



Paradise Town Advisory Board

October 30, 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

Greg Cerven; 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 October 30 , 2018 Minutes

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

Approval of Agenda for October 30, 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. **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)

**PREVIOUS ACTION Paradise TAB October 10, 2018: Held per applicant
Return to the October 30, 2018 TAB Meeting**

MOVED BY-Philipp

APPROVE-Use permit and Deviation #2 Subject to IF approved staff conditions

DENY- Deviations #1 and #3

DENY- Design review

VOTE: 5-0 Unanimous

2. **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)

**PREVIOUS ACTION Paradise TAB October 10, 2018: Held per applicant
Return to the October 30, 2018 TAB Meeting
MOVED BY- Wardlaw
APPROVE- Subject to staff conditions
Remove Current Planning bullets #1 and #3
ADDED Conditions: No passing out literature
No employees inside the pedestrian easement**

3. **ET-18-400213 (WS-0373-16) –FREEMAN, CHRISTOPHER B. & RACHEL N.:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for alternative landscaping and screening standards for a proposed wall in conjunction with an existing single family residence on 1.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Serene Avenue and the east side of Kingston Road within Paradise. JG/sd/ja (For possible action)

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

4. **UC-18-0717-CHURCH ROMAN CATHOLIC LAS VEGAS:**
USE PERMIT for a day care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase block wall height; and 3) alternative landscaping and buffering.
DESIGN REVIEWS for the following: 1) expansion to an existing school which includes a new day care facility; and 2) minor site design changes on a portion of 4.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Eastern Avenue and the north side of Rochelle Avenue within Paradise. CG/dg/ja (For possible action)

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

5. **UC-18-0768-TROPICANA 4440, LP:**
USE PERMITS for the following: 1) tire sales and installation; and 2) reduced setback from an existing residential development on a portion of 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)

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

6. **UC-18-0777-FLAMINGO SPENCER GARDEN, LLC:**
USE PERMIT for a proposed congregate care facility with accessory commercial uses.
DESIGN REVIEW for exterior building modifications to a proposed congregate care facility on a portion of 4.1 acres in a C-1 (Local Business) Zone in the MUD-2 Overlay District. Generally located on the southwest corner of Flamingo Road and Spencer Street within Paradise. CG/mk/ja (For possible action)

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

7. **UC-18-0778-J & S DIESEL & ALI BABA LTD:**
USE PERMIT for increased height of an existing communication tower.
DESIGN REVIEW for additional antenna arrays, lattice and accessory uses, and structures on 0.4 acres in M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the northwest corner of Dean Martin Drive and Ali Baba Lane within Paradise. SS/mk/ja (For possible action)

MOVED BY-Orgill

DENY

VOTE: 5-0 Unanimous

8. **UC-18-0779-CHEYENNE PHD, LP:**
USE PERMIT for increased height of an existing communication tower.
DESIGN REVIEW for additional antenna arrays, lattice and accessory uses, and structures on 0.6 acres in a C-1 (Local Business) Zone. Generally located on the south side of Windmill Lane, 690 feet west of Eastern Avenue within Paradise. SS/mk/ja (For possible action)

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

Added condition- Change the tower to a momopine or monopalm

VOTE: 5-0 Unanimous

9. **DR-18-0619-FP HOLDINGS, LP, ET AL:**
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; **2)** increased wall sign area; and **3)** increased animated sign area 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 west side of Hugh Hefner Drive within Paradise. SS/gc/ja (For possible action)

MOVED BY-Orgill

APPROVE- Subject to staff conditions

Amending Current Planning bullet #4 to read Maximum of 1.3 foot-candles at 200 feet distance 30 minutes after sunset until 30 minutes before sunrise

VOTE: 5-0 Unanimous

10. **DR-18-0781-KOVAL LANE HOSPITALITY, LLC:**
DESIGN REVIEW for a canopy and other modifications to an approved outdoor dining and drinking area (beer garden) in conjunction with an existing casino and hotel (Ellis Island) on 5.3 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Koval Lane and Rochelle Avenue within Paradise. JG/al/ja (For possible action)

MOVED BY-Donovan

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

11. **UC-18-0784-WESTWYNN, LLC:**
USE PERMIT for a temporary parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) alternative parking lot design and layout.
DESIGN REVIEW for a temporary parking lot on a 7.3 acre portion of 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Fashion Show Drive, 850 feet west of Las Vegas Boulevard South within Winchester and Paradise. CG/al/ja (For possible action)

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

12. **UC-18-0785-RIO VIEW, LLC, ET AL:**
USE PERMIT to establish and expand a marijuana establishment (production) in conjunction with an existing marijuana establishment (cultivation) on 3.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.
DESIGN REVIEW for a proposed expansion and addition to an existing building for an existing marijuana establishment (cultivation). Generally located on the south and north sides of Cavaretta Court and the west side of Polaris Avenue within Paradise. SS/dg/ja (For possible action)

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

13. **UC-18-0787-3883 FLAMINGO CENTER, LLC:**
USE PERMITS for the following: 1) on-premises consumption of alcohol (tavern); and 2) reduce the separation to a residential use for a proposed tavern in conjunction with a shopping center on a 4.8 acre portion of 8.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Flamingo Road and Hugh Hefner Drive within Paradise. SS/al/ja (For possible action)

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

14. **WS-18-0789-3883 FLAMINGO CENTER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce the height setback to an arterial street for a proposed hotel; 3) reduce parking; 4) increase the number of tandem spaces; 5) alternative parking layout; and 6) alternative driveway geometrics and design.
DESIGN REVIEW for modifications to an approved hotel on 4.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. SS/al/ja (For possible action)

Held per applicant Return to the November 13, 2018 TAB meeting

15. **UC-18-0793-PHW LV, LLC:**
USE PERMITS for the following: **1)** permit an accessory use (retail booth) to not have primary access through a resort hotel; and **2)** deviations per plans on file.
DEVIATIONS for the following: **1)** permit retail sales (gelato stand) to be conducted outside and not within an enclosed building; and **2)** all other deviations per plans on file.
DESIGN REVIEWS for the following: **1)** a retail booth (gelato stand); and **2)** modifications to an approved comprehensive sign package in conjunction with an existing resort hotel (Planet Hollywood) on a portion of 37.4 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 Harmon Avenue within Paradise. JG/al/ja (For possible action)

Held per applicant Return to the November 13, 2018 TAB meeting

- VI. General Business
(For possible action)
Board reviewed the 2019-2021 TAB meeting calendars
Motion was made by Philipp to approve calendars as presented with the following change
Cancelation of the December 31, 2019 meeting
VOTE: 5-0 Unanimous
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be November 13, 2018
- IX. Adjournment
The meeting was adjourned at 9:25 pm