



Paradise Town Advisory Board

November 13, 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 November 13, 2018

Moved by: Orgill
Action: Approve with changes
Vote: 5-0 Unanimous

IV. Informational Items
None

V. Planning & Zoning

1. **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) **BCC 11/20/18**

**PREVIOUS ACTION Paradise TAB October 30, 2018: Held per applicant
Return to the November 13, 2018 TAB Meeting**

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

Added conditions, Extend railing to the East of the POS,

Relocate the condiment area

2 year review as a public hearing

VOTE: 5-0 Unanimous

2. **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) **BCC 11/20/18**

**PREVIOUS ACTION Paradise TAB October 30, 2018: Held per applicant
Return to the November 13, 2018 TAB Meeting**

MOVED BY-Donovan

Added condition- Loading and unloading times 1:00pm-4:00pm only

APPROVE- Subject to IF approved staff conditions

VOTE: 4-1 Unanimous Wardlaw opposed

3. **UC-18-0800-STATE ZERO, LLC:**
USE PERMITS for the following: **1)** banquet facility; and **2)** outside dining in conjunction with an existing office/warehouse complex on 1.0 acre in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Spencer Street, 280 feet south of Sunset Road within Paradise. JG/rk/ja (For possible action) **PC 12/4/18**

MOVED BY-Orgill

Added conditions, Get the extra parking from warehouse parking in writing, 1 year review as public hearing

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

4. **UC-18-0802-SUNSET VENTURE PARTNERS, LLC:**

USE PERMITS for the following: **1)** personal services (tanning salon); and **2)** personal services (hair salon) within an existing commercial/industrial complex on 2.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road, 200 feet east of Pecos Road within Paradise. JG/pb/ja (For possible action) **PC 12/4/18**

MOVED BY-Orgill

APPROVE- Subject to staff conditions

VOTE: 4-0 Donovan abstained from comment and vote, notification card

5. **UC-18-0815-EVANS FAMILY REVOCABLE LIVING TRUST:**

USE PERMITS for the following: **1)** allow an accessory structure (RV garage/hobby shop) to exceed one-half the footprint of the principal structure (residence); and **2)** allow the cumulative area of all accessory structures to exceed the footprint of the principal structure (residence).

WAIVER OF DEVELOPMENT STANDARDS for increased building height in conjunction with an existing single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located south of San Anselmo Street and north of Hacienda Avenue, 150 feet west of Orinda Avenue within Paradise. JG/gc/ja (For possible action) **PC 12/4/18**

MOVED BY-Philipp

Hold item applicant to work with staff

Return to the November 27, 2018 TAB meeting

VOTE: 4-1 Donovan opposed

6. **WS-18-0810-ARISTOCRAT TECHNOLOGIES:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** internal pedestrian walkways; **2)** reduced bicycle parking; and **3)** reduced throat depth.

DESIGN REVIEWS for the following: **1)** modifications to building elevations; and **2)** alternative parking lot landscaping in conjunction with a parking lot redesign on 5.6 acres in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the northeast corner Banning Creek Drive (alignment) and Birtcher Drive within Paradise. SS/jor/ja (For possible action) **PC 12/4/18**

MOVED BY-Wardlaw

Added condition-Move bike rack into the warehouse

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

7. **WS-18-0842-UNITED INVESTMENTS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a loading area in front of the complex; and **2)** cross access.

DESIGN REVIEW for a proposed office/warehouse facility on 1.0 acre in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Bell Drive, 300 feet east of Decatur Boulevard within Paradise. SS/pb/xx (For possible action) **PC 12/4/18**

MOVED BY-Donovan
Deny
VOTE: 5-0 Unanimous

8. **UC-18-0805-SDE, LLC:**
USE PERMIT for a massage establishment within an existing commercial center on a portion of 4.6 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the MUD-1 and Midtown Maryland Parkway Overlay District. Generally located on the south side of Flamingo Road, 350 feet west of Spencer Street within Paradise. CG/gc/ja (For possible action) **BCC 12/5/18**

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

9. **WS-18-0822-TREASURE ISLAND, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a roof sign where not permitted.
DESIGN REVIEWS for the following: **1)** modifications to a comprehensive sign plan; **2)** increase the number of roof signs; **3)** increase the number of animated signs; and **4)** increase animated sign area in conjunction with an existing resort hotel (TI) on 24.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Spring Mountain Road and Las Vegas Boulevard South within Paradise. CG/pb/ja (For possible action) **PC 12/4/18**

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-0 Philipp abstained due to conflict with the sign company

10. **ZC-18-0841-CARDENAS, HUGO ZEPEDA:**
ZONE CHANGE to reclassify 0.6 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative commercial driveway design.
DESIGN REVIEW for a proposed vehicle (automobile) sales facility. Generally located on the west side of Nellis Boulevard, 200 feet south of Boulder Highway within Paradise (description on file). CG/pb/ja (For possible action) **PC 12/4/18**

MOVED BY-Wardlaw
Added conditions, Remove the block wall shown on site plan(the prospect inventory area)
1 year review as public hearing
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous
2 neighbors spoke in opposition

VI. General Business
(For possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be November 27, 2018

IX. Adjournment
The meeting was adjourned at 9:20 pm