-BPS HARMON, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Las Vegas Boulevard South and Koval Lane, and between Harmon Avenue and Bellagio Drive within Paradise (description on file). JG/tk/ma (For possible action)  
southwest corner of Twain Avenue and Palos Verdes Street within Paradise. CG/pb/ja (For possible action) **PC 4/17/18**

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

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)

**Item was placed on agenda in error. VS-18-0170-REGAL I,LLC to be heard 4/10/18**

7. **AR-18-400050 (UC-0925-06)-KING DAVID, LLC:**  
**USE PERMIT FIFTH APPLICATION FOR REVIEW** for a massage establishment in conjunction with an existing shopping center on 3.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the west side of Eastern Avenue, 150 feet north of Rochelle Avenue Paradise. CG/jvm/ml (For possible action) **PC 4/18/18**

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

8. **DR-18-0189-FP HOLDINGS, L.P.:**  
**DESIGN REVIEW** for a proposed addition to an existing resort hotel (The Palms) on 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/al/ja (For possible action) **BCC 4/18/18**

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

9. **ET-18-400058 (UC-0869-15)-MALDONADO, EPHRAIM JONATHAN:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a major training facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) provide alternative landscaping; and 2) non-standard improvements within a right-of-way (Boulder Highway).  
**DESIGN REVIEW** for building and site design modifications on 1.2 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 830 feet south of Desert Inn Road within Paradise. CG/tk/ml (For possible action) **BCC 4/18/18**

**MOVED BY- Orgill**

**APPROVE- Changing Current planning condition to March 2, 2020 to complete Subject to all other staff conditions**

**VOTE: 5-0 Unanimous**

10. **UC-18-0159-4300 TROP, LLC:**

**USE PERMIT** for a proposed marijuana establishment (cultivation) in an existing office/warehouse building on 14.8 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the north side of Tropicana Avenue and the east side of Arville Street within Paradise. SS/lm/ja (For possible action) **BCC 4/18/18**

**Held per applicant to hold a neighborhood meeting. Return to the April 10, 2018 TAB meeting.**

11. **UC-18-0160-4300 TROP, LLC:**

**USE PERMIT** for a proposed marijuana establishment (production) in an existing office/warehouse building on 14.8 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the north side of Tropicana Avenue and the east side of Arville Street within Paradise. SS/lm/ja (For possible action) 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 4/18/18**

**Held per applicant to hold a neighborhood meeting. Return to the April 10, 2018 TAB meeting.**

12. **UC-18-0196-SPRING MOUNTAIN PROCYON, LLC, ET AL:**

**USE PERMIT** for outside dining and cooking (food trucks).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1**) permit outside dining and cooking as a principal use; **2**) provide no protective barrier between the outside dining area and parking area where required; **3**) provide no pedestrian access around the perimeter of the outside dining area where required; **4**) allow an existing non-decorative fence (chain-link) along a street; **5**) increase fence height; **6**) reduce setbacks for an existing structure (chain-link fence); **7**) non-standard improvements within the right-of-way (Spring Mountain Road); and **8**) modified street standards.

**DESIGN REVIEW** for outside dining and cooking on 3.3 acres in an M-1 (Light Manufacturing) Zone within the MUD-1 and Adult Use Overlay Districts. Generally located on the south side of Spring Mountain Road and the east side of Procyon Street within Paradise. SB/md/ja (For possible action) **BCC 4/18/18**

**MOVED BY- Wardlaw**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

13. **WS-18-0164-HILV FEE, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for a roof sign where not permitted.

**DESIGN REVIEW** to amend a comprehensive sign plan to include a roof sign and additional wall signs for a restaurant in conjunction with an existing resort hotel (Hooters) on 6.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally

located on the southwest corner of Tropicana Avenue and Duke Ellington Way within Paradise.  
JG/al/ja (For possible action) **BCC 4/18/18**

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

14. **WS-18-0165-GC VEGAS RETAIL, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with an existing shopping center (Showcase Mall).  
**DESIGN REVIEW** modifications to a surface parking lot in conjunction with the approved expansion of an existing shopping center (Showcase Mall) on 6.1 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 east side of Las Vegas Boulevard South, 500 feet north of Tropicana Avenue within Paradise. JG/al/ja (For possible action) **BCC 4/18/18**

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

15. **WS-18-0173-HHP CALCYP, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) permit an alternative automobile parking layout.  
**DESIGN REVIEW** for modifications to an approved multi-family residential development within a residential/retail/office center (Howard Hughes Center) on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone within the MUD-1 Overlay District. Generally located on the south side of Sands Avenue, west side of Paradise Road, and east side of Howard Hughes Parkway within Paradise. CG/al/ma (For possible action) **BCC 4/18/18**

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

VI. General Business  
**None**

VII. Public Comment

VIII. Next Meeting Date  
**The next regular meeting will be April 10, 2018**

IX. Adjournment  
**The meeting was adjourned at 8:10 pm**