



Paradise Town Advisory Board

October 9, 2018

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

Phil Blount; 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 September 25 , 2018 Minutes

Moved by: Williams
Action: Approve as submitted
Vote: 5-0

Approval of Agenda for October 9, 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)
- a. Chair Philipp announced Applications are available until Tuesday, November 13, 2018 for appointments by the Board of County Commissioners to serve on the Paradise TAB for a two-year term beginning January 2019
the Board of County Commissioners to serve on the Paradise TAB for a two-year term beginning January

V. Planning & Zoning

1. **AR-18-400200 (UC-0451-15)-NOEL, JOHN R. & LINDA L. REV FAM TRS:**
USE PERMIT SECOND APPLICATION FOR REVIEW to reduce the minimum size of a proposed financial services, specified (vehicle title loan) business within an existing shopping center on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Flamingo Road and Eucalyptus Avenue within Paradise. CG/tk/ja (For possible action)
BCC10/17/18

PREVIOUS ACTION Paradise TAB September 25, 2018: No show
Return to the October 10, 2018 TAB Meeting
MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

2. **WC-18-400207 (UC-18-0323) -EASTSIDE CONVENTION CENTER, LLC:**
WAIVER OF CONDITIONS of a use permit requiring entering into a Development Agreement with Clark County to mitigate impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners in conjunction with existing resort hotels (The LINQ, Harrah's, & Flamingo) and commercial/retail/dining and entertainment center (LINQ Promenade) on approximately 29.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. CG/gc/ja (For possible action)
BCC10/17/18

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

3. **UC-18-0724-SPRING MTN APARTMENTS, LLC:**
USE PERMIT to reduce the separation of outside dining areas from a residential use.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEW for outside dining areas in conjunction with an existing commercial building and multiple family residential development on 7.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Spring Mountain Road and Procyon Street within Paradise. SB/gc/ja (For possible action)
PC 11/6/18

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

4. **UC-18-0726-FLAMINGO WEST INVESTMENTS, LLC:**
USE PERMITS for the following: **1)** a proposed hookah lounge; **2)** an existing banquet facility; and **3)** waive requirements for existing outside dining in conjunction with a restaurant (supper club).
DESIGN REVIEW for an outside dining area in conjunction with an existing restaurant (supper club) located within a 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/ja (For possible action) **PC 11/6/18**

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

5. **UC-18-0746-BASCOS, LINDA L. REVOCABLE LIVING TRUST:**
USE PERMITS for the following: **1)** an automobile minor paint/body shop; and **2)** food carts not located within an enclosed building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative design standards; **2)** eliminate on-site street landscaping; and **3)** modified street standards.
DESIGN REVIEWS for the following: **1)** vehicle (automobile) sales facility; **2)** automobile minor paint/body shop; and **3)** food carts on 1.0 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 100 feet north of Nellis Boulevard within Paradise. CG/gc/ja (For possible action) **PC 11/6/18**

MOVED BY-Donovan
Deny
VOTE: 5-0 Unanimous
1 neighbor spoke against project

6. **WS-18-0731-VALLEY HEALTH SYSTEM, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for internal pedestrian walkways within a parking lot expansion.
DESIGN REVIEWS for the following: **1)** a proposed parking lot expansion and **2)** alternative parking lot landscaping standards on 4 acres in a C-2 (General Commercial) Zone in the MUD-2 Overlay District. Generally located 400 feet south of Flamingo Road, west of Bruce Street within Paradise. CG/jor/ja (For possible action) **PC 11/6/18**

MOVED BY-Orgill
APPROVE- Subject to staff conditions
VOTE: 4-0
Williams not in attendance for comment or vote

7. **AR-18-400206 (UC-0125-14)-SG ISLAND PLAZA, LLC ET AL & NAKASH SHOWCASE II, LLC:**

USE PERMIT SECOND APPLICATION FOR REVIEW of retail sales/display (ticket sales and restaurant reservations).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow retail uses (ticket sales and restaurant reservations) not within a permanent enclosed building; **2)** reduced setbacks; and **3)** allow a roof sign.

