



Paradise Town Advisory Board

December 12, 2017

MINUTES

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

Greg Cerven; 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 November 28 , 2017 Minutes

Moved by: Williams

Action: Approve as submitted

Vote: 5-0 Unanimous

Approval of Agenda for December 12, 2017

Moved by: Orgill

Action: Approve as submitted

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. **UC-0900-17 – PATRICK LANE HOLDINGS, LLC & AUSTRALIA TRADING, LLC:**
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) **BCC 12/6/17**

Item held per applicant. Return to the January 9, 2018 TAB meeting

2. **WS-1030-17 – SOUTH DECATUR, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an approved marijuana establishment to be the only business advertised on the proposed freestanding sign; **2)** increase proposed wall sign area; **3)** increase freestanding sign area; **4)** reduce setback for a freestanding sign; **5)** allow roof signs; **6)** increase proposed retaining wall height; **7)** waive parking lot landscaping; and **8)** provide alternative landscaping along the street frontage.
DESIGN REVIEWS for the following: **1)** reconfiguration of the parking lot and landscaping; **2)** freestanding sign; and **3)** wall signs for an existing marijuana establishment (dispensary) on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the east side of Decatur Boulevard, 970 feet south of Harmon Avenue within Paradise. SS/lm/ja (For possible action) **BCC 12/20/17**

MOVED BY Philipp

APPROVE- Waivers 1,3,4,5,6,7,8 APPROVE Design Reviews Subject to staff conditions

DENY- Waivers 2.a and 2.b

VOTE: 4-0 Unanimous Donovan abstained from comment and vote due to business with applicant

3. **DR-1033-17 – ARVILLE-JLK, LLC:**
DESIGN REVIEW for a retail/restaurant building on 1.2 acres within an existing 6.6 acre shopping center in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the west side of Arville Street, 120 feet north of Spring Mountain Road within Paradise. SB/pb/ja (For possible action) **PC 1/2/18**

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

4. **UC-0785-17 – SERIES C OF EGG WORKS HOLDING COMPANY, LLC, ET AL:**
HOLDOVER USE PERMITS for the following: 1) banquet facility; 2) supper club; 3) live entertainment; and 4) outside uses for a banquet facility.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEW for exterior modifications to an existing office/warehouse building within an existing office/warehouse complex on a portion of 3.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. SS/gc/ml (For possible action) **PC 1/2/18**

Item withdrawn

5. **UC-0991-17 – ADS INVESTMENTS, LLC:**
USE PERMIT for a proposed personal service (beauty salon) in conjunction with an existing photographic studio 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/lm/ja (For possible action) **PC 1/2/18**

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

6. **UC-0993-17 – SILVER STATE SCHOOLS FCU:**
USE PERMIT for a proposed hospital (psychiatric).
DESIGN REVIEW for a proposed hospital (psychiatric) on 3.9 acres in a C-P (Office & Professional) Zone and a C-1 (Local Business) Zone. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise. CG/gc/ja (For possible action) **PC 1/2/18**

Item held. Applicant to hold neighborhood meeting. Return to the January 9, 2018 TAB meeting.

7. **UC-0994-17 – P&A TRUST:**
USE PERMIT for a proposed minor training facility (bi-monthly seminars) 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/ja (For possible action) **PC 1/2/18**

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

8. **UC-0996-17 – P&A TRUST:**
USE PERMIT for a proposed beauty salon (personal services) 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/ja (For possible action) **PC 1/2/18**

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

9. **VS-0864-17 – FP HOLDINGS, LP:**
VACATE AND ABANDON a portion of right-of-way being Flamingo Road located between Arville Street and Hugh Hefner Drive and easements of interest to Clark County located between Flamingo Road and Nevso Drive (alignment), and between Hugh Hefner Drive and Arville Street within Paradise (description on file). SS/co/ml (For possible action) **PC 1/2/18**

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

10. **VS-0988-17 – CAESARS LINQ, LLC ET AL:**
VACATE AND ABANDON a portion of a right-of-way being an unnamed alley located between Koval Lane and Linq Lane and between Flamingo Road and Albert Avenue within Paradise (description on file). CG/co/ja (For possible action) **PC 1/2/18**

Item held per applicant. No return date given.

11. **VS-1016-17 – MGP LESSOR, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Frank Sinatra Drive, and between Tropicana Avenue and Harmon Avenue within Paradise (description on file). JG/co/ja (For possible action) **PC 1/2/18**

No show. Return to the January 9, 2018 TAB meeting.

