



# Paradise Town Advisory Board

September 12, 2017

## MINUTES

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| Board Members: | Susan Philipp—Chair- <b>PRESENT</b><br>Robert Orgill —Vice Chair- <b>PRESENT</b><br>John Williams – <b>PRESENT</b> | Bart Donovan – <b>PRESENT</b><br>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

Bob Klein; Planning, Blanca Vazquez; Town Liaison

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

II. Public Comment

None

III. Approval of August 29 , 2017 Minutes

**Moved by: Williams**

**Action: Approve as submitted**

**Vote: 5-0 Unanimous**

Approval of Agenda for September 12, 2017

**Moved by: Orgill**

**Action: Approve, Hold item #9 UC-0849-15 return to the 10/10/17 meeting**

**Vote: 5-0 Unanimous**

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

None

- V. Planning & Zoning

1. **CP-0509-17:** That the Paradise Town Advisory Board hold a public hearing for an update to the Winchester/Paradise Land Use Plan, and after considering requests for changes, take appropriate testimony, and forward a recommendation to the Clark County Planning Commission. (For possible action) **PC 9/5/17**

2. **UC-0738-17 – CAESARS PALACE REALTY CORP.:**  
**USE PERMIT** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** permit primary means of access to a proposed modular building from the exterior of the resort hotel; **2)** allow a temporary outdoor commercial event longer than 10 days; **3)** allow roof signs on a proposed modular building; and **4)** all other deviations to development standards per plans on file in conjunction with a resort hotel (Caesars Palace).  
**DESIGN REVIEWS** for the following: **1)** outdoor temporary event area; and **2)** a temporary building 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/jt/ja (For possible action) **BCC 9/20/17**

**MOVED BY- Orgill**

**DENY**

**VOTE: 3-2**

**Philipp and Wardlaw against**

3. **UC-0047-16 (AR-0109-17) – 2640 E. TROPICANA, LLC:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** of a tire sales and installation facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a use not within a permanent enclosed building; and **2)** allow exterior colors to display vivid hues.  
**DESIGN REVIEW** for a tire sales and installation facility on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise. CG/co/ja (For possible action) **PC 10/13/17**

**MOVED BY- Philipp**

**APPROVE- Changing commence date to March 15, 2018, review as public hearing. Subject to all other staff conditions.**

**VOTE: 32- Williams and Donovan against**

4. **DR-0701-17 – FLAMINGO WEST INVESTMENTS, LLC, ET AL:**  
**DESIGN REVIEW** for exterior modifications/remodel to an existing shopping center on a portion of 7.3 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Decatur Boulevard and Flamingo Road within Paradise. SB/pb/ma (For possible action) **PC 10/13/17**

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

5. **UC-0679-17 – ADS INVESTMENTS, LLC:**  
**USE PERMIT** for proposed second hand sales within a portion of an existing office/warehouse development on 7.9 acres in an M-D (Designed Manufacturing) (AE-70) Zone and an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the northwest corner of Dean Martin Drive and Post Road within Paradise SS/rk/ma (For possible action) **PC 10/13/17**

**MOVED BY- Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Orgill abstained from comment and vote, SNGA does business with applicant**

6. **UC-0700-17 – SALAZAR, EVERLYN V.:**  
**USE PERMIT** to reduce the separation between 2 community residences on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Roan Avenue, 350 feet west of Surrey Street within Paradise. JG/gc/ma (For possible action) **PC 10/13/17**

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

7. **VS-0680-17 – SN INVESTMENT PROPERTIES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Quail Avenue, and between Polaris Ave and Valley View Boulevard within Paradise (description on file). SS/co/ml (For possible action) **PC 10/13/17**

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

8. **UC-0925-06 (AR-0107-17) – KING DAVID, LLC:**  
**USE PERMIT FOURTH APPLICATION FOR REVIEW** of 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 within Paradise. CG/co/ja (For possible action) **BCC 10/4/17**

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

9. **UC-0849-15 (AR-0112-17) – RAVENHILL, MARTYN JAMES:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** for the following: **1)** reduced setbacks for 2 proposed carports; **2)** reduced separation between proposed structures (carports) and an existing residence; and **3)** reduced on-site parking.  
**DESIGN REVIEWS** for the following: **1)** a historical designation; **2)** carports; and **3)** accessory uses (including but not limited to tours and events) in conjunction with an existing single family residence (Liberace Mansion) on 0.5 acres in an R-1 (Single Family Residential) (AE-60) Zone. Generally located on the northeast corner of Shirley Street and Radkovich Avenue within Paradise. JG/co/ja (For possible action) **BCC 10/4/17**