DESIGN REVIEW for an existing outdoor sales structure/booth in conjunction with an existing shopping center (Showcase Mall) on 0.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 500 feet north of Tropicana Avenue within Paradise. JG/tk/ja (For possible action)

BCC 11/7/18

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 4-0

Williams not in attendance for comment or vote

8. **DR-18-0713-PARIS LV OPERATING CO, LLC:**

DESIGN REVIEWS for the following: **1)** proposed site lighting; **2)** modifications to a comprehensive sign plan; **3)** increase the number of wall signs; **4)** increase the wall sign area; **5)** increase the number of animated signs; and **6)** increase animated sign area in conjunction with an existing resort hotel (Paris) on a portion of 24.0 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, 900 feet south of Flamingo Road within Paradise. JG/pb/ja (For possible action)

BCC 11/7/18

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

9. **ET-18-400204 (UC-0772-07)-S VALLEY TWAIN, LLC & FAIRGROUNDS DRIVE RETAIL, LLC:**

USE PERMITS FIFTH EXTENSION OF TIME to commence the following: **1)** an expansion/enlargement of the Gaming Enterprise District; **2)** a resort hotel/casino consisting of 312 hotel rooms; **3)** 1,150 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, entertainment, offices, convention and back-of-house areas, and parking structures; **5)** increase the height of the high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; **7)** allow a high impact project; and **8)** deviations from development standards.

DEVIATIONS for the following: **1)** reduced on-site parking; **2)** encroachment into airspace; and **3)** all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: **1)** a resort hotel/casino with high-rise towers including kitchens in the units; and **2)** all other accessory and incidental buildings and structures on 6.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. SB/jvm/ja (For possible action)

BCC 11/7/18

Held per applicant

Return to the October 30, 2018 TAB meeting

10. **UC-18-0711-TROPREN, LLC:**
USE PERMIT for an existing massage establishment within an existing shopping center on a portion of 14.8 acres in a C-2 (General Commercial) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located on the north side of Tropicana Avenue and the west side of Eastern Avenue within Paradise. CG/pb/ja (For possible action) **BCC 11/7/18**

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

11. **UC-18-0736-DN MARYLAND PKWY, LLC:**
USE PERMIT to allow a financial services, specified (high interest loan and vehicle title loan) establishment.
WAIVER OF DEVELOPMENT STANDARDS to reduce the minimum size of financial services, specified (high interest loan and vehicle title loan) establishment on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Shelbourne Avenue (alignment) and the east side of Maryland Parkway within Paradise. SS/jor/ja (For possible action) **BCC 11/7/18**

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

12. **UC-18-0740-CASINO ROYALE:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow retail uses not within a permanent enclosed building; **2)** allow an accessory use not accessed through the interior of a resort hotel; **3)** reduced parking; and **4)** all other deviations as depicted per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback; and **2)** non-standard improvements within the future right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: **1)** an outdoor sales structure/booth; **2)** shade canopies; and **3)** signage in conjunction with an existing resort hotel (Casino Royale) on 3.3 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, 1,800 feet south of Sands Avenue within Paradise. CG/gc/ja (For possible action) **BCC 11/7/18**

Held per applicant
Return to the October 30, 2018 TAB meeting

13. **WS-18-0735-MBSC, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall sign area; and **2)** allow alternative wall sign design.
DESIGN REVIEW for wall signs in conjunction with an existing marijuana establishment (retail marijuana store, dispensary, cultivation, and production) on 1.0 acre in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Spring Mountain Road and Procyon Street within Paradise. SB/gc/ja (For possible action) **BCC 11/7/18**

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

VI. General Business
(For possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be October 30, 2018

IX. Adjournment
The meeting was adjourned at 8:20 pm