12. **WS-0948-17 – EAGLE INVESTMENTS 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow freestanding signs (statues with mechanical motion and sound) on the roof of buildings; **2)** increased area for animated signs (statues with mechanical motion and sound); **3)** increased number of freestanding signs; **4)** increased area for freestanding signs (statues with mechanical motion and sound); and **5)** allow freestanding signs (statues with mechanical motion and sound) to emit sound where not allowed.
DESIGN REVIEW for a comprehensive sign package consisting of freestanding signs (statues with mechanical motion and sound) in conjunction with an approved vehicle (automobile) wash facility and an existing convenience store, fast food restaurant, and gasoline pumps on 1.7 acres in a C-1 (Local Business) Zone in the MUD-2 Overlay District. Generally located on the south side of Tropicana Avenue and the east side of Decatur Boulevard within Paradise. SS/dg/ml (For possible action) **PC 1/2/18**

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

13. **WS-0989-17 – T AND T VENTURE PARTNERS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for security gate geometrics in conjunction with multi-family residential complex.
DESIGN REVIEW for a proposed pedestrian and vehicular security gate on 2.2 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the east side of Topaz Street, 300 feet south of Tropicana Avenue within Paradise. JG/rk/ja (For possible action) **PC 1/2/18**

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

14. **WS-1020-17 – VALLEY HEALTH SYSTEM, LLC:**
WAIVER OF DEVELOPMENT STANDARDS allow an animated (video unit) sign in a C-2 zone. **DESIGN REVIEW** for a proposed freestanding sign with animation (video unit) for a hospital on 19.1 acres in a C-2 (General Commercial) Zone in the MUD-2 Overlay District. Generally located on the southwest corner of Flamingo Road and Bruce Street within Paradise. CG/rk/ja (For possible action) **PC 1/2/18**

MOVED BY Williams
APPROVE- Subject to staff conditions
VOTE: 3-1 Philipp against Orgill abstained from comment and vote due to business relationship with applicant

15. **DR-1012-17 – LAS VEGAS FACILITY HOLDINGS, LLC:**
DESIGN REVIEW to increase area of a proposed freestanding sign with animation (video unit) sign in conjunction with an approved hospital on 1.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, 420 feet east of Audrie Street within Paradise. JG/lm/ja (For possible action)

BCC 1/3/18

MOVED BY Wardlaw
DENY
VOTE: 5-0 Unanimous

16. **UC-1015-17 – DOMIREAO ROXY HOLDING, LLC:**
USE PERMIT for a proposed marijuana establishment (cultivation) in conjunction with an existing office/warehouse building on 2.0 acres in an M-1 (Light Manufacturing) (AE-65 and AE-70) Zone. Generally located 400 feet south of Post Road and 300 feet east of Polaris Avenue within Paradise. SS/gc/ja (For possible action) **PC 1/2/18**

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

17. **UC-1021-17 – FP HOLDINGS, LP, ET AL:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** increase the number of directional signs; **2)** reduce the separation of a proposed freestanding sign from an existing monument sign; and **3)** all other deviations as depicted per plans on file.
DESIGN REVIEWS for the following: **1)** a comprehensive sign package; **2)** increased animated sign area; and **3)** increase the number of animated signs in conjunction with an existing resort hotel (Palms) and existing resort condominiums (Palms Place) on 27.1 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/gc/ja (For possible action) **PC 1/2/18**

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

18. **WS-1009-17 – WESTERN VETERINARY CONFERENCE:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing training and convention facility and accessory buildings and structures on 4.3 acres in an M-D (Designed Manufacturing) (AE-65) Zone and an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the southeast corner of Eastern Avenue and Oquendo Road within Paradise. JG/pb/ja (For possible action) **PC 1/2/18**

Item held per applicant. No return date given

19. **WS-1029-17 – BPS HARMON, LLC, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEW for façade changes and an addition (mezzanine) in conjunction with an existing restaurant (Taco Bell Cantina) within an existing shopping center (Harmon Corner) on 2.2 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. JG/gc/xx (For possible action) **PC 1/2/18**

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

- VI. General Business
a. No requests or recommendations were given for the next funding year budget.
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be January 9, 2018
- IX. Adjournment
The meeting was adjourned at 8:20 pm