**Held per applicant. Return to the October 10, 2017 TAB meeting**

10. **DR-0678-17 – WINDMILL PARTNERS, LLC:**  
**DESIGN REVIEW** for a retail/restaurant building in conjunction with an existing shopping center on 4.4 acres in a C-1 (Local Business) Zone. Generally located on the north side of Windmill Lane, 800 feet east of Bermuda Road within Paradise. SS/pb/ma (For possible action) **BCC 10/4/17**

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

11. **DR-0695-17 – MGM GRAND HOTEL, LLC:**  
**DESIGN REVIEW** for a proposed amendment to a comprehensive sign package on a portion of 102.7 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 Harmon Avenue and Koval Lane within Paradise. JG/pb/ma (For possible action) **BCC 10/4/17**

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

12. **UC-0669-17 – WYNN GOLF, LLC, ET AL:**  
**USE PERMITS** for the following: **1)** a proposed recreational facility (water activities); and **2)** deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** alternative landscaping and screening along a street; and **2)** all other deviations as depicted per plans on file.  
**DESIGN REVIEWS** for the following: **1)** convention facility expansion; **2)** manmade lake (lagoon); and **3)** beach clubs (including pools, pool decks, cabanas/bungalows, a pool café, pool bars, and related support facilities) in conjunction with an existing resort hotel (Wynn/Encore) on a 56.6 acre portion of 214.9 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/ml (For possible action)

**MOVED BY- Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-1, Wardlaw against**

13. **UC-0716-17 – HRHH HOTEL/CASINO, LLC, ET AL:**  
**USE PERMIT** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** allow primary access to a proposed theater from the exterior of the resort; **2)** allow exterior colors to display vivid hues; and **3)** all other deviations as depicted per plans on file.  
**DESIGN REVIEW** for a proposed theater in conjunction with an existing resort hotel (Hard Rock) on 25.8 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 and MUD-2 Overlay Districts. Generally located on the west side of Paradise Road and the north side of Harmon Avenue within Paradise. JG/gc/ml (For possible action)**BCC 10/4/17**

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

14. **WS-0670-17 – RICCI, ANTHONY & ROSE REV FAM. TRUST:**  
**WAIVER OF DEVELOPMENT STANDARDS** proposed increase of wall sign area.  
**DESIGN REVIEW** for proposed wall signs in conjunction with an approved marijuana establishment (marijuana dispensary) in a portion of a shopping center on 2.2 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Flamingo Road, 220 feet east of Maryland Parkway within Paradise. CG/lm/ma (For possible action) **BCC 10/4/17**

**MOVED BY- Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-1 Philipp against**

15. **WS-0707-17 – KULICS MEDELLIN ORTIZ REVOCABLE FAMILY TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow alternative landscaping; and **2)** trash enclosure requirements.  
**DESIGN REVIEW** to convert an existing single family residence to an office building on 0.3 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Eastern Avenue, 125 feet north of Pueblo Way within Paradise. CG/gc/ma (For possible action)

**MOVED BY- Philipp**  
**DENY- Waiver of Development standards #1**  
**APPROVE- Waiver of Development #2**  
**APPROVE- Design review**  
**VOTE: 5-0 Unanimous**

16. **ZC-0677-17 – SUNSET-DECATUR, LLC:**  
**ZONE CHANGE** to reclassify 2.2 acres from R-E (Rural Estates Residential) (AE-65) Zone & M-1 (Light Manufacturing) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking lot landscaping.  
**DESIGN REVIEW** for an office/warehouse facility. Generally located on the north side of Sunset Road, 350 feet west of Cameron Street within Paradise (description on file).  
SS/gc/ml (For possible action) **BCC 10/4/17**

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

17. **ZC-0692-17 – DJ ROSE, LLC:**  
**ZONE CHANGE** to reclassify 1.0 acre from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for an existing training facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping; and 2) required trash enclosure.  
**DESIGN REVIEW** for an existing minor training facility. Generally located on the north side of Serene Avenue, 350 feet east of Tamarus Street within Paradise (description on file). ss/pb/ma  
(For possible action) **BCC 10/4/17**

**MOVED BY-Wardlaw**  
**APPROVE-Subject to staff conditions**  
**APPROVE- Waiver #2**  
**VOTE: 5-0 Unanimous**

VI. General Business

1. **Board to conduct a public hearing for a proposed Maryland Parkway Neighborhood Plan in conjunction with the update to the Winchester/Paradise Land Use Plan, and forward a recommendation to the Clark County Planning Commission. (For possible action)** **PC 10/3/17**
2. **Board to nominate a Representative and a alternate to serve on the CDAC Committee. (For possible action)**

**MOVED BY- Philipp**  
**Nominate Jon Wardlaw as Representative and Bart Donovan as alternate**  
**VOTE: Unanimous**

VII. Public Comment  
None

VIII. Next Meeting Date  
**The next regular meeting will be September 26, 2017**

IX. Adjournment  
**The meeting was adjourned at 10:25 pm**